



## PROPERTY DEVELOPERS FORUM

### MEETING MINUTES

Date: 21 September 2022

Time: 10:00am – 12:00pm

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

#### Members present

	Name	Organisation
Members		
	Jeff Fletcher	Bconn (Chair)
	Abe Leach	Tauranga City Council
	Clare Abbiss	Tauranga City Council
	Janine Speedy	Tauranga City Council
	Sharon Herbs	Tauranga City Council
	Daniel Rugaas	Tuatahi Fibre
	David Phizacklea	Phizacklea Consulting
	Grant Downing	Element IMF
	Tracey Miller	Western Bay of Plenty District Council
	Jeff Hextall	ECO Limited
	Kelvin Norgrove	SmartGrowth Strategic Advisor
	Nathan York	Bluehaven
	Richard Coles	Mpad
Support		
	Valeria Torella	SmartGrowth Support

#### WELCOME AND ATTENDANCE

- Apologies were received from Andrew Collins, Carl Salmons, Scott Hamilton, Andrew Perry, Craig Batchelar, Geoffrey Ford, Matt Allot, Matthew Lagerberg, Tracey Hayson and Scott Adams.
- Tracey introduced herself to the group from WBoPDC Strategic advisor Resource Manager.

#### PREVIOUS MINUTES / ACTIONS

The previous minutes from the last meeting on 28 July were accepted as a true and correct record.



No	Meeting Date	ACTIONS	Who	Status
2	28/07/22	Housing & Business Development Capacity Assessment – Draft outputs of the work to be circulated for feedback to the group. The report needs to be finished by end of September 2022 and will be shared in draft form.	David Phizacklea (Phizacklea Consulting) and 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	<del>Agenda item for the next meeting: Opens Space Level Service Policy Review.</del>		Completed

## TCC UPDATE ON PLAN CHANGE 33

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

- Submissions closed on Friday 23 September 2022.
- Timeframes are dependent on the submission numbers and how technical those submissions are, but the expectation is to release a summary at end November/early December 2022 for further submissions.
- The hearing is currently scheduled for early July 2023.
- Hearing panel to provide recommendations and Council meeting to be held by 20 November 2023. It is the same hearing panel used for PC26, 27 and 30.
- Working through contract details at the moment.
- The environmental planning team has been doing training on the legal effect. Anything that doesn't have legal effect will work with the normal plan change process.
- Janine recommended to please go to Team Leaders Dylan Makgill and Stacey Hikairo if seeking direction and to answer any questions. There's also a new Principal Planner and would also be a point of contact - Michelle Budgen.
- Jeff asked if the submissions are so far what they were expected: Janine responded yes, both in number and complexity. She expects to stay aligned with the set timeframes for the plan change process.

## PC 93 – TRACEY MILLER – WBOP

Tracey Miller from Western Bay of Plenty District Council presented the latest updates on the plan change 93 to the group:



- PC92 – Omokoroa and Te Puke notified, submissions closed 16 September 2022
- Approximately 60 submissions came through, with approximately two-thirds from residents and one-third from entities and organisations.
- Going through the reading and summarising process at the moment.
- Timeframes:
  - Late October 2023: will be calling for further submissions.
  - March/ May 2023: hearing process (timeframe dependent on complexity of submissions and pre-hearing mediation)
  - Final decision required by August 2023
- Appointed a Chair for independent hearing panel.
- Tracey suggested the group to please contact the Consent Team, led by Natasha Ryburn, if seeking direction and to answer any questions on specific consenting enquiries. For Plan Change 92 enquiries please contact Natalie Rutland.

## TCC OPEN SPACE LEVEL OF SERVICE POLICY CONSULTATION

Clare Abbiss from Tauranga City Council, Spaces & Places presented to the Forum to provide an overview of the Open Space Level of Service Policy Consultation:

