

## Meeting Minutes

**Thursday 2 December 2021 9:00 - 11:00 am**

<b>Forum Members Present</b>	Jeff Fletcher (Chair), Grant Downing (Element IMF), Scott Adams (Carrus), Nathan York (Bluehaven), Belinda Messenger (Maven), Andrew Collins (Harrison Grierson), Matt Largerberg (Classic Group), Libby Gosling (Classic Group), Sean Grace (Boffa Miskell), Sean Haynes (Veros).
<b>SmartGrowth</b>	Kelvin Norgrove (SmartGrowth Strategic Advisor); Valeria Torella (SmartGrowth Support); Juanita Assink (SmartGrowth Support).
<b>Partner Staff</b>	Andrew Mead (TCC), Phillip Martelli (WBOPDC, Lorraine Cheyne (BoPRC, Nassan Rolleston-Steed (BoPRC), John Olliver (BoP Planning Consultant for BoPRC), Ruth Feist (BoPRC), David Clelland (Kainga Ora), Elaine Nolan (BoPRC), and Kate Randell (Kainga Ora)
<b>Apologies</b>	Lee Dove (Harrison Grierson), Jeff Hextall (ECO Ltd), Brian Stevenson (Bluehaven), Craig Batchelar (Cogito Consulting), Michael Kemeys (Veros), Harriet McKee (Aurecon), Andrew Perry (Aurecon), Mark Day, Tristan Shannon (Barrett Homes), Aaron Thorne (Thorne Group), Daren Green (ZB Homes), Simon Maxwell (Baileys); Rik Flowerday (ZB Homes)
<b>Previous Minutes &amp; Actions</b>	Refer Item 3
<b>Agenda Item 1</b>	<p><b>Proposed Change 6 to the BOP Regional Policy Statement (Paper A)</b></p> <p>Ruth presented a presentation on the Proposed Change 6 to the BOP Regional Policy statement seeking feedback and input on whether they should use the SPP process.</p> <ul style="list-style-type: none"> <li>• Sean Grace asked if the set timeframes were received from the Ministry.</li> <li>• Ruth replied that those dates would be the “realistic” estimated timeframe.</li> <li>• John Oliver added that along with the “draft” part (that takes around 2 months) the formal process takes around 5 to 6 months, so that would be a total of 7 to 8 months.</li> </ul> <p>Page 11: Nathan requested clarification on 3 bullets points on the Additional RPS Criteria column:</p> <ul style="list-style-type: none"> <li>• Bullet Point 3: what is meant by efficient infrastructure? A paper will be distributed regarding some additional policy in the RPS about the provision of infrastructure to the group.</li> <li>• Bullet Point 6: clarification sought.</li> <li>• Bullet Point 8: clarification sought. To add more detail to this after the meeting to help understand it better. Nathan proposed to organise a meeting to provide further information. Ruth and Nassan agreed.</li> </ul> <p>Page 13: New policy UG 7A:</p> <ul style="list-style-type: none"> <li>• Scott Adams asked if 7A will be combining the current 5A &amp; 6A with the existing 7A? Ruth replied that some of it will be deleted. Nassan clarified the existing NPS the only provision is for existing business activities, not residential urban developments. Now any references to urban limit provisions and density targets</li> </ul>

	<p>are removed. The idea is to get rid of the aspects of the RPS that are a barrier, to providing more flexibility.</p> <ul style="list-style-type: none"> <li>• Scott enquired if there will be any changes in terms of method 18, or will it stay as part of schedule 1 RMA&gt; Ruth and Nassan replied there was one minor change to remove the reference to the target yields and policy UG4 and to amend a paragraph that refers to the sequencing of urban growth requirements, to replace it with efficient infrastructure servicing.</li> </ul> <p>Timelines:</p> <ul style="list-style-type: none"> <li>• At present they are on consultation face until around mid-2022 to refine the policy.</li> <li>• Looking at notifying it around July - August 2022.</li> </ul>
<b>Action</b>	<p>Page 11:</p> <ul style="list-style-type: none"> <li>• Bullet Point 8: clarification. To add more detail to this after the meeting to help understand it better. Nathan proposed to organize a meeting to provide further information. Ruth and Nissan agreed.</li> <li>• Bullet Point 3: Ruth was asked what was meant by “efficient infrastructure”; BoPRC will distribute a paper about some additional policy in the RPS about the provision of infrastructure to the group.</li> </ul> <p>Page 13:</p> <ul style="list-style-type: none"> <li>• To circulate the new policy draft and email in case there’s any query related to this.</li> </ul>
<b>Agenda Item 2</b>	<p><b>Western Bay Update – Phillip Martelli (verbal)</b></p> <ul style="list-style-type: none"> <li>• Omokoroa streamline planning process: currently a draft. Direction has been released by the Minister for the Environment. Council, TCC, BOPRC and selected Ministers have 10 days to get comments back to MfE. MfE staff will prepare a briefing paper for briefing the Minister – likely to be February. Following the Minister’s final decisions, the direction would have to be gazetted before it can start to give effect to it. It would be around April at the earliest Council could notify a plan change using the SPP. This is in jeopardy now because of the new Housing Intensification Act.</li> <li>• IAF application for the Omokoroa Intersection is due to be lodged in 2 weeks.</li> <li>• WBoP is notifying 2 new private plan changes: One in Te Puna Village to extend the Commercial Zone and the other in Te Puke to extend the Washer Road Industrial Zone.</li> <li>• Notification has been sent to all affected landowners regarding upgraded rural flooding maps.</li> <li>• Grant Downing asked how long the ISP streamlines planning process takes from when they started until where they are now. Phillip replied it was lodged on 12 July 2021.</li> <li>• Sean, Grant &amp; Phillip to potentially arrange a meeting.</li> </ul>
<b>Action</b>	<p>Phillip to provide an update on Omokoroa at 10 February meeting.</p>
<b>Agenda Item 3</b>	<p>The previous minutes dated 30 September 2021 were accepted as a true and correct record.</p> <p>Scott Adams mentioned some spelling mistakes, and that the list of members requires updating, i.e.: Mark Day no longer at Barrett Homes, Simon Maxwell not</p>

