

IN THE MATTER OF:

Proposed Plan Change 4 (Tauriko West Urban Limits)
to the Bay of Plenty Regional Policy Statement

AND

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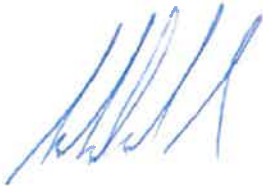
A Submission by Tauriko Property Group Limited
Partnership

STATEMENT OF PETER COONEY

1. My name is Peter Cooney. I am a Director of the Classic Group of companies. I founded Classic Group in 1996. Classic Group is New Zealand owned and operated, and the residential arm of the Group, Classic Builders, is now the third largest home builder in New Zealand. Along with this, Classic Developments will title over 600 residential sections this coming year, making it one of the major contributors in the residential market.
2. Classic Group now consists of Classic Builders (residential), CBC Construction (commercial construction), Classic Developments (property development) and Classic Technology Solutions.
3. I have been involved in every angle of project and development management from consulting, planning and regulatory assessment, to marketing, funding and valuation. Classic Group has the resources and capability to manage every aspect including managing civil works, planning, property development, and commercial and residential construction. This combined skillset has led to the successful completion of many residential subdivisions, retail spaces, apartments, retirement villages, car parks, hospitality facilities, and commercial and mixed-use developments.
4. I am involved in the company at a strategic level, continuously monitoring property activity and market leading initiatives that will support and influence the development of New Zealand's future communities.
5. Tauriko Property Group is part of the Classic Group, and is a partnership specifically established to manage our Tauriko site. We own 132 ha of land within the Plan Change 4 area.
6. Our submission on Proposed Plan Change 4 supports the Plan Change in its entirety.

7. We are currently engaged with Tauranga City Council in a collaborative design process involving all three of the landowners (Element IMF, The Hopping Family Trust and ourselves). We are completing a Structure Plan exercise with Tauranga City Council for the land. I expect a change to the City Plan, and a local Government boundary change to transfer much of the Tauriko land from Western Bay to Tauranga City to occur later this year.
8. I do not intend to explain in detail the process around the current structure planning process, as this is not relevant at the RPS level. However, I would like to emphasise the collaboration which is occurring around design and infrastructure and the urgent need for the RPS change to occur to include our land within the Urban Limits. This should occur as quickly as possible to avoid any delay in the approaching District Plan Change process which is entirely dependent on this RPS change being approved.
9. We consider that there is an urgent need to bring this land forward into the Urban Limits for the following reasons:
 - The National Policy Statement on Urban Development Capacity requires that there is at least 10 years supply of land plus at least 20% of extra zoned and serviced land. I understand that the Section 32 report provided for the RPS change identifies that currently TCC's land supply falls short in terms of what is required under the NPS in both the medium (3-10 years) and the Long term (10-30 years) periods. Any delay will only worsen this situation.
 - There is also a reliance on achieving 25% through residential intensification. This target is unrealistic because of both regulatory hurdles and the lack of available land for redevelopment in the existing urban areas. Tauranga City was one of the first centres to encourage intensification and infilling, and over the last 30 years the logical, economic and straight-forward sites have already been developed. Recent trends show that only 15% of new housing supply in Tauranga is delivered through intensification/infill. This further growth area at Tauriko West therefore needs to be brought forward to assist with the shortfall, and quickly.
 - I am currently seeing in the market, a lack of land available for housing. This is a direct result of the supply situation and Councils' residential aspirations around infill / intensification in existing urban areas. This creates housing affordability challenges as a direct consequence and I do not foresee any immediate change to this.
 - The pace of development and demand for housing is continuing and is not anticipated to slow any time soon in Tauranga. SmartGrowth have identified that 43,000 dwellings are required over the next 30 years.
10. Tauriko West is the obvious "next" urban growth area based on its location and ease of servicing. Having a limited number of parties owning a large contiguous block of land, and being committed to development, is quite unique and means that we are able to progress development plans quickly to deliver housing to the market.
11. Classic Group have significant experience, both locally and nationally, in the delivery of a wide range of housing outcomes. We currently develop special housing areas and have locally partnered with Western BOP District Council at Omokoroa. Our plans for Tauriko include a mix of housing types and price points.

12. We agree that the yield of 3,000 dwellings for Tauriko West is achievable, but would like the timing of development to be fast tracked through the use of more streamline planning processes. Currently SmartGrowth identifies the delivery of housing from Tauriko West commencing in 2021. We hope to bring this forward through continued collaboration between the landowners, Council, Iwi and NZTA to deliver infrastructure, and re-zone the land at the end of this year.
13. In my view it is critical to ensure that time frames are met, as our group has dedicated significant resources and investment to the site and we are committed to the immediate delivery of housing once the land is re-zoned. We hope to be delivering housing from the site in 2020.
14. The RPS Change in our view supports the region's rapid growth and will assist Tauranga City Council in its obligations under SmartGrowth and the NPS. We therefore support the staff recommendation to adopt the proposed change to the Regional Policy Statement as notified.
15. I would be happy to answer any questions which the Commissioners may have.



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Peter Cooney

6 August 2018