

**PROPERTY DEVELOPERS FORUM****MEETING MINUTES****Date:** 16 June 2022**Time:** 8:30am – 10:30am**Venue:** Tauranga City Council, 306 Cameron Road – Room L0-R4 / Teams Meeting**Members present**

	Name	Organisation
Members		
	Jeff Fletcher	Bconn / PDF Chair
	Nathan York	Bluehaven
	Janine Speedy	Tauranga City Council
	Steve Pearce	Tauranga City Council
	Jeff Hextell	ECO Limited
	Barbara Ann Overwater	Bay of Plenty Regional Council
	Rik Flowerday	Flowerday Homes
	Daniel Rugass	Tuatahi Fibre
	Peter Moodie	Lysaght
	Scott Adams	Carrus
	Ruth Feist	Bay of Plenty Regional Council
	Michael Kemeys	Veros
	Richard Coles	Momentum Planning Ltd
	Kelvin Norgrove	SmartGrowth Strategic Advisor
	Grant Downing	Element IMF
Support		
	Juanita Assink	SmartGrowth Support



WELCOME AND ATTENDANCE

Apologies were received from Craig Batchelar, Aaron Collier and Phillip Martelli.

PREVIOUS MINUTES / ACTIONS

The previous minutes and actions from the meeting dated 31 March 2022 were received as a true and correct record.

PLAN CHANGES & ENABLING HOUSING SUPPLY PLAN CHANGE (Janine Speedy)

- Plan Change 27 – 3 appeals, s.274 parties have now closed for one appeal and are open for the other two appeals until 4 July.
- Plan change to implement the RM Enabling Housing Supply & Other Matters Amendment Act, in final stages of drafting final provisions, and preparing s.32 documentation. Next month final review ready for adoption.
- Webinar recording which discuss Councils proposed approach to giving effect to Policy 3 in the NPS-UD is available for those who would like a copy. Final webinar to be held closer to August close date prior to being notified.
- Council – 15 August to seek adoption for public notification, notified on 20 August, with submissions closing 23 September.
- Dependent on number of submissions received, will get to further submissions by end of year if things go well. End June, early July 2023 hearings are currently schedule. This will depend on the submissions received and the timing of other Tier 1 council hearings.
- Currently working through the legal effect of the provisions.
- Janine confirmed there will be staff available to provide advice, guidance & support on the provisions and what has legal effect. Working closely with Environmental Planning and Building teams, with an implementation plan being developed to assist to work through changes.
- Legislation sets out what is in qualifying matter – natural hazards, open space, national significant infrastructure etc which are already within the City Plan. There are only a few new qualifying matters be proposed which are generally small areas across the city. These all need to be justified through the plan change.

TCC REGULATORY & COMPLIANCE ORGANISATIONAL CHANGES (Steve Pearce)

- Steve Pearce provided an update as to changes within Executive.
- Change – Lex Plato – returned to Invercargill, with Michael Sheridan looking after consents & engineering.
- Remainder of Regulatory Group remains as was previously.
- Recruitment with Regulatory – Building team nearly at capacity, utilising a lot more contractor energy than have previously to assist with removal of backlog which was completed end May 2022.
- Environmental Planning Team - some vacancies with challenge of losing senior decision makers.
- Environment Planning DE's – maternity leave with contractor filling in which ensures things keep moving.
- Outsourcing of consents to other Council is not being done due to lack of capacity. If get to point where require capacity, will speak with developers first.



WESTERN BAY OF PLENTY DISTRICT COUNCIL PLANNING UPDATE (Phillip Martelli)

- Jeff Hextall provided the update in Phillip's absence.
- Key – legislation is messy to work way through. WBoPDC now has developed the first cut of draft rules.
- Developers working in Omokoroa & Te Puke – workshop 20 August – please connect with Phillip if haven't received invite to go through draft provisions.
- Consultation with public in both areas ongoing. Some of the Omokoroa community negative toward new provisions due to opening up of the established residential area for intensification and concerns over the intersection with the State Highway.
- Te Puke not quite same level of negative feedback – changes to character of town were of concern. Feedback not as extreme as some from Omokoroa.
- WBOPDC timeframes similar to that of TCC, dependent on number of submissions received.
- Financial contributions are a potential issue due to the legislation not dealing with the permitted activity effects on obtaining Financial Contributions in the 2-3 dwellings scenario.
- SDP process with Ministers since July 2021 has been formally withdrawn.
- All residential zoned land in Te Puke and Omokoroa and most Future Urban Zoned land in Omokoroa will become medium density zone. Also some smaller areas of additional land in TePuke
- Private Plan change hearings coming up early July – Te Puna Springs and Washer Road (Industrial).
- Staffing – continue to advertise for Consent Manager.

