

PROPERTY DEVELOPERS FORUM MEETING AGENDA

Date: 16 June 2022

Time: 8:30am – 10:30am

Venue: Tauranga City Council - 306 Cameron Road, Tauranga
Level 0 – R4 – 3rd Avenue Entrance

Agenda

Item	Topic	Time
1	Welcome and Attendance	8:30am
2	Previous Minutes – 31 March 2022 & Actions (Paper A)	8:35am
3	Plan Changes & Enabling Housing Supply Plan Change (Verbal) <i>Janine Speedy</i>	
4	TCC Regulatory & Compliance Organisational Changes (Verbal) <i>Steve Pearce / Dan Smith</i>	
5	Western Bay of Plenty District Council Planning Update (Verbal) <i>Philip Martelli</i>	
6	Bay of Plenty Regional Council Proposed Change 6 to BoP RPS (Verbal) <i>Ruth Feist</i>	
7	SmartGrowth Housing and Business Development Capacity Assessment PWC Work (Verbal) <i>David Phizacklea</i>	
8	SmartGrowth Forums Review (Verbal) <i>Kelvin Norgrove</i>	
9	General Business Discussion / Actions Arising	10:20am
10	Meeting wrap up	10:30am

Members of the Property Developers Forum

Name	Organisation		Name	Organisation
Jeff Fletcher (Chair)	Bconn		Dwayne Roper	
Aaron Collier	Collier Consultants		George Ford	Ford Land Holdings
Andrew Collins	Harrison Grierson Consultants		Grace Burman	Hayson Knell Limited
Andrew Perry	Aurecon Group		Graham Clarke	
Barrack Carle	Stevenson Aggregates Limited		Grant Cowles	S & L Consultants
Belinda Messenger	Maven Associates		Grant Downing	Element IMF
Bob Clarkson	Independent Landowner		Greg Knell	Hayson Knell
Aaron Thorne	Thorne Group		Harriet McKee	Aurecon Group
Brian Goldstone	Goldstones		Howard Smith	Ngai Tahu Property
Brian Gillett	BGT Developments		Jeff Hextall	ECO Ltd
Brian Stevenson	Bluehaven Group		Lee Dove	Harrison Grierson
Carl Salmons	Maven BOP Limited		Daren Green	ZB Homes
Colin Booth	Beaumont Investment Trust		Rik Flowerday	ZB Homes
Colin Reeder	Ngā Pōtiki		Lyndon Marshall	Generation Homes
Craig Batchelar	Cogito Consulting Limited			Mangatawa Papamoa Blocks
Craig McGarr			Mark Apeldoorn	Stantec
Daniel Rugaas	Tuatahi First Fibre		Mark Maystone	Maniaroa
Darryl Fox	Greenstone Group		Maru Tapsell	Combined Tangata Whenua Forum
Dave Macfarlane	Mantra Properties		Matire Duncan	Combined Tangata Whenua Forum
David Page	Neil Group		Matt Allott	Boffa Miskell
Daryl Edgecombe	S & L Consultants		Matt McNaughten	Barrett Homes
David Needham	Harrison Grierson		Michael Kemeys	Veros Property Services
Duarne Lankshear	Veros Property		Mike McLennan	One Seventy Six Limited
Mike Stilwell	Tailor Inc.		Scott Adams	Carrus Group
Mike Stott	Lysaght Consultants		Shae Crossan	Stratum Consultants
Nathan Sanderson	Sanderson Group		Shane McConnell	G.J Gardner Homes
Nathan York	Bluehaven Group		Simon Maxwell	The Lakes
Peter Cooney	Classic Builders		Scott Hamilton	Quayside Holdings Limited
Petr Koch	Hawridge Developments		Steve Cutfield	Classic Developments
Puhirake Ihaka	Combined Tangata Whenua Forum		Steven Farrant	S & L Consultants
Richard Coles	Momentum Planning Limited		Tracy Hayson	Hayson Knell Limited
Richard Mocke	Cape Consultants		Tristan Shannon	Barrett Homes
Roku Mihinui	Te Arawa			Tauranga Registered Master Builders
			Tim McBride	S & L Consultants
			Victoria Kingi	Papakainga Solutions Limited

Terms of Reference

1. Purpose

The purpose of the Property Development Forum ('the forum') is to draw on existing experience and to positively contribute to the ongoing evolution and success of the SmartGrowth Strategy ('the strategy') as it undergoes its first full review and enters the second decade of its long term 50 year planning horizon. The forum will enable direct property industry participation in the strategy review and subsequent strategy implementation in order to provide vital private sector input, in collaboration with the strategy partners and lead agencies into the wide range of challenges faced in the sub-region, including specific input into:

- Land use and urban form, including the RPS and resulting City and District Plan responses.
- Infrastructure planning, funding and implementation.
- Housing affordability.
- Development viability.
- Economic growth.

