



PROPERTY DEVELOPERS FORUM

MEETING MINUTES

Date: 28 July 2022

Time: 8:30am – 10:30am

Venue: Tauranga City Council - 306 Cameron Road, Tauranga
Level 0 – Room 1 (L0-R1) / Teams Meeting

Members present

	Name	Organisation
Members		
	Jeff Fletcher	Bconn (Chair)
	Anne Payne	Tauranga City Council
	Janine Speedy	Tauranga City Council
	Carl Salmons	Maven
	Daniel Rugaas	Tuatahi Fibre
	David Phizacklea	Phizacklea Consulting
	Grant Downing	Element IMF
	Craig Batchelar	Cogito Consulting Limited
	Phillip Martelli	Western Bay of Plenty District Council
	Jeff Hextall	ECO Limited
	Kelvin Norgrove	SmartGrowth Strategic Advisor
	Lawrence McIlraith	Market Economics
	Nathan York	Bluehaven
	Peter Moodie	Lysaght
	Sean Haynes	Veros
	Scott Adams	Carrus
Observer		
	Barbara-Ann Overwater	Bay of Plenty Regional Council
Support		
	Valeria Torella	SmartGrowth Support

WELCOME AND ATTENDANCE

Apologies were received from Andrew Collins, Adam Fort, Darryl Fox, Geoffrey Ford, George Ford Jim Lochhead, Matt Allott, Nic Johansson and Tracy Hayson.

PREVIOUS MINUTES / ACTIONS

Some minor corrections (see attached) to the previous minutes and actions from the meeting dated 16 June 2022 were tabled by Jeff Hextell; these were subsequently reviewed and accepted by the Chair.

No other changes were advised and the minutes and actions from the meeting dated 16 June 2022 together with Jeff Hextell's changes are accepted as a true and correct record.

No	Meeting Date	ACTIONS	Who	Status
1	16/06/22	Invite David Phizacklea to meeting scheduled 28 July	Vale	Completed

HOUSING & BUSINESS DEVELOPMENT CAPACITY ASSESSMENT (HBA) – DAVID PHIZACKLEA

David Phizacklea (Phizacklea Consulting) and Lawrence McIlraith (Market Economics) provided an update on the Housing & Business Capacity Assessment.

- The Housing and Business assessment is required for the National Policy Statement on Urban Development. Market Economics is assisting with the HBA by preparing the business capacity assessment. Their employment model will be used to prepare new transport model projections.
- Population projections have been confirmed to be updated to 30 June 2022.
- There's relatively high uncertainty in the market in the sub-region.
- Currently progressing the macro-economic model and analysing the economic outlook to understand the supply considerations.
- Engagement sessions are being arranged: on-line survey to be sent out in the next few weeks and 1:1 interviews with key stakeholders and economic/sectoral activities to be arranged.
- The type of data being sought:
 - Requirements of the sector, growth sectors.
 - What is the demand of space, when is it needed.
 - Linkages required.
 - The development intentions short and long term.
 - Success factors.
- Next steps
 - Spatial Framework.
 - Macroeconomic modelling - 40% completed.
 - Analyse historic patterns – spatial & sectoral.
 - Finalise survey.
 - Integrate into modelling.
 - Demand supply reconciliation.
 - Sufficiency assessment.
- Nathan queried if the stakeholder engagement on the residential side will occur as suggested at the last PDF meeting. David responded they are currently looking at the economic model, and they will need to have the HBA delivered by end of October

2022. They are currently looking at finalising the business land survey and he noted a shortfall and further need to re-engage.

- Craig noted 25% of jobs decentralised into residential areas. Lawrence advised more like 30% as includes tradies registered at their home addresses. Important to be careful of these patterns as can suppress the market.
- It was proposed members contact them with any questions or comments.

ACTION: Draft outputs of the HBA work to be circulated to the group when available. The business capacity report needs to be finished by end of September 2022 and will be shared in draft form.

