Agenda for Meeting No. SG16/6

SmartGrowth Implementation Committee

The SmartGrowth Implementation Committee will meet in the

Bay of Plenty Regional Council, Mauao Rooms 1 & 2

87 First Avenue, Tauranga

on

Wednesday, 17 August 2016

at 9.00am

G Poole
Chief Executive
Tauranga City Council – Administering Authority

SmartGrowth Implementation Committee

Independent Chairperson:	**Bill Wasley**
<u>Committee Members</u>	
Bay of Plenty Regional Council:	Chair. Doug Leeder Cr Jane Nees Cr Paula Thompson Cr David Love
Tauranga City Council:	Mayor Stuart Crosby Cr John Robson Cr Steve Morris Cr Matt Cowley
Western Bay of Plenty District Council:	Mayor Ross Paterson Cr Gwenda Merriman Cr Garry Webber Cr John Scrimgeour
Tangata Whenua Representatives	Maru Tapsell Irene Walker Buddy Mikaere
Quorum:	9
Meeting Frequency:	At least bi-monthly

Role

Pursuant to Clause 30 Schedule 7 of Government Act 2002, a joint Committee of Tauranga City Council, Western Bay of Plenty District Council and Bay of Plenty Regional Council shall be retained to implement the SmartGrowth Strategy and Implementation Plan.

Membership

- That representation be comprised of four elected member representatives as appointed by the contributing authorities, including the Mayors and Regional Council Chairperson, and four representatives to be nominated by tangata whenua.
- That an Independent Chairperson, to be appointed by the Committee, chairs the Committee; and the appointment of a Deputy Chair from the committee membership.

- That the standing membership is limited to seventeen members, but with the power to co-opt up to a maximum of three additional non-voting members, where required, to ensure the effective implementation of any part, or parts, of the Strategy.
- That NZTA be represented through its Regional Director as an observer with speaking rights but in a non-voting capacity.

Purpose

That the joint SmartGrowth Implementation Committee be the delegated authority to implement the SmartGrowth Strategy and Implementation Plan in accordance with the following functions:

Implementation

- Overseeing the implementation of the 2013 SmartGrowth Strategy updates, in particular the strategic actions.
- Ensuring organisation systems and resources support the strategy implementation.
- Taking responsibility for progress of those actions specifically allocated to the "SmartGrowth Implementation Committee" in the strategy, and making sure the implementation does occur.
- Monitoring and reporting progress against milestones and budget.
- Overviewing the management of the risks identified in implementation.
- Approving an annual implementation plan with a 3 year horizon.

Ongoing Tasks

- Champion integration and implementation through partner strategies, programmes, plans and policy instruments (including the Regional Policy Statement, Regional and District Plans, Long Term Plans (LTP's), Annual Plans, transport plans and triennial agreements), and through partnerships with other sectors such as health, education and business.
- Approving submissions to Local Authorities, Central Government, and other agencies on SmartGrowth related matters.
- Reviewing and recommending adjustments to the strategy if circumstances change.
- Identifying and resolving any consultation inconsistencies between the SmartGrowth strategies and subsequent public consultation processes of the partner councils.

Consultation / Partner Forums

- Facilitating consultation with the community.
- Establishing and maintaining the SmartGrowth Partner Forums.
- Agreeing any memorandum of agreements between SGIC and any forums.

Committee Operations

- Selecting and appointing an Independent Chairperson and a Deputy Chairperson.
- Implementing a Memorandum of Agreement, as adopted by the Committee for each triennial period, to provide and maintain partnerships and provide for the resolution of any conflict.
- Establish protocols to ensure that implementation, where necessary, is consistent, collaborative, and / or coordinated to achieve optimal outcomes

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SmartGrowth Implementation Committee

Wednesday, 17 August 2016

9.00am

Bay of Plenty Regional Council

87 First Avenue, Tauranga

Conflicts of Interest

Apologies

Public Forum (if required):

Confirmation of Minutes:

1. **Confirmation of the Minutes of the SmartGrowth Implementation Committee (SG16/5) dated 20 July 2016.** Pgs 6-14

   A copy of the minutes is attached.

   Recommendation:

   That the minutes of the SmartGrowth Implementation Committee Meeting (SG16/5) held on 20 July 2016 be confirmed as a true and correct record.

Business

2. **Presentation: Tertiary Education: Bay of Plenty**

   Presentation by Dr Neil Barns, Interim Chief Executive Waiariki Bay of Plenty Polytechnic. He will provide an update post-merger of the institution's future direction and approaches.

3. **Forums' Position Papers Analysis and Next Steps**

   Pgs 15-27

4. **Combined Tangata Whenua Terms of Reference**

   Pgs 28-32

5. **Public Excluded Session**

   Recommendation:

   That the SmartGrowth Implementation Committee exclude the public from the following parts of the proceedings of this meeting.

   The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) of the Local Government Official Information & Meetings Act 1987 for the passing of this resolution are as follows:

General Subject of Each Matter to be Considered	*Reason for Passing this Resolution in Relation to Each Matter*	*Ground(s) Under Section 48(1) for the Passing of this Resolution*
NZ Transport Agency's Tauriko Network Programme Business Case - Verbal Update	*To protect information which is subject to an obligation of confidence.*	*That the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist.*

Resumption of Open Session

6. **Settlement Pattern Review – Timing and Location of Future Urban Development**

   Pgs 33-49

Minutes of Meeting No. SG16/5 of the SmartGrowth Implementation Committee held on 20 July in the Tauranga City Council Chamber 91 Willow Street, Tauranga commencing at 9:00am

Present

Independent Chairperson
W (Bill) Wasley

Bay of Plenty Regional Council
Chairman: Doug Leeder
Councillors: Jane Nees, Paula Thompson,

Tauranga City Council
Mayor: Stuart Crosby
Councillors: John Robson, Steve Morris, Matt Cowley

Western Bay of Plenty District Council
Mayor: Ross Paterson
Councillors: Gwenda Merriman, Garry Webber, John Scrimgeour

Tangata Whenua Representatives
Maru Tapsell, Irene Walker, Buddy Mikaere

In Attendance

SmartGrowth
Bernie Walsh – Implementation Manager
Karen Summerhays – Well-beings Implementation Officer
Megan Rumble – SmartGrowth Coordinator

Ken Tremaine – Strategic Advisor

Bay of Plenty Regional Council
Mary-Anne MacLeod – Chief Executive
David Phizacklea – Regional Integrated Planning Manager

Tauranga City Council
Garry Poole – Chief Executive
Christine Jones – General Manager: Growth and Infrastructure
Philip King – General Manager: Community Services
Michael Tucker – Manager: City Planning and Growth
Andrew Mead – Team Leader: Infrastructure Planning
Emma Cottin – Group Communication Advisor

Western Bay of Plenty District Council
Miriam Taris – Chief Executive Officer
Phillip Martelli – Resource Management Manager

Bay of Plenty District Health Board
Helen Mason – Chief Executive
Sarah Davey – Programme Manager, Integrated Funding
Ron Scott – Deputy Chair
Mark Arundel – Board Member

DRAFT

New Zealand Transport Agency
Mark Haseley – Principal Transport Planner

Apologies No apologies received

SG16/5.1 **APOLOGIES**

Moved Cr. Scrimgeour / Seconded Cr. Webber

That it be Resolved

That the apology of Cr Love for lateness be received.

CARRIED

SG16/5.2 **CONFIRMATION OF THE MINUTES**

The Committee considered the minutes of the SmartGrowth Implementation Committee (SG16/4) dated 15 June 2016 as circulated with the agenda.

Moved Mayor Paterson / Seconded Chair Leeder

That it be Resolved

Confirmation of the Minutes of the SmartGrowth Implementation Committee Meeting (SG16/4) dated 15 June 2016.

CARRIED

SG16/5.3 **SUSPENSION OF STANDING ORDERS**

Moved Cr. Nees / Seconded Cr. Cowley

That it be Resolved

That the SmartGrowth Implementation Committee:

Suspend Standing Orders, in accordance with Standing Order 3.2.1, to allow for general discussion and that the balance of the meeting proceed as a workshop.

CARRIED

SG16/5.4 **SMARTGROWTH FORUM POSITION PAPERS – PRESENTATION OF EIGHT POSITION PAPERS AND A FURTHER PAPER FROM THE BAY OF PLENTY DISTRICT HEALTH BOARD**

Bill Wasley extended a welcome to all SmartGrowth forum members, Forum chairs and Bay of Plenty District Health Board members Helen Mason, Sarah Davey, Ron Scott and Mark Arundel.

Bernie Walsh introduced her covering paper to the Forums and DHB Position Papers and thanked Karen Summerhays for all of her hard work in assisting the forums with their positions and asked her to introduce the presenters. All papers were to be presented with an opportunity for questions and discussion at the end of the presentations. This is with the exception of the DHB paper, questions followed directly after this presentation.

Karen Summerhays gave an overview of the position paper process noting that Lisa Hickling had been contracted to assist the forums in collating their papers.

09:15am Cr. Love **entered** the meeting

Presentations of the Position Papers followed:

1. Combined Tangata Whenua — Shad Rolleston
2. Bay of Plenty District Health Board — Helen Mason and Sarah Davey

Helen Mason noted that DHB Chair Sally Webb sends her apologies. Helen thanked the committee for the opportunity to present. Questions and discussions from the committee followed the presentation with standout themes around "health starts where we live, learn, work and play", health trends in particular groups e.g. Maori suicide, approach to fast food and liquor outlets and mental health.

It was noted that if the recommendations outlined in the DHB position paper were not adopted in the sub region the DHB would be greatly disappointed.

3. Social Sector Forum — Carole Gordon
4. Housing Affordability Forum — Jo Gravit
5. Population Aging Technical Advisory Group — Anne Pankhurst
6. Environment and Sustainability Forum — Jo Wills
7. Property Developers Forum — Jeff Fletcher
8. Social Infrastructure Providers Group — Dallas Collett
9. Strategic Partners Forum — Mary Dillon

11:10am The workshop **adjourned**

11:25am The workshop **reconvened**

An opportunity for questions and discussion followed. Jo Wills had left the workshop and Mary Dillon was delegated to cover any Environment and Sustainability Forum Position questions.

Themes of the discussion included the Compact City (across the sub region not just CBD), transport, the importance of community based communication – communicating the positives of a compact city – innovative solutions around the approach to Maori land (multilevel, intergenerational options). The need to stretch and shift our thinking. Compact urban form important across greenfields and brownfields – "the missing middle" (Peter Egerton's presentation – SGIC June 2016).

Members of the committee commended the work of the forums and thanked them for reinforcing key matters that were of importance to the community. It was noted from the presenters that the forums need commitment that "the work they have done doesn't stop here today" and that they are engaged going forward. Commitment to the people, courage, bravery and leadership was sought from the committee It was also noted that it was important to communicate what SmartGrowth is, what it is about, its purpose. It was considered by some that there was a disconnect with the wider community, through a lack of awareness and understanding.
Social infrastructure, amenities in the community, build around what we've got and planning for social infrastructure were other themes discussed with the forum chairs present.