2. Role

The role of the Property Development Forum ('the forum') is as follows:

a) Review of SmartGrowth Strategy

The forum will have direct input into the following aspects of the strategy review:

- The review project brief.
- The review scope.
- Research identification, scoping and implementation.
- Representation and participation in the various strategy review work streams and associated workshops.
- The Settlement Pattern Review.
- The draft Strategy Review.

b) On-going SmartGrowth Strategy Input

Following the strategy review the Forum will have ongoing input into the strategy implementation including the following specific aspects:

- Providing input and feedback in respect of partner projects relating to strategy actions where such input is sought by the SmartGrowth Strategic (Managers) Group (SSG) projects
- Monitoring of strategy actions.
- The development of statutory and non-statutory policies by the SmartGrowth Partners that either arise from the strategy or have the potential to impact on the strategy.
- SmartGrowth representations to regional and national forums and central government.

3. Membership

The Property Development Forum ('the forum') membership consists of representation from the following property industry sectors:

- Property Industry Representative Organisations eg Property Council of New Zealand.
- Landowners / Developers.
- Land Developers and Subdividers.
- Property Developers – Residential and Commercial.

- Property Industry - Management Consultancies.
- Property Industry – Professional Services Consultancies.
- Building Contractors – Residential and Commercial.

4. Other SmartGrowth Forums and the SmartGrowth Strategic (Managers) Group (SSG) – Linkages and Reporting

In order to provide transparency, a member (an alternate can be appointed) of the other SmartGrowth Forums and the SSG (as selected by those groups) will be invited to attend and participate in the Property Development Forum meetings.

For consistency, only the members nominated by each individual forum / group shall attend these meetings. These members will be able to report back to their respective forum / groups on the Property Development Forum meetings.

A reciprocal arrangement will also apply allowing the Property Development Forum to appoint a member (alternate can be appointed) to attend and contribute to the Strategic Partner Forum. Meeting minutes and reports for each of the forums will be circulated to the other forums.

5. SmartGrowth Leadership Group (SLG) – Linkages and Reporting

The forum members are able to present to the SmartGrowth Leadership Group at any of the formal meetings with agreement of SLG Chair and at any agreed workshops, held between SLG and the forum. Every six months SLG has a workshop with the individual forums to discuss a range of matters and issues.

The minutes of the forum meetings are provided to SLG as part of the regular reporting process and any particular issues are drawn out and highlighted in the bi-monthly report presented to SLG by the Independent Chair and Implementation Adviser.

The minutes are also provided to the SmartGrowth Strategic (Managers) Group for information and for actioning of any particular matters.

6. Information Provision and Feedback

Relevant draft reports, ideas, submissions, and proposed initiatives are provided to the Forum for discussion and input prior to matters going to SLG. These may be part of a meeting agenda item, or if between meetings, circulated by email to the Forum Chair, for feedback.

7. Meeting Attendance and Presentations

The Independent Chair and Implementation Advisor may attend meetings from time to time, provide written reports, advice and seek input on various matters. There are also a range of presentations on matters of interest to SmartGrowth Leadership Group and to Forum members.

SLG members may also be invited to attend the Forum from time to time.

Call Etiquette

Microsoft Teams

Please refer to the Outlook calendar invite to access the meeting by ticking on the Microsoft Teams link provided.

Video: Please note, only participants who have speaking and voting rights are to have their cameras on.

Hands up: If you wish to speak, please utilise the “hands up” button.

Say your name: It’s hard to keep track of who is saying what. When you start talking, identify yourself, "This is Penelope, and I have a question," or "Hi, it's James, I'd like to add to that point."

Use the mute button: Even if you're in a quiet location, please ensure you are on mute.

Silence isn't always golden: Don't forget to unmute yourself when it's your time to talk.

Test equipment: Please test your equipment well before the meeting to ensure everything is working.

On cell phones: Make sure you have:

- A strong signal
- No interference
- Not too much background noise if you will be speaking

On a computer

- If you can, use a wired connection rather than Wi-Fi
- Make sure the computer camera works
- Make sure the speakers work
- Make sure the microphone works

Even if it says you're connected to the platform, make sure you actually are.

Call quality: Using a headset helps with sound quality for both you and others in the meeting.

