

IN THE MATTER of the Resource Management Act 1991 (the
Act)

AND

IN THE MATTER of the Bay of Plenty Regional Policy Statement –
Change No 6 (NPS-UD)

AND Submissions by Urban Taskforce for
Tauranga Incorporated (UTF)

STATEMENT OF EVIDENCE OF SCOTT ADAMS

(Urban Taskforce – Submitter 29 / Further submitter 13)

DATED 19th JUNE 2023

1. My name is Scott Jason Adams.
2. I have a MSc Estate Management from London Southbank University and a BMS from the University of Waikato.
3. I am Managing Director of Carrus Properties Limited based in Bethlehem, Tauranga. Established in 1990, Carrus has built more than 8,000 residential lots across 60 developments throughout the North Island with a further 3,000 in the pipeline.
4. I am the Chairperson of the Urban Task Force (“UTF”), which has been incorporated as a society with its purpose being to represent its members who are property professionals and funders, developers, Iwi and Hapu, and owners and managers of properties in Tauranga City. The UTF seeks to provide strong and informed leadership to Local Authorities, promote and foster productive local networks around property and related issues, and to advocate for our industry by making submissions to both Central and Local Government.

5. The Urban Taskforce supports Change No 6 to the RPS (and we have also supported Tauranga City's Plan Change 33 and Western Bay of Plenty's Plan Change 92) which implement the NPS-UD. However we seek a number of amendments as set out in the evidence of Mr. Collier.
6. Tauranga is a growing city. Our community is facing unprecedented challenges because leaders have seen growth as a problem rather than an opportunity. The intent of UTF is to focus on the opportunities presented by growth and to unlock these opportunities by working collaboratively and innovatively across Government, Local Government, and private sectors.
7. Tauranga has a severe shortage of zoned and serviced land to provide new homes for residents, and spaces for business to invest in. This has caused severe housing affordability issues. Tauranga City has an urgent need for required infrastructure and more affordable housing. Poor growth management has led to a lack of essential community infrastructure and facilities, and a lack of investment in utilities infrastructure necessary to support urban growth. Tauranga is also non-compliant with NPS-UD Development Capacity Requirements set by central Government.
8. The UTF advocates for better connected thinking, connected planning, connected governments and strong leadership.
9. The Future Development Strategy will be a key focus of the Urban Taskforce and we look forward to providing input into this strategy. We have not seen a draft strategy, so we do not have any insight into what the strategy may include in terms of identifying anticipated development. I agree with the suggestions in Mr. Collier's evidence that an enabling approach to providing a workable framework for considering unanticipated development, therefore needs to be a key outcome of the Change No 6 process.
10. For too long "anticipated development" has not been able to be provided or delivered in a timely manner throughout the subregion which is why we are facing the current crisis. I refer specifically to Tauriko and Te Tumu which have taken far too long to eventuate. It is therefore critical that flexibility is provided to enable the consideration of alternatives and in many instances much smaller developments until larger urban growth areas are

switched on. I am also sceptical that significant housing yield will be achieved through brownfield and infill development and so multiple further urban growth areas are needed.

11. As set out in the evidence of Mr. Collier, there is a proposal to limit areas outside of the Future Development Strategy to 5 hectares or more. Given the urgent need for further housing supply this makes no logical sense, and, in my view, these smaller areas can valuably contribute to further housing, particularly in the interim while larger urban growth areas are rezoned. These larger areas can take many years as I know through by direct involvement and experience with the Te Tumu urban growth area.
12. Mr. Collier also identifies that the Urban Taskforce has concerns about policies which may restrict other alternatives to any anticipated development where these undermine committed development infrastructure investment. In my view the door should always be left open, so that where benefits out way costs then such development should be enabled, and not excluded under RPS policy.
13. UTF sought a number of other more minor changes, and these are detailed further in the evidence of Mr. Collier.
14. I would be happy to answer any questions.

Scott Adams

Chairman Urban Taskforce for Tauranga

19 June 2023