Discussion was had around appropriate types of housing i.e. people see intensification as apartment buildings but it is about the missing middle - town houses, duplex, terraced housing. It was noted it may be necessary to engage in a live affordable housing/intensification example to show what is possible. It requires leadership, innovation and working together.

Discussion was had around the Regional Policy Statement (RPS) and how this is monitored given there were targets and measures already in the RPS. There is no reporting mechanism at this stage.

Bill Wasley confirmed this discussion will carry on after today's meeting in terms of further advice coming back to SGIC. Sarah Davey noted they (DHB) believe visibility is really important and want to be involved in the continuing conversation too.

12.05pm Bill Wasley **withdrew** from the meeting with Mayor Paterson chairing the remainder of the meeting.

Discussion was had around the role of central government.

A question was raised around how we engage the wider community. It was confirmed by the forum paper presenters that they feel it is their responsibility to keep everyone informed. Mary Dillon said, "we will never have everyone on board but when times get tough the forums and community wrap around the councils".

It was noted that leadership was common through all forum papers. It was up to council leaders to offer solutions and put up models that have worked elsewhere. Commitment was what the forums wanted.

Mayor Paterson thanked the forums and acknowledged and thanked them for their work on the position papers. He confirmed the committee needed to socialize them with their councils. He noted that today's meeting had been "one

big step forward in where we are heading. We need to bring central government into this. It is not about what they can teach us, it's about what we can teach them."

It was confirmed that a 'thank you social' would be arranged for forum members to thank them for the many hours dedicated to bringing these positions together.

Mary Dillon thanked Karen Summerhays noting that this is the first time the forums have had to sit down and decide what they stand for.

SG16/5.5 **DISCUSSION PAPER SETTLEMENT PATTERN REVIEW**

Ken Tremaine introduced the discussion paper, acknowledging Bernie Walsh who had collated the paper. Ken stated there will also be a settlement pattern urban growth area overview from the partner staff to remind the committee of the four projects.

Ken gave a brief overview on the decision making principles and the issues remaining. The required outcome is keeping a long pipeline of land supply in place.

David Phizacklea spoke to the Regional Policy Statement (RPS) presentation confirming the new policy applies across the entire region with particular attention to the growth sub region. It is expected that the work to implement the new National Policy Statement (NPS) will be integrated in October when the NPS is finalised.

David covered the key policies and key methods in the RPS.

12.30pm Chairman Leeder **withdrew** from the meeting.

Michael Tucker spoke to the 3B Compact City overview - 4 key strands of work. Michael stated he was pleased to hear the forums' support of the Compact City noting he is aware "you don't get anywhere unless you work with your communities".

Michael Tucker spoke to the Te Tumu Strategic planning study – fatal flaws overview. Confirming the findings show it is financially viable to proceed to structure planning and dividing. No fatal flaws have been found.

Discussion was had around the number of floodable areas in the Te Tumu urban growth area.
Discussion was had around why the number of dwellings per ha is only at 15.
Michael confirmed they are working hard to achieve greater average densities across both greenfield and brownfield.

Phillip Martelli spoke to the Western Corridor presentations outlining on the maps, the various areas of the Western Corridor, placemaking matters and fatal flaws.

Phillip indicated the biggest challenge with Keenan Road is the fragmented land.

Phillip noted Tauriko west is more favourable than Keenan Road with the potential to generate more lots. Of the three main land owners two are interested in developing their land.

Phillip also spoke to the Rangiuru Business Park overview. There have been four appeals lodged including one from Bluehaven and one from Rotorua District Council.

Ken advised in conclusion the focus for the meeting had been on identifying all the key messages from the fora as well as from the growth analysis work previously presented in May and June. A focus must be kept on the first 10 years within a 30-year context for National Policy Statement compliance. There is still further work to do to allocate the growth spatially for August in a manner similar to the operative RPS. Agreeing a base line as well as an aspirational band for the compact city targets is the starting point, followed by greenfields. “We can then see what the potential size of the future development footprint is and what we need to do to accommodate this. In addition, we need to peer review the current work and carefully monitor and review,” he said.

The decisions in August are about focussing on SmartGrowth principles: creating live, learn, work and play communities, agreeing on new urban growth areas, ensuring supply meets demand in a sustainable manner; integrated, sub-regional planning and putting the SmartGrowth strategy into action.

The next steps for moving forward can be found on pages 77 and 78 of the report. Correction to the report on page 76 should read ‘Only 12% of Tauranga’s growth has been taken up’ not 1%.

Cr Webber raised the point that he feels we need to be looking at all opportunities for example with the planned Tauranga Northern Arterial link. He asked if the committee should be considering Omokoroa, Katikati, Waihi Beach as potential urban growth areas at the same time.

Ken Tremaine advised these additional areas will be looked at but “we have our core areas we are looking at already”. There is a certain degree of logic as Tauriko west is immediately adjacent to already developed areas. There is a whole different set of issues to look at when looking to develop in the Omokoroa/Katikati area.

Cr Nees talked to the recommendations and suggested an additional recommendation: Agree that council will take an enabling and integrated approach to development opportunities and proposals.

Cr Nees provided the background for this recommendation around the Quayside land in Tauriko which has a lot of potential for the city but didn’t get approved for residential rezoning. This land could be used as a pilot for an affordable housing area or an example of intensification could be done well. She stated there is probably others with available land out there that have a great idea or vision but are finding it impossible to get it over the line.

Ken Tremaine advised that this is all part of the Compact City framework. Michael Tucker has advised the boundaries are not static.

Discussion followed around not having enough land for the growth given Te Tumu is 20 years away from starting. It was confirmed the committee is needing more understanding and clarity rather than more information.

Ken thanked the committee for their feedback on the discussion paper.

SG16/5.6 **TAURIKO WEST UPDATE**

Ken introduced the update. The due diligence has been done to ensure Tauriko West is viable.

Mayor Paterson queried around and exit from Cambridge road onto the Northern Link. Mark Haseley from NZTA replied advising yes, there is a viable network plan.. It is going to the NZTA board in October.

SG16/5.7 **REINSTATE STANDING ORDERS**

Moved Cr. Thompson / Seconded Cr. Cowley

That it be Resolved

That the SmartGrowth Implementation Committee:

Reinstate Standing Orders, in accordance with Standing Order 3.2.1, to allow the meeting to move back into Committee mode.

CARRIED

Moved Mayor Crosby / Seconded Cr. Webber

That it be Resolved

That the SmartGrowth Implementation Committee:

Receives and notes the following papers and reports

1. ***SmartGrowth Forums and BOP District Health Board Position Papers***
2. ***Settlement Pattern Review Discussion Paper***
3. ***Tauriko West Update***

and note that further decisions and foreshadowed recommendations on these papers will follow at the August SmartGrowth Implementation Committee meeting.

Two additions to the resolutions:

<u>That it be Resolved</u>

That the SmartGrowth Implementation Committee:

Add to the decision making principles – "note and respond to the Forum Position Papers".

<u>That it be Resolved</u>

That the SmartGrowth Implementation Committee:

Add to the decision making principles - agree that councilswill take an enabling and integrated approach to development opportunities and proposals.

<u>CARRIED</u>

SG16/5.8 **NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT CAPACITY APPROVAL OF SUBMISSION**

Moved Mayor Paterson / Seconded Cr. Thompson

<u>That it be Resolved</u>

That the SmartGrowth Implementation Committee:

Approve the SmartGrowth submission on the proposed National Policy Statement on Urban Development Capacity.

Note: The submission has already been forwarded by the Independent Chair to government to meet the consultation deadline of July 15 following review by the Mayors and Regional Chair.

Cr Thompson said that one of her takeout messages from the meeting today was how important future resourcing is likely to be in terms of implementation of the SmartGrowth strategy, responding to the Forums' position papers and complying with the new National Policy Statement. "We seriously have to address the issue of resourcing," she said.

Ken Tremaine confirmed he was happy to go through this with CEAG and was conscious of the requirements going forward.

There was discussion around a new way of working going forward. Discussion also continued on the concern around the reluctance to prioritise resourcing.

The meeting concluded at 1:20pm

Confirmed as a true and correct record

W Wasley

Independent Chair

Date

Committee Name	**SmartGrowth Implementation Committee**
Committee Meeting Date	**August 2016**
Author	**SmartGrowth Implementation Manager Bernie Walsh**
Purpose	**To outline the next steps in responding to the SmartGrowth Forums' Position Papers Analysis from consultant Liz Davies**

SmartGrowth Forums' Position Papers Analysis

Consultant Liz Davies has completed an analysis for SmartGrowth of the nine position papers presented to the SmartGrowth Implementation Committee in July. Her full report is attached.

Common ground and suggested actions

The report highlights six themes identified by five or more of the forums. The themes represent what the forums and the Bay of Plenty District Health Board collectively believe to be essential ingredients to be considered as part of the work of the settlement pattern review. There are also 19 other themes listed that are specific to each forum's areas of interest. Suggested actions in response to the six most common themes are included in the consultant's report.

The six most common themes are:

- Community involvement in land use planning,
- Urban design,
- Planning and funding of social infrastructure,
- Compact urban form,
- Housing - affordable, housing choices, energy/resource efficient,
- Active transport options and public transport.

Next steps

The proposed next step is to circulate the Liz Davies analysis to the SmartGrowth Partner Councils and SmartGrowth forums for their comment and response. This feedback can then be incorporated into reporting back to the committee with further advice on responding to this analysis. In the meantime, some overarching responses to the key themes are reflected in the settlement pattern review report recommendations.

Recommendation

That the Liz Davies position paper analysis is circulated to all the SmartGrowth partner councils and forums for their feedback and response, with further advice then reported back to SGIC.

SmartGrowth Forums and Bay of Plenty District Health Board

Position Statements – Next Steps

August 2016

Report prepared for SmartGrowth

By

Liz Davies – Working Together

Executive Summary

This report was prepared by Liz Davies – Working Together, at the request of SmartGrowth (SG). This report identifies the themes that arose from the Position Statements prepared by each of the SmartGrowth Forums who represent a range of community interests and the Bay of Plenty District Health Board (BOPDHB). Six themes were identified by five or more of the forums representing what the forums and the BOPDHB collectively believe to be essential ingredients to be considered as part of the work of the settlement pattern review along with 19 other themes specific to each forums areas of interest. The six most common themes are:

- Community involvement in land use planning,
- Urban design,
- Planning and funding of social infrastructure,
- Compact urban form,
- Housing - affordable, housing choices, energy/resource efficient,
- Active transport options and public transport.
- A more detailed analysis of each theme is provided along with suggested actions for the six most common themes.

A more detailed analysis of the six common themes is provided along with possible actions. The 19 other themes are listed in Appendix 1 along with the Forums that identified the theme.

