

PROPERTY DEVELOPERS FORUM MEETING MINUTES

Date: 17 February 2022

Time: 2:00pm – 4:00pm

Venue: Microsoft Teams Meeting

Members

Forum Members Present	
Jeff Fletcher (Chair)	Bconn
Andrew Mead	Tauranga City Council
Grant Downing	Element IMF
Jeff Hextall	ECO Ltd
Janine Speedy	Tauranga City Council
Cole Burmester	Tauranga City Council
Craig Batchelar	Cogito Consulting Limited
Daniel Rugaas	Tuatahi First Fibre
Sean Haynes	Veros
Tristan Shannon	Barrett Homes
Support	
Kelvin Norgrove	SmartGrowth Advisor
Valeria Torella	SmartGrowth Support

WELCOME AND ATTENDANCE

Apologies were received from Phillip Martelli, Tracy Hayson, Matt Allott and Matt Lagerberg.

PREVIOUS MINUTES / ACTIONS

The previous minutes and actions from the meeting dated 2 December 2021 were received as correct and true.

No	Meeting Date	ACTIONS	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: 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.</p> <p>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.</p> <p>Page 13: To circulate the new policy draft and email in case there's any query related to this.</p>	Ruth Feist/ Nissan Rolleston- Steed	Completed
7	02/12/21	Phillip to provide an update on Omokoroa on 10 Feb meeting.	Phillip Martelli	Completed
8	02/12/21	David to distribute the presented PowerPoint to the group.	David Clelland Valeria Torella	Completed
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	Completed

TCC PROPOSED WASTE MANAGEMENT AND MINIMISATION PLAN AND WASTE BYLAW – COLE BURMESTER

- TCC is looking to implement a number of changes which will directly affect the construction and demolition industry.
- Required to undertake every six years and it includes how to use the received funds from MFE. Last one adopted was in 2016.
- Due to review and currently going through the consultation process.
- Since July 2021, there's a new kerbside collection operating by TCC.

- Current waste situation has significant issues, much higher than OECD (Organisation for Economic Co-operation and Development) averages, and locally is worse than nationally. We are sending more waste than 2015.
- Residential kerbside service is working well and now looking to go a step further.
- 70% contamination rate drop down to 50% now, so we're able to divert at least 50% of all the rubbish.
- Waste levy increase: currently dropping a ton of waste cost \$20.00; it's estimated to go up to \$60.00 a ton by 2025.
- Commercial waste needs to be a centralised serviced too.
- Plans to roll out an organic collection services for the hospitality industry and another collection for the construction and demolition industry.
- Tauranga generates 100,000 tons of construction & demolition waste which goes to landfill each year. The goal is for the private industry to step up and assist in this space.
- Stakeholder engagement meeting with a few additional building companies, developers, and architects.
- Public consultation for the end of March and April, followed by hearings in May and June and with adoption potentially around July 2022.
- There has been audit of construction bins to learn how waste in the building industry works.
- New construction demolition facility underway, funded through the waste levy.
- Cole provided his email if there's any further questions or comments from the team.

TCC PLAN CHANGES – JANINE SPEEDY

- Plan 26 – Housing choice
 - Currently on hold.
 - Awaiting legal advice on next steps.
- Plan 27- Flooding from intense rainfall
 - Hearings held in November and December 2021.
 - Awaiting hearing panels decision which is due within the next few weeks.
- Plan 30 – Earthworks
 - Considered in papers.
 - Decision received by Council. Will be notified in 14 March.
- Progression of City Plan review: Last year was resolved to put on hold. Awaiting more direction on the Resource Management Reforms, and to progress with the priority plan changes.
- In October 2021, central government announced the Resource Management Amendment Bill, which required amendments to the City Plan.
- Council must:
 - Apply the MDRS at all residential zones.
 - Give effect to Policy 3 in the NPS on Urban Development
 - Include objectives and policies in the City Plan
 - Notify the Plan Change by 20 August
- Updates on Otumoetai Spatial Plan:
 - March 2022: Key stakeholders and community engagement.
 - March/April 2022: Design Spring and development of a proposed spatial plan for Otumoetai.

