

PROPERTY DEVELOPERS FORUM MEETING AGENDA

Date: 28 July 2022

Time: 8:30am – 10:30am

Venue: Tauranga City Council, 306 Cameron Road – Room L0-R1 / Teams

Agenda

Item	Topic	Time	Page
1	Welcome and Attendance	8:30am	
2	Minutes from meeting held 16 June 2022 & Actions (Paper A)	8:35am	6 - 10
3	Housing & Business Development Capacity Assessment (HBA) <i>David Phizacklea</i> (Verbal)	8:35am	
4	Western Bay of Plenty District Council Planning Update <i>Philip Martelli</i> (Verbal)	9:00am	
5	Plan Changes & Enabling Housing Supply Plan Change <i>Janine Speedy</i> (Verbal)	9:20am	
6	Tauranga City Council – Our Direction 2050: City Vision and Council's Strategic Framework <i>Anne Payne</i> (Verbal)	9:40am	
7	General Business Discussion / Actions Arising	10:00am	
8	Meeting wrap up	10:05am	

Next Meeting: 21 September 2022
10:00am – 12:00pm
Tauranga City Council, 306 Cameron Road – Level 0 Room 1 (L0-R1)
Teams Meeting

Members of the Property Developers Forum

Name	Organisation		Name	Organisation
Jeff Fletcher (Chair)	Bconn		Dwayne Roper	Zariba Holdings
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	Hawridge
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 Pötiki		Lyndon Marshall	Generation Homes
Craig Batchelar	Cogito Consulting Limited		Scott Wikohika	Mangatawa Papamoa Blocks
Craig McGarr	Independent		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
Victoria Kingi	Papakainga Solutions Limited		Tim McBride	S & L Consultants

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: 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 received 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. Omokoroa community negative toward new provisions due to opening ...
- Te Puke not quite same – changes to character of town. Feedback not as extreme as Omokoroa.
- WBOPDC timeframes similar to that of TCC, dependent on number of provisions received.
- Financial contributions due to legislation haven't considered compensation. 2-3 dwellings Headache
- Omokoroa SPP process which has been with the Minister since July 2021 has been formally withdrawn.
- Greenfield areas included as all Omokoroa urban design forms part of medium density zone.
- 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