Position Statement Themes

All of the SmartGrowth Forums and the BOPDHB were invited to prepare a position statement to articulate what each of the Forums believe is important and requires consideration as part of the settlement pattern review. Each of the Forums and the BOPDHB presented their position statements to SGIC on 20 July 2016. In total 25 themes were identified in the SG Forum position statements. Six themes were identified by five or more of the Forums. These are listed in no particular order in the table below. A more detailed analysis of each theme is provided along with suggested actions. The remaining 19 themes are listed along with the Forums who identified the theme in Appendix One[1].

Six most common themes	Forums (see below for full Forum names)
Community involvement in land use planning	CTWF, BOPDHB, SSF, PATAG, PDF, SIP, SPF
Urban design	CTWF, SSF, HAF, PATAG, SPF, ESF
Planning and funding of social infrastructure	BOPDHB, HAF, PATAG, PDF, SIP, SPF
Compact urban form	BOPDHB, SSF, HAF, PATAG, ESF, PDF, SIP, SPF
Housing - affordable, housing choices, energy/resource efficient	CTWF, BOPDHB, SSF, HAF, PATAG, SIP, SPF
Active transport options and public transport	BOPDHB, SSF, PATAG, ESF, SPF

[1] It is important to note that most position statements supported various other Forum position statements, for example the Environment and Sustainability Forum endorsed the position statements of CTWF, PATAG, HAF, SSF and the BOPDHB. In this respect, a Forum may not have explicitly mentioned a theme because they were aware other Forums were raising the issue.

Forum Names

CTWF -	Combined Tangata Whenua Forum
SSF -	Social Sector Forum
HAF -	Housing Affordability Forum
PATAG -	Population Ageing Technical Advisory Group
ESF -	Environment and Sustainability Forum
PDF -	Property Developers Forum
SIP -	Social Infrastructure Providers Forum
SPF -	Strategic Partners Forum

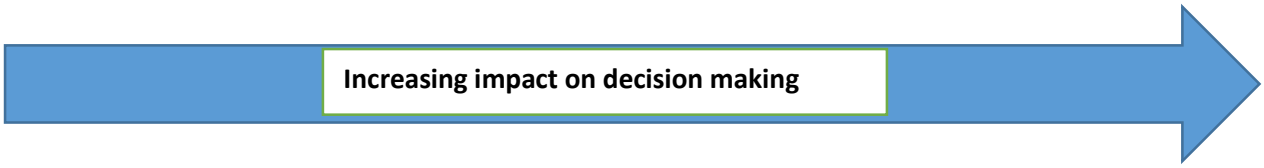
Community involvement in SmartGrowth planning

The importance of the involvement of communities was reflected very strongly in most of the Forum position statements. It was recognised that involving communities early on in the planning processes significantly reduces the need for regulatory responses at the end of the planning process including reduced community resistance throughout the consenting process. The importance of community engagement is well articulated in Martin Udale's Infill and Intensification report (2015) which states *"Council effectively needs to obtain a 'social licence to operate' an infill and intensification program within existing neighbourhoods and communities. Unless this is achieved communities will resist, political leaders will respond accordingly, and developers will just keep away as being all too hard."*

The following terms reveal the nature of involvement from communities the Forums are seeking:

- Co-creating or designing solutions/community led planning.
- Community as equal partners in planning.
- Coordinated, consistent community and cultural consultation.
- Community empowerment.
- Community led master planning.
- Overall wellbeing of people is paramount in planning.
- Community participation and control.
- Lifetime community planning.
- People focused planning and meaningful engagement of communities.
- Respond to current and future needs of local communities.
- Liveable communities that address social inequity, promote social interaction, access to services and reflect current and future population demographics (i.e. age, income and household sizes).

Overall, the Forums are seeking a deeper involvement of communities in planning than what is generally afforded by 'consultation'. It is useful to consider the International Association of Public Participation spectrum of involvement which is the standard tool for considering levels of public involvement in decision-making.



	Inform	Consult	Involve	Collaborate	Empower
Public participation goal	The 'inform' level of public participation does not actually provide the opportunity for public participation at all, but rather provides the public with the information they need to understand the decision-making process.	Ask the public for their opinions and consider the input received when making decisions.	At the 'involve' level, the public is invited into the process, usually from the beginning, and is provided multiple if not ongoing opportunities for input as decision-making progresses. The organisation/s is still the decision-maker and there is no expectation of building consensus or providing the public with any sort of high-level influence over the decision.	To collaborate means to work together. At the 'collaborate' level, the public is directly engaged in decision-making. Collaborate often includes the explicit attempt to find consensus solutions. The organisation/s is still the ultimate decision-maker. The degree to which consensus will be sought and how much decision authority the organisation is willing to share must be made explicit.	Organisations provide the public with the opportunity to make decisions for themselves. The most common activities at this level are public voting or ballots, there are other techniques available as well.
Promise to the public	Keep the public informed.	Consider the public input received and to provide feedback as to how that input influenced the decision.	The public have access to the decision process and decision makers and give input to the process and feedback on how their input influence the decision.	The public engaged in all key activities and decisions, and input incorporated to the maximum possible. Consensus not always sought.	The organisation will implement what the public decides.

Possible actions

SmartGrowth (SG) needs to consider the way in which it wishes to work with communities in the growth planning process. The Forums are clearly wanting to see SG move further to the right of the spectrum and beyond 'consult[2]'.

- That SG progress the 9A1 action in the SG Strategy, with urgency, i.e. to develop evidence-based community partnership and engagement guidelines to provide clarity on ways to engage communities throughout the planning process. Considerations and some examples of what such a guide could include:
    - More targeted input from SG Forums (e.g. appoint two SG Forum representatives to each settlement pattern project team) into the four settlement pattern work streams, in particular structure/master planning. It is recognised that it is not feasible for a range of reasons for a representative for each Forum to participate in each work stream. To ensure that the views of each the forums is captured a checklist be developed that the SG Forum representatives would use to ensure they represent the views of all the Forums.
    - Consider inclusion of Council community development, community engagement and communications staff in supporting community involvement in structure/master planning.
    - For brownfield intensification areas consider allocating Council community matching fund grants to affected communities to develop vision/plan for intensification (e.g. employ an independent local facilitator to work with the community) with support from the relevant territorial local authority to ensure the community plan fits within the statutory planning framework.
    - Provide community led training and mentoring to Council staff and elected members.
    - Engage with CTWF and review the three Council SG partners tangata whenua guidelines to ensure appropriate tangata whenua involvement in the settlement pattern, particularly land use planning.
    - Develop a checklist, based on the Forum position statements, to assist the SG management and governance groups in their decision making.
    - Identify and implement a monitoring and evaluation framework to assess the extent to which the themes identified in the position statements are reflected in the implementation of planning and the extent to which community support (or 'social licence') has been achieved to implement the planning.
- To better reflect the outcome sought from the settlement pattern work streams, change the name of the settlement pattern to 'building/creating communities'.

[2] There are examples of community involvement in growth planning e.g. www.placestogrow.ca that could inform the development of the guidelines. However it is recommended that there is sufficient knowledge and experience within SmartGrowth to develop its own, tailored approach to community involvement in growth planning.

Urban design

The majority of the Forums identified the critical importance of the role of urban design in creating communities. In particular, urban design encapsulated a number of features including:

- Cultural design so tangata whenua can see themselves reflected in the built environment.
- Building on and reflecting cultural heritage.
- Use of crime prevention through environmental design (CPTED) principles to improve the safety of built environments.
- Use of ecological design e.g. permaculture design.
- 'One size does not fit all', urban design enables expression of community identity and prevents homogenisation of communities.

Possible actions

- SG prepare cultural urban design guidelines (which promote and use Te Aranga urban design principles – Auckland Council) to be used by local authorities and developers.
- SG work with local authorities to identify the barriers and enablers to the use of the existing Council urban design guidelines to inform work on how to ensure better use of urban design guidelines e.g. in relation to intensification/infill consider having 'no density' controls and instead driving quality through an urban design programme assessed as a restricted discretionary activity.
- Employ a community planning approach to encourage identity and ownership of any proposed changes.

Planning and funding of social infrastructure (SI)

The importance of social infrastructure was noted by the majority of the Forums, in particular:

- The need to plan for SI with other SI providers, community and developers.
- SI planning undertaken as part of and equal to other infrastructure planning.
- Plan for SI early on in the planning process.
- Ensure the right mix and timing of SI.
- Recognise that SI help creates community identity.
- Under investment in SI needs to be addressed.
- SI contributes to improved social amenity.
- Resource use, recovery and waste minimisation as well as 'green' and 'blue' infrastructure be considered as part of infrastructure planning.
- Importance of high quality public open space for intensified areas.
- Recreation spaces – access to the natural environment, holding events in public spaces, encourage interaction, neighbourhood green space and access to water bodies, ecological corridors and biodiversity preserved, natural view shafts preserved, use of green infrastructure e.g. storm water reserves.
- Cultural infrastructure –including museum, flat floor facility.

Possible actions

- Continue SIP Forum to enable SI providers, the community and developers to plan for SI.
- Integrate SI infrastructure planning with wastewater, stormwater and transport infrastructure planning throughout the planning process from step 1-5 identified in report 'Discussion Paper – Next Steps in progressing future urban growth areas'.

- Take into account the placement of social Infrastructure sub-regionally and locally and how they 'talk' to each other and contribute to place making when allocating land for public and private social infrastructure (e.g. transport hubs in relation to schools etc).
- Consider undertaking a Social Return on Investment (SROI) of SI.
- Encourage the review of the Infrastructure Development Code to have flexibility and show innovation including a review of infrastructure requirements and need for public open space in intensified areas.

Compact urban form

The importance of intensification was highlighted by most of the Forums with the Property Developers Forum noting that the question is not 'whether to intensify' but 'how to lead intensification'. Comments made in relation to compact urban form included:

- Intensification needs to occur in both brownfield and greenfield sites.
- Need to monitoring/enforce intensification targets set in the Regional Policy Statement (RPS).
- What are the opportunity costs and benefits of *not* having a compact urban form.
- Requires courageous leadership, the Forums will support such leadership.
- Evidence base for intensification established through community input and consideration of the four well beings.
- Importance of high quality public open space for intensified/infill areas, including consideration of who creates, funds and maintains open spaces is required.

Possible actions

In addition to the position statements, recommendations from Martin Udale's report 'Residential Intensification Review – City Living Zone (2015) have been drawn on where they align with the views of the position statements:

- Overt leadership, focus, resources, practices and processes needed to provide an enabling environment for infill and intensification.
- Increase interaction between developers and the community (e.g. Property Developers Forum and the other SG Forums) to enable a better understanding of each other's views.
- Evidence base for intensification established through community input, consideration of the four well beings and research on healthy urban environments.
- Identify those areas most suitable for infill/intensification taking into account the capacity of existing infrastructure.
- Review regulatory settings to encourage and enable infill/intensification is critical. For example:
    - more permissive rules for intensification including height limits, coverage and remove requirements for parking,
    - introduce urban design controls to ensure good quality development,
    - enable mixed use development particularly in commercial areas i.e. residential development above ground level commercial activities.