Being seen on video is an important element of conference call etiquette. It's important for participants to use their video when speaking, or when indicating a desire to speak as this is helpful to the Chair in managing the meeting, accepting that this may not always be possible (e.g. if the connection is not great or you are in a rural location).

Early Departure: If you have to depart the meeting early, please advise the Chair.

PROPERTY DEVELOPERS FORUM

MEETING MINUTES

Date: 31 March 2022
 Time: 8:30am – 10:30am
 Venue: Teams Meeting

Members present

Name	Organisation
Jeff Fletcher	Bconn (Chair)
Aaron Collier	Collier Consultants
Daniel Rugaas	Tuatahi First Fibre
Carle Barrack	Stevenson Aggregates Quarry
Peter Moodie	Lysaght Consultants
Jeff Hextell	ECO Ltd
Grant Downing	Element IMF
Janine Speedy	Tauranga City Council
John Olliver	BBO Consultants
Barbara Ann-Overwater	Bay of Plenty Regional Council
Nassah Rolleston-Steed	Bay of Plenty Regional Council
Ruth Feist	Bay of Plenty Regional Council
Nathan York	Bluehaven Group
Tristan Shannon	Barrett Homes
Scott Adams	Carrus Corp
Phillip Martelli	Western Bay of Plenty District Council
Support	
Kelvin Norgrove	SmartGrowth Advisor
Valeria Torella	SmartGrowth Support

WELCOME AND ATTENDANCE

Apologies were received from Aaron Thorne, Andrew Perry, Craig Batchelar, Jim Lochhead, Matt Allott and Tracy Hayson.

The previous minutes and actions from the meeting dated 17 February 2022 were received as a true and correct record.

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	Completed
11	17/02/22	Kelvin to provide a verbal update on the next PDF meeting on 31 March	Kelvin Norgrove	Completed
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	Completed

WESTERN BAY OF PLENTY UPDATE – PHILLIP MARTELLI

- Plans to implement the new Housing Intensification Legislation prior to Christmas 2022.
- The biggest question around the new legislation is whether or not it can include greenfields in these new planning tools - awaiting clarification from the Ministry on this topic. These will need to be notified by August 2022.
- With Omokoroa in particular, it poses a big problem. If it's not possible to include the greenfields, the council will be forced to run 2 separate plan changes, one under the new legislation and one under the old RMA.
- Council is also working on re-writing the Omokoroa rules to fit the new medium density requirements.
- Under the scenario of creating 2 two separate plan changes, there is an option of going down the streamlined planning process.
- Another significant issue would be to sort the intersection HW2 – if IAF funding is granted would be less problematic. If not, the council will have to find a way to fund that intersection.
- There will be a session with key stakeholders, Phillip noted he would like to talk with Jeff about it offline.
- Te Puke: WBoP is looking at lodging a Priority Plan Change under the RMA prior to the new legislation coming into force.
- Aaron from Collier Consultants enquired about the relationship? with the NZTA designation process. Phillip noted the designation will be lodged in April.
- Scott from Carrus Corp requested further information from Waka Kotahi regarding when Rangiuru's interchange be provided. It was noted the plan is to have it built in 3 years' time – including the wastewater pipeline into Te Puke.



- Engagement process with Omokoroa - Plan Change requirements under both the NPS and the Enabling Act, would there be a “pre-draft” for engagement and feedback prior to launching the Plan Change? Phillip confirmed there will be 2 rounds of engagement commencing April 2022 to obtain general feedback with an aim to have a draft available to take to the community and stakeholders around June 2022.
- A final plan change is expected to be finalised by July 2022 with approval notified by 20 August 2022.

DRAFT VERSION OF RPS CHANGE 6 (NPS-UD) – RUTH FEIST

- Ruth from BOPRC provided an update of what’s changed since December 2021 when she last presented, especially changes around the response of the Planning Criteria, updates on the progress, and timeframes.
- Scott from Carrus Corp enquired how can a developer ensure/get commitment under Policy UG7A that their project will get progressed in a timely fashion? Ruth noted that progressing a project lies entirely with the territorial authorities.
- Query raised why policy is excluding developments under 5.0ha? Ruth responded it’s already on the RPS around structure planning however looking to splitting that norm for smaller outside Tauranga and Western Bay.
- Nathan York sought further clarification on what ‘efficient infrastructure’ means. John Olliver advised that this requires discussion with infrastructure providers and is not meant to be a blockage; the aim is to prevent the fragmentation of infrastructure.
- The draft is undergoing further development. Looking to submit the Streamlined Planning Process (SPP) draft to the Minister in May 2022.
- It has been indicated that the Ministry is happy to collaborate with the draft and make sure the SPP meets the requirements. The estimated time of approval is 5 to 6 months.
- Ruth suggested to the group that if anyone would like a copy of the current draft to please email John Olliver. Additionally, any feedback/comments on the draft Change 6 to the RPS, please email them as soon as they’re able to rpschange6@boprc.govt.nz.