- This project is related to a minor amendments to the existing policy.
- The proposal is not applied to existing growth areas.
- Current policy talks about the network approach and the intention is not to change the fundamental principles of the policy.
- The team has looked at other policy models from NZ and overseas as a reference and it is based on a standards framework.
- The main issue of the policy is sitting with the quantity standard for neighbourhood and local area open space. This is considered an impracticable approach.
- The proposal is to retain the same quantity but remove the 50% minimum neighbourhood area open space component.
- There have been discussions with developers from Te Tumu and Tauriko West to identify issues for a few years.
- Took draft policy to Commissioners in August 2022 for adoption for consultation.
- Draft policy is now open for consultation/ engagement.
- Feedback is open until 30 September 2022.
- Any questions please email Clare directly at [Clare.Abbiss@tauranga.govt.nz](mailto:Clare.Abbiss@tauranga.govt.nz)
- Next steps
  - Review feedback in October 2022.
  - Hearing process in October/ November 2022.
  - Adopt policy before 25 December 2022.
- Website with the draft policy is already live.
- Nathan, what benefit does a developer have if they provide a higher standard reserve. He suggested that, if there's no extra benefit to develop an above standard open space, developers won't do it. The developers should be encouraged to provide above minimum standards and accommodate multiuse of the privately owned space for public use too.
- Clare said it's a case-by-case basis and that TCC are open to discussions. She will connect with Nathan offline regarding this topic.

- Jeff Hextall agrees and considers TCC should seriously consider the above.
- This policy is sitting under LGA. It links to the Development Contributions Policy. It is not directly identified in the City Plan.

#### SMARTGROWTH HOUSING & BUSINESS CAPACITY ASSESSMENT (HBA) UPDATE

David Phizacklea provided an update on the Housing & Business Capacity Assessment:

- Business survey went out 30 August 2022 to 60+ stakeholders with retail, commercial and/or industrial development interests in the western Bay subregion.
- 20% response rate so far – survey to close 30 September.
- Draft Market Economics report expected 10 October 2022.
- Interviews have been held over the last two weeks with key players. Further interviews being arranged. Interesting insights so far.
- For housing capacity growth projections have been rebased to 30 June 2022.
- Existing housing shortfall in Tauranga City noted in report that went to Strategy, Finance and Risk Committee on 12 September 2022.  
[https://infocouncil.tauranga.govt.nz/Open/2022/09/SFR\\_20220912\\_AGN\\_2419\\_AT.PDF](https://infocouncil.tauranga.govt.nz/Open/2022/09/SFR_20220912_AGN_2419_AT.PDF)
- Housing capacity will use recent information and update 2021 HBA report.
- Timelines:
  - Draft business capacity report due 10 October 2022.
  - HBA needs to be completed by early November 2022.
  - Report to SMG and SLG in their last meetings for 2022.

#### SMARTGROWTH PARTNER FORUM REVIEW DECISIONS LETTER 22 AUGUST 2022 & PROPOSED CHANGES TO THE PROPERTY DEVELOPERS FORUM

Kelvin Norgrove provided an overview of the SmartGrowth partner Forum review decision:

- Only forum remaining under the SmartGrowth umbrella is CTWF.
- PDF is proposed to be re-branded as the Development Sector Group and will be supported directly by TCC.
- Kelvin and Jeff requested the group's feedback on a new Terms of Reference (ToR) and meeting frequency:
  - Modification, same scope and sub-regional membership,
  - The Forum will have the ability to determine its own agenda and to act as an open-door policy.
- Nathan noted the need to get reaffirmation from SmartGrowth and the uncertainty around the potential union with the disbanded forums. Kelvin noted there are no discussions as yet on that topic, but since PDFs business is heavily weighted towards Plan Changes, placemaking projects, joint Spatial Plans etc there is no room to expand on other topics of discussion.
- Nathan wanted to clarify maybe on ToR something in relation to point out that the members are an independent voice.
- Frequency was suggested to stay as is.
- Grant suggested getting regular Regional council attendance given their importance in this Forum. Kelvin agreed and suggested contacting Barbara-Ann and/or Adam Fort to join as members.

- Jeff Hextall mentioned the lack of overall attendance as the Forum's relevance relies on people attending.
- Offline discussions with Jeff are welcome via email.

ACTION: Kelvin and Jeff to circulate a proposed updated Terms of Reference for discussion at the next PDF meeting on 17 November 2022.

#### GENERAL BUSINESS DISCUSSION / ACTIONS ARISING

- RMA changes to be discussed potentially in the next meeting on 17 November 2022.

#### 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 circulated for feedback to the group. The report needs to be finished by end of September 2022 and will be shared in draft form.	David Phizacklea (Phizacklea Consulting) and 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	
5	21/09/22	Kelvin and Jeff to circulate a proposed updated Terms of Reference for discussion at the next PDF meeting on 17 November.	Kelvin Norgrove and Jeff Fletcher	

Meeting Closed: 11:50am

Next Meeting: 17 November 2022  
10:00am – 12:00pm  
Tauranga City Council - 306 Cameron Road, Tauranga  
Level 0, Room 1 – (L0-R1)