- In concert with a review of the planning controls develop a “pattern book”, or design guide, with model solutions for a range of suburban infill solutions providing a range of housing typologies that could either be undertaken as a redevelopment of a single suburban lot or as an infill solution at the rear of an existing dwelling. These model designs could be “pre-approved” by Council so that projects generally in accordance with such solutions could then have an expedited consent path with a lower level of activity status. Such model solutions might deliver between 4 – 6 new dwellings on a standard lot.
- The non-regulatory role of the territorial local authorities is also critical in ensuring good quality intensification i.e. develop a holistic understanding of the quality of amenity that is required to make infill/and intensification housing choices more appealing to developers and end buyers. Considering access to work opportunities, accessibility of the ocean/harbour/recreation areas, infrastructure services, transport and facilities, and the quality of the environment are intrinsic factors in making these types of housing more attractive, and thus more viable, and the role that Council might play in delivering these is important.
- The operation of the consenting programme must focus on enabling efficient processing of quality consents including rewarding good development by way of a smooth, quick and certain consenting process.
- If a development agency was established (in line with a recommendation from Martin Udale’s report to establish a development agency/internal team focusing on infill/intensification staffed by Council to establish partnerships with developers) it is recommended that partnerships are also created with the community.
- Consider whether the SmartGrowth action to undertake an affordable housing project could also become an exemplar for infill/intensification including a range of dwelling sizes, shared facilities etc.
- Develop an appropriate measurement and monitoring framework that can be constantly updated so that things that are working can be expanded upon, those that are not working can be stopped and new ideas and innovations can be tested for effectiveness.

Housing

Providing safe and healthy housing that caters for a range of ages, incomes and household sizes was highlighted by most of the Forums. Terms referred to in the position statements included:

- Shared definition of affordable housing.
- Retaining affordability.
- Catering for the ‘missing middle’.
- Explore different methods to achieve affordable housing provision e.g. licence to occupy, inclusionary zoning.
- A range of housing choices and typologies is available to meet the population composition and incomes.
- Availability and proximity of housing to work, services, retail.
- Energy/resource efficient, safe and warm and dry housing.
- Recognition that the ‘market’ cannot provide housing that meets the needs of everyone, including existing and future communities.
- Social housing provision.
- Papakainga/development of Maori land.
- Emergency housing/homelessness.

- Role of central government in affordable, social and emergency housing.
- Focus on both rental (including security of tenure) and 'own your own' homes.
- Cost of materials contributing to lack of affordable housing.
- Costs of provisions in covenants that contribute to unaffordable housing.
- Ageing in place.
- Mixed housing/co-living.

Possible actions

- Currently SmartGrowth plans for the number of dwellings required to accommodate population growth. For a range of reasons, including there being no statutory requirement, planning for housing that caters for a range of ages, incomes and household sizes that is healthy and safe receives limited attention. For this reason, a long term sub-regional housing strategy, informed by a housing needs assessment, is necessary to plan for the number, type, and quality of housing (including affordable and social housing provision and their location within developments). Successfully planning for the range of housing required would reduce the requirement for emergency or transitional housing and provides a powerful tool to engage with central government, iwi, hapu and the philanthropic sector about their role and investment in housing for future communities e.g. public private partnerships.
- Investigate methods to retain affordability of homes over time, in particular the establishment of a Housing Trust (e.g. Queenstown Lakes Community Housing Trust). This would not necessarily need to be established by local authorities.
- Investigate methods to ensure the provision of affordable housing as part of the settlement pattern, in particular the feasibility of introducing inclusionary zoning which requires developments to build a certain percentage of affordable housing (e.g. Queenstown Lakes District Council district plan inclusionary zone provisions).
- Advocate for standards of new builds to be raised to focus on energy and resource efficiency, orientation, local materials, passive heating/cooling, and thermal performance as per international best practice.

Active transport options and public transport

The importance of creating healthy urban environments that reduce the need for private vehicles and increase cycling and walking opportunities was frequently identified in position statements as critical for successful community building. Comments included:

- Walkable neighbourhoods for good connectivity.
- Public transport nodes linked to and between neighbourhoods/cities/towns, that is reliable and of sufficient frequency and accessible to specific destinations e.g. hospitals.
- Walk and cycle ways which facilitate commuting and recreation.
- Take into account disability access to transport.
- Destination planning.
- Electric vehicles supported.
- Increase proportion of freight volume transported by rail.
- Appropriate infrastructure e.g. cycle racks.
- Shared transport options.

Possible actions

- Cycling, walking and public transport (including rail) afforded the same consideration as roads, vehicular freight transport and private vehicles in all transport planning e.g. completion of the Tauranga urban cycle ways and the Omokoroa – Tauranga cycle way will contribute to increased cycling and walking with subsequent reduced private vehicle use.
- Connectivity within neighbourhoods, between neighbourhoods and across the sub region to be a key principle in transport planning.
- Inclusion of electric vehicle charging points and cycling racks as a consideration of transport planning.
- Procurement of electric vehicles and provision of appropriate infrastructure for cycling (e.g. cycle racks) considered by the three Council SG partners recognising their potential to be role models as major employers in the sub region.
- Targets set for cycling, walking and public transport to increase their share of total travel movements each year with matching targets for a reduction in private passenger vehicle trips.

Conclusion

A total of 25 themes were identified from the positon statements produced by the Forums and the BOPDHB.

Six themes were identified by five or more of the forums representing what the forums and the BOPDHB collectively believe to be essential ingredients to be considered as part of the work of the settlement pattern review along with a 19 other themes specific to their areas of interest.

The forums represent a broad range of community interests. They have invested considerable time in articulating what they believe to be important in relation to the settlement pattern review. They look to SmartGrowth for this to be considered and incorporated into future work determining how and where the sub region will accommodate growth and build successful communities.

Appendix 1 – Other Themes identified in the position statements

Other Themes	Forums
The Treaty of Waitangi and the CTWF 2012 Aspirational Plan which articulates the cultural, social, environmental, economic and political aspirations of tangata whenua.	CTWF
Rangatiratanga/mana (leadership, power, authority, control, recognition and self determination) and Whanaungatanga (social connections and networks) principles considered as part of the settlement pattern review.	CTWF
Tipuranga – development of Maori Land considered as an opportunity, not a risk within the settlement pattern.	CTWF, HAF, PATAG
Create healthy urban environments that promote health and well-being for all so everyone has a fair chance of being healthy.	CTWF, BOPDHB, SSF, PATAG
Measures of success includes fair distribution of health, well-being, environmental and social sustainability, not just economic growth.	CTWF, BOPDHB
Address climate change through mitigation and adaptation in land use planning e.g. sea level rise, reduce green house gas emissions.	SSF, ESF
The need for communities to be resilient including enabling local food production, establishment of lifelines and consideration of civil defence (reduce risk, readiness, response and recovery).	SSF, PATAG, ESF
Ensure environmental sustainability/kaitiakitanga is incorporated into land use planning e.g. coastal ecosystems are protected and restored, consideration is given to ecological corridors, water quality and allocation, air quality, marine reserves, natural view shafts.	CTWF, ESF
Productive land is protected for food production	ESF, SPF
Waste minimisation is prioritised throughout the development process and services that minimise waste are established for households and businesses.	ESF
'Blue' and 'green' infrastructure is actively considered in infrastructure planning.	CTWF, ESF
Infrastructure for the kiwifruit industry is considered in infrastructure planning.	SPF
Population composition considered as part of the settlement pattern e.g. aging ethnic diversity, young people.	SSF, PATAG
Central government, territorial local authorities and communities show courageous leadership and innovation.	SSF

Commercial areas are mixed use and accessible with 'bumping spaces'.	SSF, PATAG, ESR, PDF
Consider how the settlement pattern can reduce income disparity e.g. Provision of adequate social and affordable housing.	BOPDHB, SSF.
Digital infrastructure required that is accessible and affordable e.g. free Wi-Fi in public places.	SSF
Important for SmartGrowth and settlement pattern work streams to collaborate with developers in recognition that developers are responsible for a substantial share of the implementation of the SG strategy.	PDF
The planning process is well resourced and planned including guidance such as best practice examples to provide certainty and consistency in investment.	PDF

Kia Tu Pakari ai Tatou

Committee Name	**SmartGrowth Implementation Committee**
Committee Meeting Date	**August 2016**
Author	**Shad Rolleston, Tu Pakari Advisor**

Combined Tangata Whenua Forum (CTWF) – Terms of Reference Review

Background

The CTWF have been concerned for some time at the ambiguity of current arrangements for the appointment of CTWF governors to SGIC. During the CTWF meeting on 4 May 2016, it was agreed that a small team would convene a workshop to review the Terms of Reference (TOR) for the CTWF. The TOR review would then be presented back to CTWF with suggested changes and recommendations.

The objectives of the workshop were to clarify the appointments process of CTWF governors to SGIC, and to align other activities relevant to CTWF.

Proposed Changes to Terms of Reference

The Tu Pakari Advisor, CTWF governance members, and Maori Policy staff from each of the local authorities met on 11 May 2016 and reported back to the CTWF 12 July 2016 with proposed changes to the TOR.

The main changes (see Attachment 1 with highlights) to the TOR resolved by the CTWF on 12 July 2016 included the following:

- ***CTWF governance appointments;***

It was agreed that the Tauranga City Council Tangata Whenua Collective would appoint 1 member to SGIC, Western Bay of Plenty District Council Partnership Forum would appoint 1 member to SGIC, and the last 2 members would be elected from the CTWF. A rotating term of 3 years for CTWF governance members was specified, starting from the local body elections.

While the changes to the TOR have essentially dissolved the Mauao constituent position on SGIC for CTWF, it was the view of the CTWF that the Bay of Plenty Regional Council should include the Mauao constituent member as one of its four governors to SGIC.

- ***Chairperson of the CTWF; and***

It was also resolved that the Tu Pakari Advisor would co-chair the CTWF with an elected co-chair from the CTWF.

- ***Bi-monthly workshops (alternate month).***

The final change to the TOR included, bi-monthly workshops (alternate month to standard meetings) on topical issues affecting both SmartGrowth and tangata whenua. The workshops would enable the CTWF to develop a collective view or position on topical issues. This could include workshops on affordable housing, Te Ture Whenua Act review, water reforms, other SmartGrowth strategy actions etc.

Recommendations

It is recommended that SGIC:

1. **Receive** this report; and
2. **Note and endorse** the changes made to the Terms of Reference.

