

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

AND

IN THE MATTER Plan Change 92 to the Western Bay of Plenty District Plan.

AND a Submission by Urban Taskforce for Tauranga Incorporated (UTF)

STATEMENT OF EVIDENCE OF SCOTT ADAMS

(Urban Taskforce for Tauranga)

DATED 25th August 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 and the Western Bay. 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 Plan Change 92 (and we have also supported Tauranga City's Plan Change 33 and the Bay of Plenty Regional Councils Change 6 to the RPS) which implement the NPS-UD. However, we seek a number of amendments to the plan change as set out in the evidence of Mr. Collier.
6. We are a growing subregion. 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. The Tauranga and Western Bay of Plenty sub-region 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. There is 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 growth. The MDRZ at Te Puke and Omokoroa will provide an important opportunity to achieve further residential housing outcomes which will increase housing supply and choice for the community.
8. The UTF advocates for better connected thinking, connected planning, connected governments and strong leadership.
9. I agree with the suggestions in Mr. Collier's evidence that propose a number of changes to the rules and policies which provide a more certain and efficient planning approach to the MDRZ.

10. UTF sought a number of other more minor changes, and these are also detailed further in the evidence of Mr. Collier.
11. I would be happy to answer any questions.

Scott Adams

Chairman Urban Taskforce for Tauranga

25 August 2023