	<p>working for Baileys, Jim Lochhead is no longer at Carrus. He also questioned whether CTWF needs a refresh too? And if someone from PDF should be sitting in those meetings. Jeff commented he is not aware of the protocol.</p> <table border="1" data-bbox="533 403 1468 1162"> <thead> <tr> <th>No</th> <th>Meeting Date</th> <th>Action</th> <th>Who</th> <th>Status</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>29/07/21</td> <td>David Clelland to give an overview of the Specified Development Project at the next meeting.</td> <td>David Clelland</td> <td>On agenda for 2 December 2021 meeting</td> </tr> <tr> <td>2</td> <td>30/09/21</td> <td>Phillip Martelli to inform about inundation limit for the inner harbour</td> <td>Phillip Martelli</td> <td></td> </tr> <tr> <td>3</td> <td>30/09/21</td> <td>Janine Speedy to come back with further updates on 2 December 2021</td> <td>Janine Speedy</td> <td>Agenda item for 2 December Meeting</td> </tr> <tr> <td>4</td> <td>30/09/21</td> <td>Andrew Collins to contact Steve Cutfield about PDF Rep for HWG</td> <td>Andrew Collins</td> <td>Completed, awaiting Steve's feedback.</td> </tr> <tr> <td>5</td> <td>30/09/21</td> <td>Nick Gibbons (Waka Kotahi) to give an overview of activities in the subregion during the 2 December 2021 meeting</td> <td>Jeff Fletcher/ Eileen Mares</td> <td>Contact details were provided to Jeff. Jeff to contact Nick.</td> </tr> </tbody> </table>	No	Meeting Date	Action	Who	Status	1	29/07/21	David Clelland to give an overview of the Specified Development Project at the next meeting.	David Clelland	On agenda for 2 December 2021 meeting	2	30/09/21	Phillip Martelli to inform about inundation limit for the inner harbour	Phillip Martelli		3	30/09/21	Janine Speedy to come back with further updates on 2 December 2021	Janine Speedy	Agenda item for 2 December Meeting	4	30/09/21	Andrew Collins to contact Steve Cutfield about PDF Rep for HWG	Andrew Collins	Completed, awaiting Steve's feedback.	5	30/09/21	Nick Gibbons (Waka Kotahi) to give an overview of activities in the subregion during the 2 December 2021 meeting	Jeff Fletcher/ Eileen Mares	Contact details were provided to Jeff. Jeff to contact Nick.
No	Meeting Date	Action	Who	Status																											
1	29/07/21	David Clelland to give an overview of the Specified Development Project at the next meeting.	David Clelland	On agenda for 2 December 2021 meeting																											
2	30/09/21	Phillip Martelli to inform about inundation limit for the inner harbour	Phillip Martelli																												
3	30/09/21	Janine Speedy to come back with further updates on 2 December 2021	Janine Speedy	Agenda item for 2 December Meeting																											
4	30/09/21	Andrew Collins to contact Steve Cutfield about PDF Rep for HWG	Andrew Collins	Completed, awaiting Steve's feedback.																											
5	30/09/21	Nick Gibbons (Waka Kotahi) to give an overview of activities in the subregion during the 2 December 2021 meeting	Jeff Fletcher/ Eileen Mares	Contact details were provided to Jeff. Jeff to contact Nick.																											
<p><b>Action</b></p>	<p><b>The group to provide any updates regarding the member's list to the SmartGrowth Admin team. Jeff to ask Kelvin Norgrove &amp; CTWF whether someone from PDF can join the group.</b></p>																														
<p><b>Agenda Item 4</b></p>	<p><b>TCC Plan Update - Andrew Mead (verbal)</b></p> <p>a) Update on Plan Changes &amp; Urban Development Bill:</p> <ul style="list-style-type: none"> <li>• With independent commissioners (not TCC's).</li> <li>• Decision to be made early 2022.</li> <li>• PC27 hearings ongoing, anticipate being completed around 2 December (maybe further info to be provided post-hearing).</li> <li>• Adamant on the importance of the involvement of the developer sector in the early stages of policy making (such as Change 6 proposed by BoP)</li> <li>• PC26 influenced by the new RMA housing enabling bill. He considers the Plan Change most probably would have to be withdrawn as a whole, or at least in part. It is clear from the submissions that this is not the expected outcome. He anticipates there will be a change to the bill.</li> <li>• Report from Committee due around 15 December. Once committee reports back, will have a better indication of the way forward with PC26.</li> <li>• The Plan Change hearings will probably be around the 1st or 2nd quarter of 2022 (if they proceed).</li> <li>• Likely scenario: new plan changes with some additional items to PC26 (e.g. as of now, it doesn't cover high-density zones in the Mount or Wairakei are.</li> <li>• Commissioners are adamant to push this forward as fast as possible.</li> </ul>																														