Attachment 1

Combined Tangata Whenua Forum Terms of Reference

6.3 Combined Tangata Whenua Forum

Key Responsibilities:

- Have input into the development of the SmartGrowth strategies and implementation of actions from tangata whenua perspective.
- Support the implementation of the Strategy through an audit role and the provision of information and advice.
- Provide timely and effective feedback on implementation actions.
- Provide essential communication links to and from constituent iwi and hapu.
- Provide input into the appointment of a Tu Pakari Advisor in conjunction with SGIC chair and CTWF chair.
- Maintain links between Treaty settlement outcomes and strategy implementation.

Form:

- Membership comprising the Tauranga Moana Tangata Whenua Collective (TCC) and iwi/hapu members of Partnership Forums (WBOPDC).
- Meet at least six times a calendar year, generally on a bi-monthly basis.
- Meet up to six times a calendar year, generally on a bi-monthly basis to workshop issues and topics of interest to SmartGrowth and the CTWF
- Meeting attendance funded in a manner consistent with TCC and WBOPDC Council policy.
- Scope for members of the CTWF to be seconded to the Committee if required to provide insight into specific issues.
- Serviced by the Tu Pakari Advisor in respect of agendas, papers, and report preparation.
- Tu Pakari Advisor shall be co-Chairperson of the CTWF, the CTWF shall elect a co-Chairperson of the CTWF and follow the elections process as CTWF members to SGIC

CTWF Representation to SGIC

- Representation from the CTWF to SGIC will consist of:
  - 1 member appointed by the Tauranga Moana Tangata Whenua Collective (TCC);
  - 1 member appointed by the Partnership Forums (WBOPDC);
  - 2 members elected by the CTWF; and
- CTWF representatives to SGIC term will be 3 years and rotating on an annual basis starting from the:
  - local body elections confirming the Tauranga Moana Tangata Whenua Collective appointee and Partnership Forums appointee (year 1)
  - longest serving CTWF elected member (year 2)
  - next serving CTWF elected member (year 3)
- Appointments or elections will take place in the last calendar quarter of the year unless a SGIC CTWF vacancy occurs
- Nominees for CTWF members to SGIC must be a member of either the Tauranga Moana Tangata Whenua Collective or Partnership Forums
- Nominees will require the written support of one other CTWF member which must be submitted to the Tu Pakari Advisor one month prior to the scheduled meeting
- CTWF members will receive the agenda including, where provided information on the nominees

- If one nomination is received, no election will be required

Kia Tu Pakari ai Tatou:

- The CTWF will be responsible for ensuring the Rangatiratanga of the hapu and Iwi (tangata whenua values, principles, traditions and customs) are taken into account and maintained throughout the implementation of the strategy.
- The CTWF is a reference group to support the future growth related needs of hapu and Iwi.

Tangata whenua Audit:

- An audit on the implementation of the strategy by the CTWF will be a key monitoring function for tangata whenua in assessing the outcomes of the strategy.

Tangata whenua Leadership

- The collective knowledge and experience within the CTWF provides strong leadership and direction to the SmartGrowth Implementation decisions on specific and generic actions affecting tangata whenua.
- Tangata whenua will provide leadership in the implementation of some actions solely, shared as a member of the SmartGrowth Implementation Committee or as a support to other lead agencies.
- Tangata whenua engagement in the implementation and monitoring will provide confidence in the growth and development processes.

Communication and Liaison with Tangata whenua:

- The CTWF provides a regional forum for hapu, Iwi and Maori to raise implementation issues. The use of Marae and specialist workshops has proven to be an effective communication tool in engaging tangata whenua. These internal networks and techniques should be utilised to ensure that momentum of the strategy is maintained.

Relationships:

- CTWF participants are able to raise issues for discussion within the CTWF meetings to be taken to the SGIC and other forums by the tangata whenua representative and/or the Tu Pakari Advisor.
- The CTWF is able to develop issues/ recommendations that have not been solicited by the SGIC and present these to the committee.

Participation:

- The CTWF will openly debate issues, with the opportunity for all participants to contribute. All meetings are open to whanau, hapu Iwi and Maori across the sub-region.

Autonomy:

- The CTWF will consolidate and summarise all the knowledge and representations of the participating hapu and iwi.
- It is recognised that this knowledge will be based on personal/hapu and iwi values and views.
- It is acknowledged that the CTWF participants will not always agree on issues.
- Any feedback/ recommendation to the SGIC will include all of the opinions and positions of the CTWF participants.
- CTWF participants will be able to present, in person, their differing views to the SGIC, to ensure their position is appropriately articulated.

Communication:

- Communication between the CTWF and the SGIC will be either a formal written report or presentation prepared by the Tu Pakari Advisor.
- A major focus of the communication between the two groups will be on building relationships, trust and honest interaction.

Operational Process:

- Facilitation, Independent Chair to continue in this role.
- CTWF participants own the process and operation of the group so they must contribute to the running of the process.
- Participating hapu and iwi will support each other to ensure equal opportunity to contribute.
- Open invitation for members of both the CTWF and SGIC to attend each other s meetings.
- Alternate's representation is allowable.
- Alternate must come prepared for meetings and may not propose different hapu and iwi agendas to those already raised by the usual representative.
- The CTWF will have access to copies of all the reports sent to the SGIC.

Committee Name	**SmartGrowth Implementation Committee**
Committee Meeting Date	**August 2016**
Author	**SmartGrowth Strategic Advisor Ken Tremaine and Implementation Manager Bernie Walsh (on behalf of the Chief Executives Group and Implementation Management Group)**
Purpose	**Deciding on the next steps in progressing future urban growth areas as outlined in the SmartGrowth Strategy 2013;** **Progressing in line with meeting the requirements of the proposed National Policy Statement on Urban Development Capacity;** **Responding to SmartGrowth Forums' position papers**

Settlement Pattern Review – timing and location of future urban development (10 to 30 years)

Executive Summary

Keeping work on track, enabling co-investment

1 The Committee has reached an important decision point for determining the next set of urban growth areas for the SmartGrowth Western Bay of Plenty sub-region. The aim is to ensure timely development capacity in the next 10 to 30 years and enable SmartGrowth to meet new government planning requirements. There is also a need to focus on the current Regional Policy Statement (RPS) and its targets and policies including a 25% intensification target (average of 20 dwellings/ha).

2 The amount and extent of population growth in the Bay of Plenty sub-region, along with the new proposed National Policy Statement (NPS) on Urban Development Capacity and continuing market pressures, show the need to stay on track with ensuring there is sufficient development capacity in the region. There is a considerable time lag between deciding on new urban areas and their delivery to the market in a timely manner. It takes a minimum of 3 to 5 years to do detailed structure planning and complete the Schedule 1 Resource Management Act (RMA) plan change process

3 The projects outlined in this paper identify new land and capacity that can, in time, deliver additional housing and business land and meet new government planning requirements. Appendix 1 outlines a Western Bay of Plenty Sub-Region Indicative Growth Sequencing programme. This is an update of the current table in the RPS. A change to the RPS will be required to give effect to the Settlement Pattern Review and the requirements of the NPS, once confirmed. That change will require updating the indicative growth sequencing (Appendices C and D of the RPS) and looking at enabling the management of growth to occur more easily and simply, given the fast changing dynamics of urban housing supply and demand.

Four integrated projects, meeting new planning requirements

4 A set of four integrated urban growth projects – Tauranga Compact City, Te Tumu, Keenan Road and Tauriko West - aligning with the SmartGrowth Corridors, are now recommended for progressing for residential and business land development. As a consequence of the work done on the Keenan Road urban growth area and the Western Corridor, Tauriko West is more favourable than Keenan Road to develop in the short term.

5 The projects identified will enable the region to accommodate its projected household and population increase and meet any ongoing obligations under the Government's new proposed National Policy Statement on Urban Development Capacity.

6 Decisions are needed now on these future growth areas to ensure the region is in a strong position for supporting business cases that will go to the NZ Transport Agency (NZTA) board for consideration in October 2016.

7 Decisions and recommendations are drafted in a manner that they are "subject to" positive outcomes from the Board meeting in respect of the Tauriko Network Programme Business Case to ensure ongoing alignment between these projects. Likewise, the NZTA Board is seeking evidence of conditional SmartGrowth support of the recommended programme (subject to public consultation). This is reflected in the Western Corridor Strategic Study recommendations. Partner council chief executives are also working on a Heads of Agreement with NZTA outlining planning and investment principles.

Current intensification activity

8 Due to questions from Committee members about intensification progress, Tauranga City has extracted consent data. This data now gives us a very good and clear picture of current intensification activity. The data gives us a considerable level of confidence because it is signalling well in excess of 25% - ie beyond the RPS benchmark for an acceptable level of intensification.

The table following summarises the projects consented and 'in the pipeline':

Resource Consents	Special Housing Areas	'Pipeline' Projects
224 units 278 aged/retirement units	383 freehold dwellings	350(+) freehold dwellings 2 large-scale retirement complexes (400+) units
Total		
957(+) freehold dwellings 678(+) aged care/retirement units		

9 These projects, particularly those in the pipeline, if they proceed to development, would likely be spread over the next five years and actively lift the level of intensification.

10 Averaged over five years, this represents around 330 dwelling units per annum. Using the 2015/2016 figure for total new dwellings for Tauranga City (1493), 330 dwelling units per annum would represent a rate of approximately 22% per annum for infill/intensification from 2016 - 2021. When added to typical rates of infill (around 12% per annum) this equates to approximately 34% of total new dwellings being delivered through infill or intensification.

11 Community and key stakeholder views

The position papers put forward by the SmartGrowth forums and Bay of Plenty District Health Board strongly support the concept of a compact city.

Further analysis of the positions, commissioned by SmartGrowth from consultant Liz Davies, has highlighted six common themes supported across the majority of papers that particularly relate to the settlement pattern review and new urban growth areas. The forums are also seeking commitment, 'can do' creativity and leadership reflected in a "weaving together' of partner and forum strands of expertise.

The six common themes are:

1. Co-creating or designing solutions/community-led planning
2. Urban design (including cultural design, heritage, crime prevention through environmental design (CTED), ecological design)
3. Planning and funding for social infrastructure
4. Compact urban form
5. Housing – affordable, housing choices, energy/resource efficient
6. Active transport options and public transport.

Next steps - decision-making objectives and recommendations to partner councils

12 It is recommended that the SmartGrowth Implementation Committee agree the following core decision-making objectives to accompany the recommendations to partner councils set out below.

The sub-region's objectives in progressing the four recommended integrated projects and associated work is to

- accommodate future population, business and household growth,
- manage and optimise the future supply of, and demand for, business and residential land,
- enable timely compliance with the Government's requirements under the new proposed National Policy Statement on Urban Development Capacity,
- show strong support for transport investment business cases going to the NZ Transport Agency board for approval in October 2016,
- respond to the SmartGrowth Forums' position papers,
- take an enabling and integrated approach to development opportunities and proposals, and
- inform the review of the Settlement Pattern going forward**.**

(a) Compact City project

Agree to support Tauranga City Council advancing a comprehensive project starting in 2016/17 to deliver intensification within the current footprint of Tauranga.