TCC PC33 UPDATE – JANINE SPEEDY

- Janine provided an update regarding the current plan changes 27, 26 & 30 being worked on:
 - Plan Change 26: will remain on hold – this is to retain the opportunity of doing a variation if this is the most appropriate pathway.
 - Plan change 27: Decision of independent hearing panels received, will be notified on 11 April 2022.
 - Plan Change 30: Considered on the papers; decision received and released - Media release live on TCC Website and correspondence going out for stakeholders on the outcomes of that work.
- Janine provided an update on proposed Plan Change 33 to give effects to the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.
 - An Information Session is scheduled 12 April 2022, 12:00pm with the purpose to provide an overview of:

- Enabling housing supply plan change.
- Work programme leading to and after notification.
- Good opportunity to engage and to receive questions and comments.
- In terms of the PC33 application and process:
 - It will apply to all existing residential zoned areas.
 - It may include Large Lot residential areas.
 - 4 or more dwellings will come under a RD framework.
 - Medium Density Zones will be identified with height maps.
 - Council will use PC26 submissions to inform rule frameworks eg infrastructure provisions
 - Council must use the intensification streamlined planning process (ISPP).
 - There are no appeals.
 - It will have legal effect from 20 August 2022 with hearings held in June/July 2023.
 - TCC website will have a PC33 page with videos and detailed information
- NPS-UD Policy 3: discussions have occurred with the commissioners about identifying areas to enable height, those areas will be zoned as “high-density residential” - including Cameron Road corridor, City Centre, Bethlehem Centre, among others.
The High-Frequency PT definition cannot be met in Tauranga, however MfE have agreed that the Cameron Road corridor can be included under this criteria.
A methodology is being developed to assess area inclusions including commercial zones; an implementation plan is also being developed.

FUTURE OF SMARTGROWTH FORUMS – KELVIN NORRGROVE

Kelvin provided an overview of the presentation held at the Joint Forum meeting on 11 March 2022.

- Governance groups emphasised the need for SmartGrowth to be clearer for the implementation programme.
- In the last 8 months 2 new groups have started up: Housing Action Plan Working Group & Priority Development Areas Task Group.
- SmartGrowth continues to rely heavily on Council and Government staff. Next year will plan the activities of the Future Development Strategy, which will require engagement with Iwi and Hapu, as well as infrastructure providers in the development sector.
- “Consolidate” option is preferred. Retain Combined Tangata Whenua Forum and Property Developers Forum and dissolve the others. The Joint Forum Hui will remain as a way to summon richer and different perspectives.
- Feedback from the Forums is accepted until 15 April 2022. A recommendation will be tabled at Chief Executives Advisory Group meeting on 18 May 2022, then back to the Seniors Leadership Group meeting on 14 June 2022, ideally with the recommended option.
- Kelvin would like to get a sense of how active the exchange of participation between the forums is. He requested to receive feedback from Jeff about how he sees the Property Developers Forum retained, the reasons why it should be retained and reflect if there should be any changes in terms of membership and Terms of Reference.
- Nathan York expressed he feels there’s little or no engagement with other Forums as he’s aware everyone has other pressures and focus on what they can.

- Jeff noted the ability for people to participate in multiple Forums is very limited.
- Nathan and Jeff to set up a meeting together to discuss offline by 15 April 2022.

ACTION: Group to draft a paper on the future of the PDF by 15 April 2022.

ACTION: Ruth Feist to distribute the latest version of the next UG7 to the group.

GENERAL BUSINESS DISCUSSION / ACTIONS ARISING

ACTION: Housing and business capacity assessment to be an item for the next meeting.

MEETING REVIEW AND WRAP UP

No	Meeting Date	ACTIONS	Who	Status
13	31/03/22	The group to draft a paper on the Future of the PDF by 15 April 2022.	All	
14	31/03/22	Ruth Feist to distribute the latest version of the next UG7 to the group.	Ruth Feist	
15	31/03/22	Housing and business capacity assessment to be an item for the next meeting.		

Meeting closed: 10:25 am

Next meeting: 19 May 2022
8:30am – 10:30am
Tauranga City Council - 306 Cameron Road, Tauranga - L0-R1