PLAN CHANGES & ENABLING HOUSING SUPPLY PLAN CHANGE – JANINE SPEEDY

Janine presented the latest updates on the plan changes & enabling housing supply plan change across all the sectors:

- PC30: Earthworks – to be made operative on 12 August. Working through the docs for the sign and seal and to upload.
- PC27: Flooding from intense rainfall - in the process of going to mediation on three appeals.
- PC33: Working to implement the Amendment Act. Janine noted there are some changes within the plan change:
 - Chapter 12, gives effect to the Amendment Act to provide three pathways for subdivision being vacant lot subdivision, subdivision around lawfully established buildings and subdivision with an approved land use consent.
 - Chapter 4, mainly to accommodate and consider intensification that will sit largely in the transportation chapter.
 - Chapter 14, which is the residential part of the document, has been redrafted entirely. There will be a new Medium Density Residential Zone (Section 14G) and High-Density Residential Zone (Section 14H) to enable greater height around those identified commercial centres. Also proposing through the changes for residential in the Commercial Zone, taking the same approach as Plan Change 26 – taking away all your minimum densities in terms of residential activities and the commercial zone, but having them as a RD, non-notified.
 - City Centre Zone: proposed changes to give effective Policy to 3A – enabling more height but still limited by 48.7 meters above sea level which is the flight path. All new buildings will be RD, non-notified.
- In terms of processes:
 - Monday 1 August 2022 - sending out invites for a webinar on Tuesday 9 August, 12:00pm to talk through with our key stakeholders.
 - The main focus is to step through the proposed changes in more detail so people know what to expect.
 - The agenda will go live on 10 August 2022.
 - Council meeting on 15 August 2022, where TCC will withdraw Plan Change 26 and, where possible, some of those key components will be brought into Plan Change 33 and seek notification.
 - 20 August 2022 is public notification - stakeholders will receive the relevant information and notification of the plan change. Submissions are open until the 23 September 2022.
 - Independent hearings panel with the required Māori expertise to be held mid next year.



- Direction from the Minister are that Council must have a decision on the hearings panel recommendation by 20 November 2023.
- Janine advised that if anyone has questions around legal effect to contact the Environment Planning Team as they are the experts on the consents matters. For queries in terms of Plan Changes, to please ask her and her team.
- Jeff Hextall asked whether the draft provisions webinars are circulated as a draft. Janine noted there has been limited time to prepare the draft provisions and circulate for feedback.
- Jeff Fletcher requested some clarity around the qualifying matters. Janine explained there is a volume on qualifying matters in the s.32 with the existing and the new ones. The majority of qualifying matters are existing within the City Plan. There are very distinct areas where height is reduced, especially in significant historical and cultural locations.

WESTERN BAY OF PLENTY DISTRICT COUNCIL – PLANNING UPDATE – PHILLIP MARTELLI

Phillip noted the recent updates within Western Bay of Plenty District Council:

- Inclusion of MDRS and some greenfield areas in their Plan change, in Te Puke and Omokoroa.
- Focus information sessions to be scheduled in Te Puke and Tauranga.
- Financial contribution for permitted dwellings, applied to the Environment Court to give immediate effect to get permitted dwellings to pay from notification, not wait till decisions.
- Ministry is funding a “Friend of Submitter” service for questions around the process within Tauranga City and Western Bay of Plenty.
- Hearings for PC93 Te Puna Commercial Zone and PC94 Washer Road Industrial Zone hearings are closed. The panel is deliberating, and a decision will be made by 12 August 2022.
- Nathan enquired what were WBOPDC’s housing affordability aspirations for the future. Phillip noted the Omokoroa IAF funding for the new intersection roundabout, where the active developers in the area agreed to have an aspiration of 25% affordable housing.