Agree that progress will be regularly reported back to the committee where relevant, with milestones reflecting the National Policy Statement (NPS) for Urban Development Capacity expectations and include input from partners at all stages; and that principles and objectives of the Compact City approach will be applied to the wider Western Bay where applicable.

(b) Western Corridor

Tauriko West

***Agree* to** prepare a structure plan and begin the RMA process (including a change to the Regional Policy Statement (RPS)) for a new Urban Growth Area in Tauriko West starting in 2016/2017, subject to positive outcomes from the NZTA Board meeting in October in respect of the Tauriko Network Programme Business Case.

Agree to structure planning/RMA processes for the extension of the Tauriko Business Estate (lower Belk Rd) starting in 2016/17, likely to be required in the next 5-10 years.

Keenan Road

Agree to retain the Keenan Road area (within Tauranga City) as an urban growth area and continue planning and community engagement work on timely rezoning for the remaining Keenan Road area (possibly including Merrick Road/Joyce Road extension).

NZ Transport Agency's Tauriko Network Programme Business Case

Agree the committee is supportive of

1. NZTA's Tauriko Programme Business Case and recommended programme at a concept level in terms of how it affects and enables the Settlement Pattern Review approved by SmartGrowth to be delivered.
2. The business case moving to the next stage.
3. Partner councils and SmartGrowth giving NZTA letters of support (reflecting 1 and 2 above) and these letters being presented as part the Tauriko Programme Business Case to the NZTA board in October.

(c) Te Tumu Structure Planning

Agree to retain Te Tumu as an urban growth area and note that Tauranga City Council has resolved that structure planning in the area will be undertaken in conjunction with a Schedule 1 Resource Management Planning (RMA) process starting in 2016/17.

(d) ***Approve and formally receive*** all of the detailed reports including the SmartGrowth Forums' position papers as discussed at earlier SGIC workshops and meetings, namely,

- Western Corridor and Keenan Road reports (SGIC agenda May 2016)
- Te Tumu Strategic Planning Study and Compact City reports (SGIC agenda June 2016)
- SmartGrowth Forum Position Papers – eight position papers and a further position paper from the Bay of Plenty District Health Board (SGIC agenda July 2016)
- Discussion Paper – Settlement Pattern Review (SGIC agenda July 2016)
- Tauriko West Update (SGIC agenda July 2016)

(e) ***Agree*** that SmartGrowth works with its partners and forums to refine the current approach to planning (see Appendix 2) to ensure compliance with the new NPS for Urban Development Capacity, subject to its finalisation in October 2016; agree this will include a consistent sub-regional engagement approach amongst partners and SmartGrowth Forums.

(f) ***Agree*** that this refinement work will aim to optimise sub-regional planning by integrating NPS requirements such as housing assessments, developing an intensification strategy and housing targets, with implementation of RPS policies and responses to the forum position papers.

Community engagement and communications

(g) ***Agree*** to a strong commitment to continuing sub-regional communication and community engagement through the SmartGrowth Forums and other activities including recommendations (e) and (f). ***Noting that*** further and formal community input on the above actions will also be carried out through the statutory implementation processes of the individual partners.

(h) ***Agree*** that SmartGrowth's independent chair will develop and implement a SmartGrowth communications programme centred on the above high level decisions/recommendations, to boost communications and lead 'community conversations' on long term sub-regional planning for quality places.

It all starts here – the SmartGrowth Strategy 2013 – delivering a Western Bay that is a great place to live, learn work and play

13 In 2013, the SmartGrowth strategy partners agreed an updated SmartGrowth Strategy. The strategy has a 50-year horizon with a strong focus on the next 20 year planning period. It is the spatial plan for the western Bay of Plenty sub-region. In a nutshell, SmartGrowth is the region's leaders working together to produce a unified, 'smart' plan for the western Bay of Plenty's future. The aim is to have strong decisions, backed by good evidence and made by unified leaders in partnership with communities.

14 The strategy is founded on five key pillars – partnership; integration, collaborative leadership; integration; evidence-based and a live, learn, work and play approach. The concept of live, learn, work and play is anchored in the both the strategy and the settlement pattern. In practical terms, this means that we should be applying the concept across all our decision-making in the sub-region. The aim is to ensure the provision of land and services for housing, business, education, rural production, community activities and recreation – and more importantly, emphasises the linkages between these activities.

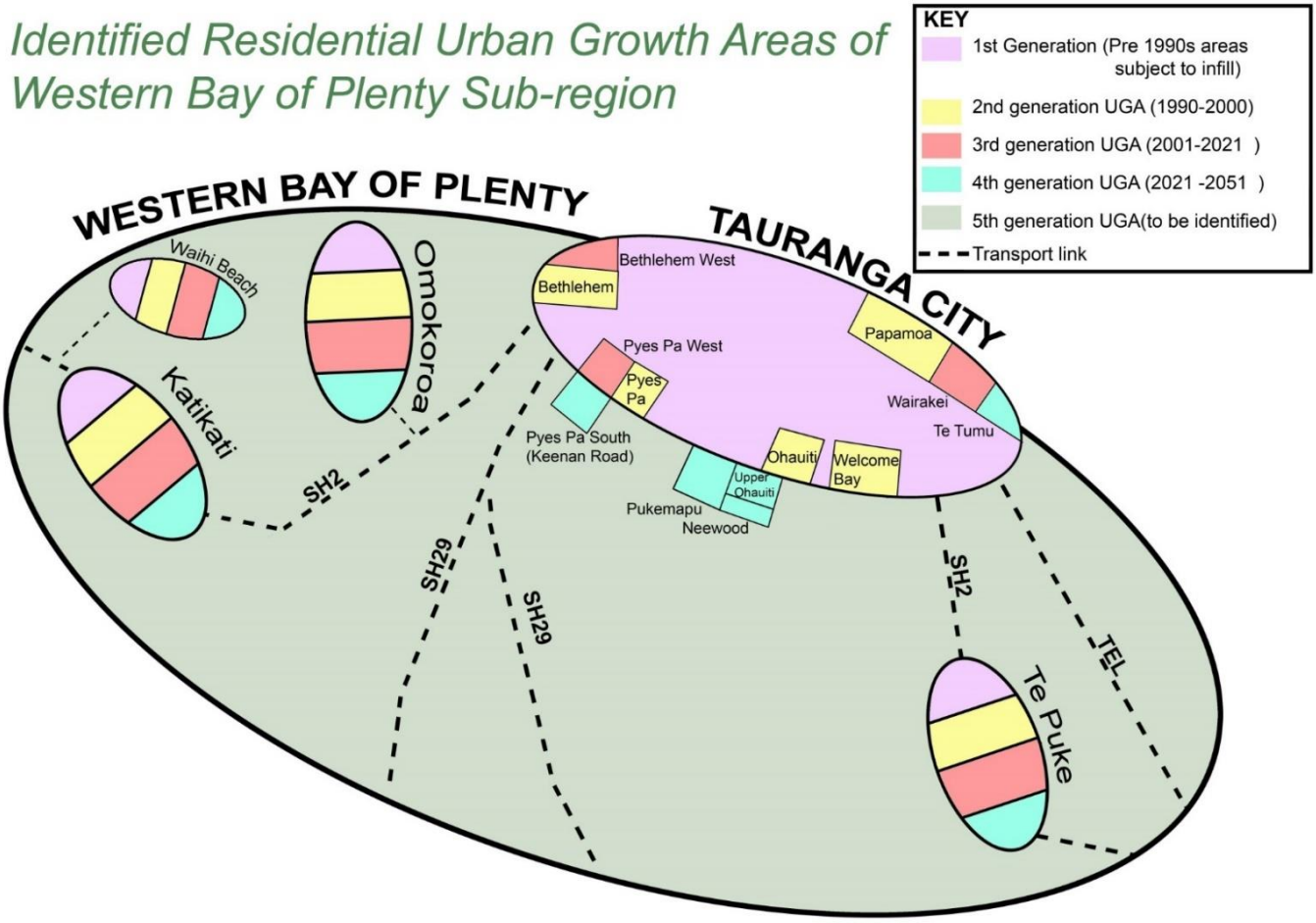
At the local community level, it means we want to provide opportunities for people to meet most of their daily needs within their own communities. It supports the design of neighbourhoods and communities in a way which promotes social interaction, connectivity, access, a strong sense of community and sufficient housing choice to cater for a range of ages, incomes and household sizes. These outcomes all align with what our SmartGrowth Forums are telling us they want in their position papers and need to be delivered on the ground. The "devil is in the implementation" – July SGIC forums' chair discussion session. These outcomes are also reflected in the current Regional Policy Statement and its targets and policies including a 25% intensification target (average of 20 dwellings/ha).

Using this robust framework for future land-use and growth and spatial management decision-making

15 The SmartGrowth sub-regional settlement pattern is a cornerstone of the strategy. It makes provision for sustainable urban and rural development capacity in the sub-region, specifically for the next 20 years, and generally for the next 50 years. The settlement pattern is underpinned by a desire to achieve a more compact urban form. Development is concentrated in key growth areas and corridors in order to achieve infrastructure efficiencies, avoid productive rural land and protect important natural areas.

16 The recommendations and decision-making principles in this paper have come from agreed actions (under 21G) in the SmartGrowth Strategy 2013 including identifying new urban growth areas and confirming existing ones and sequencing triggers.

Current operative 2013 spatial settlement pattern



17 The value of the settlement pattern as an integrated, long term blueprint for development is in sending clear and unambiguous signals to the market and providing investment certainty.

Failure to do this will create uncertainty and place undesirable speculative pressure on land prices affecting, amongst other things, the ability to use land for productive purposes, the protection of the natural and cultural environment and the efficient delivery of infrastructure.

18 Essentially if we leave growth unplanned for, private plan changes or other market forces will make the calls – and the region will be forced into reactive ad hoc planning, rather than sustaining communities and enabling new ones. We will also have no integration between land use infrastructure needs and funding.

19 Officers have investigated fully the 2004 Settlement Pattern, currently anchored in the Regional Policy Statement and the city and district plans. We needed to better understand the challenges to full implementation, how to stay nimble and agile to market and population changes and what further work is needed to consolidate the SmartGrowth approach and investments to date. This paper reflects this work and our findings including an overview of the wider settlement pattern review sequencing programme.

20 The current steps in our growth and urban development planning are summarised in Appendix 2.

The proposed National Policy Statement on Urban Development Capacity – what does that mean for our future SmartGrowth decision-making?

21 A new proposed National Policy Statement (NPS) on Urban Development Capacity was released in June 2016. It is expected to come into force in October this year. In the NPS, the Tauranga urban growth area (which relates to both Tauranga City and Western Bay of Plenty District) is classified as a high growth urban area with 15.1% projected population growth over the ten years from 2013 to 2023. We are second only to Auckland in projected growth at 18.1%, and ahead of Hamilton at 14.8% and Queenstown 14%.