BAY OF PLENTY REGIONAL COUNCIL – PROPOSED CHANGE 6 TO BoP RPS (Ruth Feist)

- Key is to provide for 'up and out' urban development around urban environments. Removal of the western Bay urban limits being required to achieve NPS-UD intention.
- Change 6 introduces criteria for private plan changes for development not otherwise zoned in district/city plans or identified in Future Development Strategies.
- Any proposal will need to also comply with district plan and regional plan provisions. If comply, with priority to be given to that private plan change.
- New policy/criteria don't apply to plan changes initiated by district/city councils (e.g., Tauriko West).
- It was intended to use SPP process but had opposition in principle from Iwi members due to loss of appeal rights, rather than particular matters in Change 6. Now using usual RMA Schedule 1 process.
- Legal effect is different from district plan changes due to having no rules. Proposed plan change 6 has increasing legal effect as it progresses through the Schedule 1 process. So will be a bit messy for next 12 months in terms of operative RPS provisions (e.g., urban limits).
- Are preparing a mailing list of property owners who would be directly affected by Plan Change 6. Aiming to pick up all property owners within current urban limit who aren't already zoned for urban development. Noted Te Tumu is zoned for Future Urban, so won't be on the mailing list.
- Existing pathway for Tauriko business extension (TBE) in the RPS.
- Going to full BOPRC Council meeting on 23 June for approval for notification– full agenda is publicly available and will be online 3 days prior to meeting.
- Janine noted exposure drafts for NPS-FM amendments & NPS-IB have been released with TCC and BOPRC working together to understand implications for urban development.
- Programme for hearings is likely to be mid-2023, although need to coordinate with TCC and WBOPDC around their hearing dates. Not appointing Commissioners at this stage but will be

appointed post-elections. Submissions end September/October, further submissions prior to Christmas.

- Under NPS-UD, a FDS is to be undertaken every 3 years, with the next one due 2024. Is currently going through SmartGrowth project management initiation. Encourage developers to bring their possible greenfield areas to the FDS project for consideration sooner rather than wait for submissions period.
- Nathan asked who 'owns' the FDS.
- Confirmed FDS is "owned" by SmartGrowth as an urban growth partnership.
- Kelvin confirmed FDS ownership and project management, and for developers to get involved early.
- Jeff requested an email to PDF members to confirm the notification date for Change 6 – planned for 16 August, but maybe brought forward.

SMARTGROWTH HOUSING & BUSINESS DEVELOPMENT CAPACITY ASSESSEMENT (David Phizacklea)

- David Phizacklea spoke to presentation titled "SmartGrowth Housing & Business Capacity Assessment 2022".
- The HBA 2022 will include business capacity and update the 2021 HBA that was done for housing capacity and completed in July last year. It is due to be completed in October and will inform the local authority LTP and the development of the Joint Spatial Plan and SmartGrowth Strategy in 2023.
- The HBA is a requirement of the National Policy Statement on Urban Development 2020 for the three local authorities and SmartGrowth partnership.
- Market Economics are being engaged to undertake the business capacity assessment, which includes developing an economic model and employment projections for the short, medium and long-term (30 years). They will be engaging with the development sector on future demand and supply for business land.
- Challenge over coming months is developer financing with banks tightening up funding for projects. This will create major impact in delivering more complicated developments, i.e., brownfield.
- Pre-sales are needed to make more intensive developments work.
- The residential intensification numbers in the 2021 HBA for the short term are unlikely to happen. This development will still be realised but will take longer.

ACTION: Invite David Phizacklea to Property Development Forum meeting scheduled for 28 July 2022 to provide update.

SMARTGROWTH FORUMS REVIEW (Kelvin Norgrove)

- Kelvin provided an update on the SmartGrowth Forums review, and initial feedback on the PDF submission.
- Nothing has changed since consultation with the forums in April, due to postponement of the June SLG, with next meeting in August for a decision.
- Kelvin will table the two options Consolidate and Reorganise with advantages / disadvantages alongside.
- Two options to be tabled:
 - To consolidate – maintain PDF & CTWF with disestablishment of remainder with SmartGrowth setting up engagement processes where required for particular projects.



- Reorganise – putting in place broad based community representative group similar to JFH, being able to engage with broader group of stakeholders on topics such as FDS.
- Forum feedback – mixed range of views received.
- Have spoken to Jeff, about if the Consolidate change option proceeds, consider a name change from Property Developers Forum to Development Sector Group to reflect wider membership of the forum.
- Some forums seek reorganise option into the 4 wellbeings. Would be significant change which would require 4 different groupings of representation, admin support and greater role with the SG decision making groups than has been the case over past 2 years.

GENERAL BUSINESS DISCUSSION / ACTIONS ARISING

- Agenda – Next Meeting
 - Janine – Plan Change and Enabling Housing Supply Plan Change Update
 - David Phizacklea – HBA Update

MEETING REVIEW AND WRAP UP

No	Meeting Date	ACTIONS	Who	Status
1	16 June	Invite David Phizacklea to meeting scheduled 28 July	Vale	
2				

Meeting closed: 10:17am

Next meeting: 28 July 2022
8:30am – 10:30am

Tauranga City Council
306 Cameron Road, Tauranga
Level 0 – Room 1 / Teams