TCC – OUR DIRECTION 2050 – CITY VISION AND COUNCIL STRATEGY FRAMEWORK – ANNE PAYNE

Anne Payne, Project Lead for the Strategy Team is coordinating the Strategy Framework Refresh for TCC:

- This project has facilitated development of a vision for Tauranga, endorsed for others in the city to take up if they wish to, and also adopted by Council on 13 June as its vision for Tauranga.
- The other part of this project has been to develop a framework for how Council’s strategies and plans work together to deliver on the Vision for Tauranga, and were are now refreshing Council’s strategies and plans so they are all current – noting that we are building on what we have, rather than starting from scratch. There are currently 63 that Council has adopted and/or is a joint signatory to.
- Councils proposed strategic framework and high-level content is currently out for consultation until 5th August (as *Our Direction – Tauranga 2050*: <https://www.tauranga.govt.nz/our-future/strategic-planning/city-vision-and-councils-strategic-framework> . Noting that this webpage will continue to best the best link to Council’s strategic framework and direction once the project is completed).
 - Anne briefly outlined the framework structure, which weaves Council’s three approaches through the five community outcomes to contribute to the Vision for

Tauranga. There is one primary strategy covering each community outcome, with the joint SmartGrowth strategy and the Tauranga Moana Iwi Management Plan 2016-2026 contributing to all five community outcomes.

- An extract from Our Direction – Tauranga 2050, ‘Council’s strategic direction on a page’ will be shared with the group and explains these elements of the framework and how Council will contribute to each.
- Two new draft strategies are also out for consultation, closing 5th August and available on the same webpage. These are Tauranga Matarauui – Inclusive City Strategy 2022-2032 (primary strategy for the Inclusive City outcome), and Tauranga Taurikura – Environment Strategy 2022-2032 (primary strategy for the Valued, Protected & Enhanced Environment outcome).
- A range of Action & Investment Plans (AIPs) will detail how Council will deliver on the primary strategies / community outcomes, noting that most AIPs will contribute to more than one. These AIPs will replace existing Council-led strategies, while existing joint strategies will sit within this tier of Council’s strategic framework. Updates for joint strategies will feed into the next review process for each joint strategy, recognising that these are collaborative processes.
 - Work is now underway on 12 new Council-led AIPs, which are targeted for completion by February-March 2023. Together our AIPs will identify the best projects to be considered for the upcoming 2024-2034 LTP, or potentially 2023 Annual Plan.
- Overall, the strategic framework and the remaining current strategies and plans that form it, will be available online, and will be kept current and relevant through formal monitoring and review processes.
- Craig asked how other documents such as stormwater guidelines will be taken into account and kept current. Anne explained that any ‘contributing documents’, such as guidelines, will be clearly identified within each AIP, signalling that these need to be taken into account whenever working in the space that AIP covers. Contributing documents linked in this way will be current versions only.
- Kelvin requested some clarity around joint strategies and SmartGrowth, around where SmartGrowth sits under framework (as outlined above).
- Kelvin also enquired whether SmartGrowth forums’ leads were included in the stakeholder engagement to date. Anne thought this was the case but will check and confirm.

ACTION: Anne to check if there are any stakeholders who were involved in this planning who are also members of the SmartGrowth forums and come back to Kelvin offline.

GENERAL BUSINESS DISCUSSION / ACTIONS ARISING

ACTION: Agenda item for the next meeting: Opens Space Level Service Policy Review.

MEETING REVIEW AND WRAP UP

No	Meeting Date	ACTIONS	Who	Status
2	28/07/22	Housing & Business Development Capacity Assessment – Draft outputs of the work to be	David Phizacklea (Phizacklea Consulting) and	



		circulated for feedback to the group. The report needs to be finished by end of September 2022 and will be shared in draft form.	Lawrence McIlrath (Market Economics)	
3	28/07/22	Strategy Framework Refresh Anne to check if there are any stakeholders that were involved in this planning that are also members of the SmartGrowth forums and come back to Kelvin offline.	Anne Payne	
4	28/07/22	Agenda item for the next meeting: Opens Space Level Service Policy Review.		

Meeting Closed: 10:25am

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

DRAFT