22 The NPS requires councils to anchor agreed regional housing targets in a Regional Policy Statement. It also requires them to do regular three-yearly housing and business land assessments. Both assessments must estimate the supply of development capacity to meet demand in the short, medium and long term and identify any insufficiency in development capacity.

23 Local authorities must consult with infrastructure providers, community and social housing providers and the property development sector. They also require local authorities to monitor on a quarterly basis or as often as possible a range of indicators including housing affordability indicators, resource and building consents, price signals and business land vacancy rates.

24 The relevant local authorities must work together to agree data and projections which is already undertaken through the Annual Development Trends Report. This is then used to ensure co-ordinated land use planning and infrastructure provision, including expected levels of service for infrastructure.

25 The aim of the NPS is to drive "responsive planning" and ensure councils respond to market signals and other triggers to ensure a rolling supply of development capacity including a supply of a range of housing types and price points.

26 In the medium to long term this means amending plans and policy statements to provide more development capacity and provide a broad indication of timing, location and sequencing of development to demonstrate that it will be sufficient. Sufficient is defined in the NPS as "the provision of enough development capacity to meet demand, plus to take account of the likelihood that not all capacity will be developed, an additional margin of at least 20% over and above projected short and medium term demand; 15% over and above projected long term demand". Long term is defined as within 30 years, medium within 10 years and short term is three years. Councils are also required to take account of enabling development in areas where there is highest demand and that it is commercially feasible.

NPS compliance requirements begin in October 2016

27 As soon as the new NPS comes into effect in October, SmartGrowth will need to work with its partners to meet the assessment requirements. By the end of 2018 we will need to provide a future land release and intensification strategy alongside our targets to provide certainty that there will be sufficient development capacity in the medium to long term and that minimum housing targets will be met.

The western Bay of Plenty sub-region is well-positioned to respond to the NPS and meet all these requirements. The SmartGrowth partnership means we are a long way down the track already to what the NPS is seeking and already carry out these monitoring and market assessments.

28 Meeting the required development capacity and matching infrastructure will be the key issue. Our analysis is showing that we would not currently comply and that we need to keep advancing work.

29 The key opportunity is to ensure we are in a good position to show the government that co-investment in the region is easy and worthwhile. This should enable our sub-region to make the most of the new $1b infrastructure fund.

30 We need to be showing the benefits that will be realised by co-investment and demonstrate organised delivery across the region with the SmartGrowth partnership in place and functioning well.

31 Our position should be that we are ready to work with them to implement the NPS to make a difference – but co-investment is key in terms of infrastructure (including social infrastructure such as community facilities) is a vital element to our strategy being successful.

32 It is recommended that the sub-region/SmartGrowth leads a project across the partner councils that integrates compliance with the NPS, with implementation of the RPS and works with its partners and forums to refine the current approach to planning (see Appendix 2) to ensure compliance with the new NPS for Urban Development Capacity, subject to its finalisation in October 2016.

33 As part of this 'refinework' work we would also agree a consistent sub-regional engagement approach amongst partners and SmartGrowth Forums.

34 The key object of this work would also be to optimise sub-regional planning by integrating NPS requirements such as housing assessments, developing an intensification strategy and housing targets, with implementation of RPS policies and responses to the forum position papers.

Planning for urban development capacity for the medium term (10 years) and long term (30 years)

35 Four integrated projects are being recommended to provide urban development capacity in the sub-region in the medium and long term and to meet NPS requirements.

The four projects are:

Compact City (Tauranga)

36 The Compact City project is a new and comprehensive package of work aimed at delivering new housing/development capacity in Tauranga's existing urban area. Opportunities exist for the delivery of more compact urban forms of housing that if advanced would be welcomed by the market. The project will have initially have a two-phased approach – intensification in the Tauranga City Centre and City Living Zone. A broader scope of work that will investigate opportunities for intensification elsewhere in the Tauranga urban area, for example in suburban areas, will follow. The project will investigate a mix of RMA regulatory change and council-led investments and activities. It will aim to contribute to delivering greater housing choice and a more vibrant and successful city centre. Strong opportunities exist to leverage off the proposed public sector investment in the Civic Heart project, including increased residential development, new apartments and mixed use developments.

Western Corridor

Tauriko West

37 It is recommended that urbanisation of the Tauriko West area proceed before Keenan Road.

38 The provision of transport connections in the near future and addressing cultural considerations present the biggest challenges for Tauriko West. However, officers regard the transport challenges as easier to overcome than the land fragmentation issues for Keenan Road. A separate update on Tauriko West is included in this agenda to provide the committee with further information as requested on some possible practical access solutions.

39 Key benefits of the Tauriko area include its location on the edge of the existing city. It is relatively easy to service with infrastructure and is owned by a limited number of landowners, the majority of whom are keen to advance development. The location has high amenity, is next to a significant employment and shopping centre, faces north-west and slopes gently towards the Wairoa River. It provides a strong opportunity to develop a high quality urban community.

Keenan Road

40 The Keenan Road area remains suitable for urbanisation in the future. However, there are a number of complex issues in the development of the area that will take a number of years to resolve, principally the fragmented nature of land holdings and its relationship to contour and sequencing of servicing.

41 Preparatory work for structure planning the Keenan Road area, potentially extending to the Merrick Road and Joyce Road areas, should continue so that SmartGrowth is positioned to promote timely plan changes to the Regional Policy Statement and District Plans required in the future. Part of the Keenan Road catchment is currently within Tauranga City and also within existing pre-2021 urban growth boundary in the Regional Policy Statement.

This area is in single ownership and adjoins The Lakes development. There may be an opportunity for this area to be developed more quickly as the first stage of a wider growth area. No boundary changes are envisaged until RMA processes are needed.

42 Should growth demand continue strongly, sequencing of further growth areas within the Western Corridor should be determined based on the best opportunities to deliver the 'live, learn, work and play' strategy of SmartGrowth. We need to keep monitoring the area to ensure we prevent any further fragmentation of land use that could compromise their future potential for urbanisation.

Eastern Corridor

Te Tumu

43 The urban development of the proposed Te Tumu urban growth area has been considered within the wider Eastern Corridor. A strategic planning study of the area and its opportunities and constraints has been carried out. The study concluded that the Te Tumu area can progress towards structure planning to enable the area to be opened up for growth for development post 2021, in accordance with the requirements of the Regional Policy Statement. There are a number of potential risks which require careful management and support. Regular review of these risks will be needed throughout the structure planning process.

44 Only about 46% of the land area is free from identified and assessed constraints. The potential exists to increase the developable land by an extra 70 hectares if flood mitigation measures along the Kaituna River are put in place.

45 The study concluded that as Te Tumu is a post 2021 growth area within the operative Regional Policy Statement, and currently lacks any infrastructure to support development, progressing opening of the growth area before 2021 is unlikely.

Range of growth opportunities needed

46 Tauranga City Council does not have development capacity to meet the proposed requirements of the NPS, given its requirement of 20% above and beyond short and medium term demand, and 15% over and above projected long-term demand. Western Bay of Plenty District Council can generally meet short term requirements (Katikati is an exception), but additional capacity would need to be zoned by 2023 to ensure the continual achievement of the medium term (10 years) requirements.

47 After examining feasibility of development in line with the proposed NPS requirements, officers believe that a range of growth opportunities across the sub-region which cater to current and likely potential future market demand is needed.

48 An integrated approach in the west, east, north and current urban growth areas will also ensure that the SmartGrowth strategy of creating communities where people can live, work, learn and play has a greater chance of implementation success. If we are clear about our long term strategy, other infrastructure providers and investors are more likely and able to join in support.

49 This recommended approach focuses on ensuring the following integrated SmartGrowth development priorities are adhered to, namely

- Supporting the current and planned transport investments in the SmartGrowth Corridors
- Building on actions already underway to have more city centre focused development (infill/intensification) with a clear city-wide balance (East/West)

Plus sub-regional growth in the outlying towns and urban growth areas in

- Te Puke
  Katikati
  Omokoroa
  Waihi Beach

Dealing with the shortfall in supply, thinking ahead on demand

50 At 30 June 2015, there was capacity for around 10,500 additional residential dwellings in zoned urban growth areas within Tauranga City. In the Western Bay of Plenty District there is capacity for an additional 2,735 residential dwellings within the zoned urban growth areas.

51 According to SmartGrowth projections, Tauranga City will require an additional 47,900 dwellings between 2013 and 2063. As at 30 June 2013, there remained an estimated greenfield residential land supply for 13,200 dwellings in zoned greenfield areas; additional infill capacity of 5,150 dwellings; and potential for intensification to provide a further 2,100 dwellings. This provided a total supply capacity as at 30 June 2013 for 20,450 dwellings, which when deducted from the projected demand out to 2063 leaves a shortfall of 27,450 total dwellings.

52 The recommended four urban growth area projects are aimed at delivering this additional capacity to ensure a good supply of development capacity aimed at creating viable communities and provision of housing supply to meet projected demand. A peer review panel (Peter Egerton, RPS Consulting and Martin Udale, Essentia Consulting) will reassess the proposed urban growth areas to provide an independent assessment of officer recommendations.

53 This shortfall would need to be accommodated in future greenfield areas and/or further development in existing urban areas. As at 30 June 2015, greenfield land supply capacity was available for about 10,500 dwellings, which is estimated to provide for up to 10 years of residential growth. Due to the time lags for rezoning processes and supplying the necessary infrastructure to a new growth area, more capacity is needed to address the projected shortfall in capacity. Essentially, the current 10-year greenfield land supply is expected to diminish to only five years' land supply before further land would be rezoned for residential development. It is anticipated that without delivering the additional capacity provided by the proposed Keenan Road Growth Area and the other projects, there will be no more greenfield capacity available by 2026.

New greenfield areas therefore need to be identified and planned well in advance of this date to ensure capacity can be taken up at the appropriate time.

54 The new National Policy Statement adds extra impetus to this task, given that it requires regional councils to set minimum targets by 2018 for sufficient residential development capacity for the medium and long term.

55 Local authorities must provide a future land release and intensification strategy alongside their plan to provide certainty that there will be sufficient development capacity in the medium and long term, and that minimum targets will be met. The strategy has to identify sequencing of development over the long term and include processes for flexible implementation. It has to be informed by housing and business land assessments and the views of infrastructure providers, land owners, property development sector and any other stakeholders.

56 The balance of what will be delivered through each in terms of growth in the current urban areas versus greenfield is still unclear.

Issues, opportunities and challenges

57 The committee must consider the key decision of allocating growth and urban development capacity by location and by time period.

58 Officers are seeking a high level go-ahead through this report's recommendations to determine the next urban growth capacity areas for the sub-region and how they should be progressed and over what timeframe as part of the wider review of the entire settlement pattern. This will enable work to progress to bringing these new growth areas into reality to deliver a rolling pipeline of urban development capacity. This will be a requirement of the new National Policy Statement and the decisions will enable the sub-region to meet and comply with these new requirements.