- Mid 2022: Engagement of the draft and finalisation of the spatial plan.
- Late 2022 and ongoing: Roll-out of the plan through specific projects (including PC33)

Action: Janine to email the group with the presentation and provide an update in the next meeting, she offered to provide updates on every meeting.

WESTERN BAY PLAN CHANGES – PHILLIP MARTELLI

- Te Puna Private Plan Change – 11 submissions. Will be calling for further submissions.
- Washer Road Private Plan Change – 3 submissions. Will be calling for further submissions.
- Te Puke Urban Review – In response to the new housing intensification, will prepare a plan change using the new legislation for Te Puke. Rather than just import the MDRS, we are having a full look at Te Puke’s requirements for the next 30 years including possible options for new greenfield areas and targeted intensification areas, and possibly additional industrial land.
- Omokoroa SPP – waiting for feedback from the Minister and a final Direction to be issued. Assessing the pros and cons of doing an SPP (likely not notified till March/April), or hold it and notify as one with Te Puke in August.

URBAN DEVELOPMENT BILL, ANNUAL PLAN, RMA REFORM – ANDREW MEAD

Urban Development Bill

- Provides opportunity of a new way to get new projects zoned to the start line.
- Being considered for Tauriko West (not a preferred option), will be looking to move through an RMA rezoning process and for Greenfield areas that are being progressed at the moment.
- Opportunity to potentially include Te Tumu, Tauriko West, Smith’s Farms, Parau Farms, Ohauti South.
- Drafted in final stage by June 2021; changes for Freshwater won’t be placed until June 2021, so there’s insufficient time to move those projects forward.
- Re-engagement issues with Te Tumu project, unlikely to progress.
- Uncertainty with future of the State Highway improvements, Waka Kotahi will have a board meeting in June/July 2021 to get the Long-Term business cases endorsed.
- Smith’s Farm is progressing well, but since it’s small is not very significant.
- Parau farms: Public consultation face completed, opposition about having more houses there and no green areas. No firm decision as yet. Aiming for another report by end of March, working with Kainga Ora. Commissioners engaging directly with Ministers to find solutions to the barriers.

Annual Plan

- Long-Term plan amendment coming for the city centre; proposal of new funding tools for growth to deliver some large transport projects.
- 21 February agenda around the Annual Plan and Long-Term Plan Amendment.
- Rate increases (not as high as originally predicted).

RMA Reform

- Involved to provide feedback with various local government groups on numerous elements of the reform.
- Focusing on smaller parts that are quicker to push forward, rather on full city plan review so it can get approved while there's still certainty to be under the Resource Management Act.

GENERAL BUSINESS DISCUSSION / ACTIONS ARISING

- Kelvin addressed the forums review process and asked whether they want it as a topic for the next meeting.
- He explained the 3 outlined options and noted the preferred option at SLG in December 2021 was the “consolidate” option, which means to leave PDF and CTWF intact and disestablish the remaining forums.

Action: Kelvin to provide a verbal update at the next PDF meeting - 31 March.

Action: Ruth Feist to update PDF about the Proposed Plan Change 6 – 31 March

MEETING REVIEW AND WRAP UP

No	Meeting Date	ACTIONS	Who	Status
10	17/02/22	Janine to email the group with the presentation and provide an update in the next meeting, she offered to provide updates on every meeting	Janine Speedy	
11	17/02/22	Kelvin to provide a verbal update on the next PDF meeting on 31 March	Kelvin Norgrove	
12	17/02/22	Invite Ruth Feist to the next PDF meeting on 31 March to update the group on Proposed Plan Change 6	Ruth Feist	

Meeting Closed: 3:45 pm

Next Meeting: 31 March 2022

8:30 am – 10:30 am

Tauranga City Council, 306 Cameron Road, L0-R1 (to be confirmed)