	<ul style="list-style-type: none"> <li>Libby Gosling asked how exactly the process is going to be changed. Andy suggested Dan Smith and his team would be more qualified to answer that, as he is not involved in that part.</li> </ul>
<b>Action</b>	-
<b>Agenda Item 5</b>	<p><b>Specified Development Project Overview - David Clelland</b></p> <p>Overview of the Kainga Ora Specified Development Project (SDP) Process.</p> <p>Kate &amp; David presented a PowerPoint and requested feedback:</p> <ul style="list-style-type: none"> <li>Jeff asked what's the scale of the SDP that is currently being assessed. David replied they are major transport projects, urban development projects, high-density &amp; large-scale projects, schools, residential neighbourhoods, some private projects in the South Island, and those types of projects. Kate pointed out the scale of the SDPs is not measured in the amount of housing but in the complexity.</li> <li>Libby asked whether you're allowed to join this plan as a developer. What are the actual criteria? David replied they will provide more guidance through the website and they will engage directly with the sector as is not an application process (like SPP). Libby? added that the UDA (?) relies heavily on the RMA.</li> <li>David strongly encouraged people to hold conversations with the Regional Director. In BOP region would be Darren Toy. There's also a dedicated email for this SDP inquiry. David also wanted to mention Ernst Zollner will be joining to lead the team and will be a contact for key stakeholders in our region.</li> </ul>
<b>Action</b>	<b>David to distribute PowerPoint to the group.</b>
<b>Agenda Item 6</b>	<p><b>General Business &amp; Recommendations to SmartGrowth Leadership Group</b></p> <p>Proposed dates for 2022: 27 January; 31 March; 19 May; 28 July; 29 September; 17 November.</p>
<b>Action</b>	27 January meeting to be moved to 10 February.
<b>General Business</b>	No general business was noted.
<b>Action</b>	
<b>Key message for SmartGrowth Leadership Group</b>	No recommendations were noted.

## PROPERTY DEVELOPERS FORUM OUTSTANDING ACTIONS LIST

No	Meeting Date	Action	Who	Status
2	30/09/21	Phillip Martelli to inform about inundation limit for the inner harbour	Phillip Martelli	
3	30/09/21	Janine Speedy to come back with further updates on 2 December 2021	Janine Speedy	Agenda item for 2 December Meeting
5	30/09/21	Nick Gibbons (Waka Kotahi) to give an overview of activities in the subregion during 2 December 2021 meeting	Janine Speedy	Agenda item for 2 December Meeting
6	02/12/21	<p>Page 11:</p> <ul style="list-style-type: none"> <li>8th bullet point: clarification. To add more detail to this after the meeting to help understand it better. Nathan proposed to organize a meeting to provide further information. Ruth and Nissan agreed.</li> <li>3rd bullet point: asked what was meant by 'efficient infrastructure'. They will distribute a paper about some additional policy in the RPS about the provision of infrastructure to the group.</li> </ul> <p>Page 13:</p> <ul style="list-style-type: none"> <li>To circulate the new policy draft and email in case there's any query related to this.</li> </ul>	Ruth Feist/ Nissan Rolleston- Steed	
7	02/12/21	Phillip to provide an update on Omokoroa on 10 Feb meeting.	Phillip Martelli	
8	02/12/21	David to distribute the presented PowerPoint to the group.	David Clelland Valeria Torella	
9	02/12/21	The group to feed through any updates regarding the member's list to the admin team. Jeff to ask CTWF whether someone from PDF can join the group.	Jeff Fletcher	

**Meeting Closed:** 11:00am

**Next Meeting:** Thursday 10 February 2022  
2:00pm – 4:00pm  
University of Waikato / Teams