59 However, following these high level allocation and timing decisions, there will still be a number of key issues to discuss and address. We need to ensure that any decisions we make do not close off any options we want to preserve as part of addressing those issues.

60 How we manage and deliver the structure planning processes for these new areas will be vital. Many of the issues raised in the SmartGrowth Forums' papers relate to policies already in the RPS and/or will be addressed in the urban design, NPS compliance and structure planning stages.

61 Key decisions on this work as well as other important issues will come to the partner councils and SGIC for further discussion and decision as we progress the projects.

62 Some of these further issues for discussion and direction include, but are not limited to the following.

a. Intensification and greenfield – getting the balance right within SmartGrowth principles
b. Timing and provision of the Kaituna Link for the Te Tumu project
c. The longer-term vision for SmartGrowth – anchoring and making the most of the investment in the Tauranga Eastern Link
d. The Western Corridor – and the way forward on State Highway 29
e. The integrated sub-regional commercial and spatial hierarchy including the key role of the Tauranga CBD
f. Liveability – how are we going to ensure we deliver quality communities in these new urban growth areas?

All these issues need to be carefully considered going forward. Officers believe that the high level decisions recommended in this report do not limit or preclude any of the above being fully discussed and debated as progress continues on the four new urban growth areas and the wider settlement pattern.

Tangata Whenua and forums' views

63 The nine position papers prepared by Tangata Whenua, the seven SmartGrowth forums and the Bay of Plenty District Health Board have been analysed by consultant Liz Davies. Her report is included in this agenda.

What are the key messages coming through the position papers and is there common ground?

64 All the forums support the concept of a compact city believing it is critical to design vibrant settlements that allow people to live in proximity to jobs and urban amenities, with abundant, accessible and attractive transport choices. Key issues coming out of the forums' joint hui discussion include the need for funding to follow strategy and deliver results on the ground; the desire for a consistent and community-focussed approach to planning and the need to involve communities earlier in council and community planning processes; and the benefits of a greater focus on measuring and monitoring progress towards liveable communities.

65 The input from the forums has reinforced the position that our starting point for the Settlement Pattern Review update should be agreeing the compact city focus and then concentrating on the future role of greenfields development within this context.

66 Six common themes have emerged from the position papers (ie where five or more of the forums have identified the same theme). The consultant's analysis discusses the six common themes that are listed below. Liz Davies has also suggested a large number of possible actions on how the SmartGrowth partners can respond to the themes raised by the forums.

67 Six common themes (from the forums' position papers)

1. Co-creating or designing solutions/community led planning
2. Urban design (including cultural design, heritage, community prevention through environmental design (CPTED), ecological design)
3. Planning and funding for social infrastructure
4. Compact urban form
5. Housing – affordable, housing choices, energy/resource efficient
6. Active transport options and public transport.

Next steps

68 The next recommended step is to seek feedback on the consultant's report from SmartGrowth partners and SmartGrowth forums before considering a SmartGrowth Implementation Committee further response to the position papers, the consultant's analysis and suggested possible actions.

69 In the meantime, the set of recommendations from (e) to (h) included in this paper aim to address the key issue of early community/forum engagement and improved communications on sub-regional planning issues.

Managing ongoing risks

70 SmartGrowth will need to work with its partners to manage a number of ongoing risks to successful implementation of the strategy including the development of the new urban growth areas.

Achieving a compact city

71 Only 12% of Tauranga's growth has been taken up by infill development and another 5% by intensification/redevelopment within the existing urban area. Infill and intensification, as the Essentia Group Consulting Report (2015) for Tauranga City pointed out, is inherently hard for both city planners and developers. It won't happen without the overt leadership, focus, resources, practices and processes needed to provide an enabling and outcomes-focussed regime.

72 However recent analysis of projects in the pipeline points to some good progress being made in the city. A number of infill/intensification developments in Tauranga City have been consented over the last 12 months, or are currently going through preliminary stages of consenting. This data has been gathered through information provided from the Tauranga City Council's Environmental Planning team. This information gives an indication of the quantum and type of developments that are already delivering infill and intensification, or are likely to in the future, across the city.

The table following summarises the projects consented and 'in the pipeline':

Resource Consents	Special Housing Areas	'Pipeline' Projects
224 units 278 aged/retirement units	383 freehold dwellings	350(+) freehold dwellings 2 large-scale retirement complexes (400+) units
Total		
957(+) freehold dwellings 678(+) aged care/retirement units		

73 These projects, particularly those in the pipeline, if they proceed to development, would likely be spread over the next five years and actively lift the level of intensification. A number of the consented Special Housing Areas are within the existing urban area. Some are delivering over 20 dwellings/ha, others are not.

74 Officers advise that they have confidence that a majority of these 'in the pipeline' developments are very likely to get approval. However, it may take some time for these developments to go through the consenting process as negotiations over design aspects continue and get agreed to ensure quality developments.

75 Averaged over five years, this represents around 330 dwelling units per annum. Using the 2015/2016 figure for total new dwellings for Tauranga City (1493), 330 dwelling units per annum would represent a rate of approximately 22% per annum for infill/intensification from 2016 - 2021. When added to typical rates of infill (around 12% per annum) this equates to approximately 34% of total new dwellings being delivered through infill or intensification.

76 While at this stage a target intensification range has not been set, this will have to be addressed by the end of 2018, in order to comply with the proposed NPS requirements on setting housing targets aligned with an intensification strategy that aims to supply a range of housing types at different price points. Tauranga City officers have advised that until they have advanced the Compact City project further, and done more data gathering and analysis, it is difficult to identify a realistic and informed target range for intensification.

77 The planning provisions must be enabling of quality development which gives a development-friendly, commercially viable opportunity for residential development; and the operation of the consenting programme must focus on enabling efficient processing of quality consents.

78 It must reward good development by way of a smooth, quick and certain consenting process (Essentia Consulting Report September 2015). We will need to work hard to rebalance the dwelling stock that is likely to be required to match the wants and needs of a changing demographic profile over the next 15 to 20 years and beyond.

NZ Transport Agency (NZTA) co-investment and general transport planning

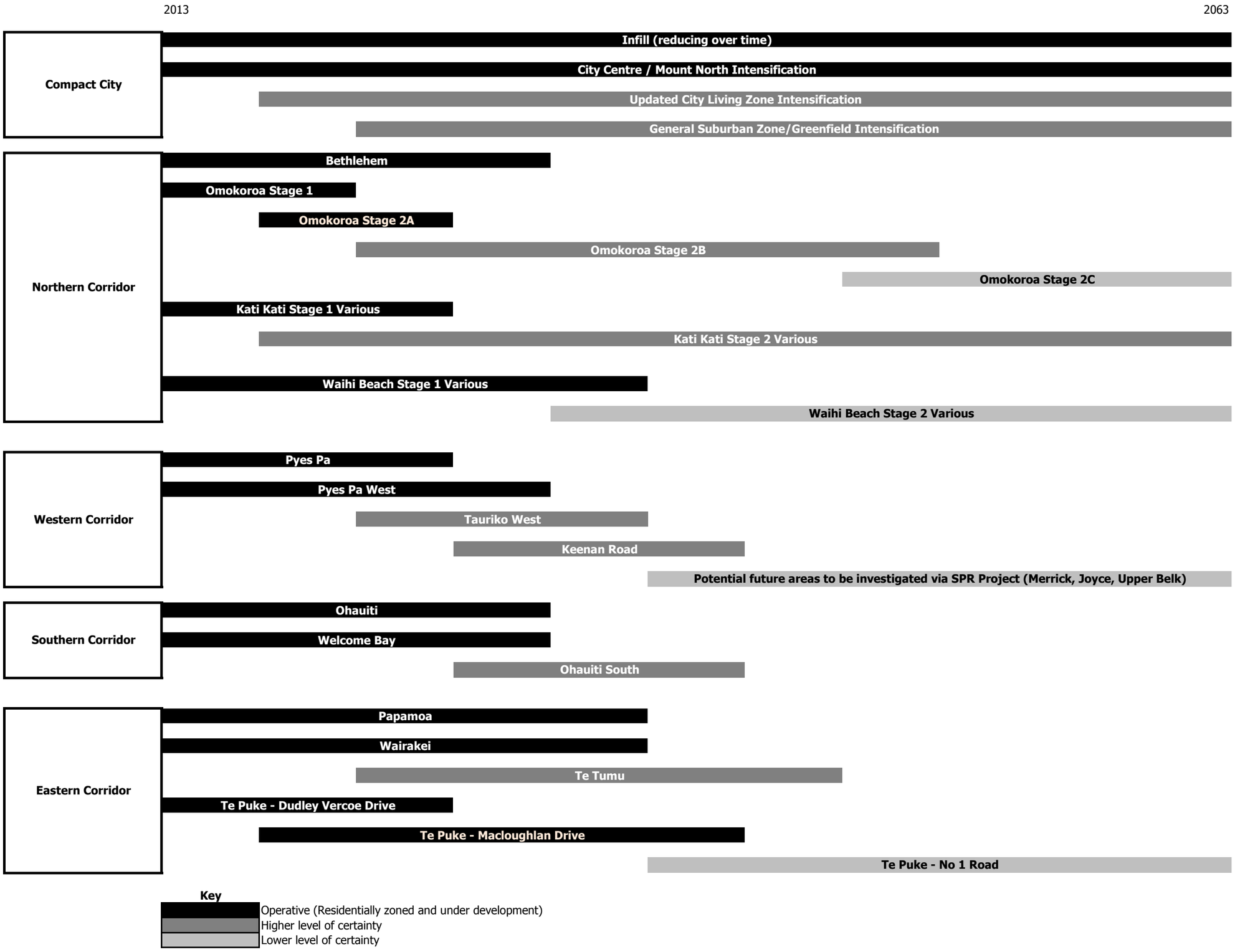
79 A continuing risk to the Tauriko West urban growth area going forward in the short term is the current uncertainty about NZTA's decisions on State Highway 29. This highlights the need for SGIC to give a clear signal in advance of the October NZTA board meeting to support the business case decision-making process and the suggested programme at a concept level – and the next steps.

80 The business case includes an integrated package incorporating staged implementation of network improvements (e.g. SH29 upgrade, suburban connectivity, walking and cycling), public transport and demand management. NZTA is looking for a clear and agreed vision from the SmartGrowth partnership. It is also seeking an assurance that the structure planning processes will be embedded with the principles of 'live, learn, work and play' and include a mixed development/density approach. It is seeking letters of support to accompany the network business case and recommended programme in line with these commitments. Partner council chief executives are also working on a Heads of Agreement with NZTA outlining planning and investment principles.

Funding – infrastructure costs to councils

81 Advice and discussion will need to follow in parallel around key decisions on funding infrastructure costs as we progress planning for the new urban growth areas.

Appendix 1: Western Bay of Plenty Sub-Region Indicative Growth Sequencing

Appendix 2: Current Approach to Planning for Growth Areas

Appendix 1 - Western Bay of Plenty Sub Region Indicative Growth Sequencing