

Tauranga City Council Growth Projects June 2018 Monitoring Report

Project	Current Update (key matters)	Next Steps and Identified Risks
Specific SmartGrowth Endorsed Growth Projects		
Te Tumu Structure Plan/Rezoning <i>This project involves the delivery of a new greenfield urban growth area of approximately 7,700 dwellings, 60 hectares of employment land with an adjoining town centre located in Wairakei. The project will go a significant way to meeting National Policy Statement development capacity requirements. It involves significant transport, waters, reserves and social/community infrastructure planning and delivery. The project is working on a timeframe of notifying a plan change to rezone the area for urban development in mid-2018 and the first houses being built in 2021. The council is working with the government to deliver infrastructure to the growth area boundary through the Housing Infrastructure Fund.</i>	<ul style="list-style-type: none"> Progression continues on the development of the Stormwater Strategy and options consideration for stormwater management. Additional Technical Assessment completed/in final draft format: <ul style="list-style-type: none"> Commercial Centres; Liquefaction Assessment (following review process); Archaeological Assessment; Landscape and Visual Assessment (Height); Potential Bell Road Connection; Kaituna Stormwater Overflow Design. 	<ul style="list-style-type: none"> Internal mid-block archaeological assessment. Flood modelling and risk assessment. CIA engagement with Tangata Whenua. Planning for future open days. Te Okuroa Drive Key connection between landblocks design Te Tumu Kaituna 14 Maori Land Court Hearing (18, 19 & 20 June). Re-initiation of master planning to provide updated master plan to reflect technical assessments.
Tauriko West Structure Planning/Rezoning (including associated link transport and boundary adjustment) <i>This project involves the delivery of a new greenfield urban growth area of approximately 3,000 dwellings. The project will go a significant way to meeting National Policy Statement development capacity requirements. It involves significant transport, waters, reserves and social/community infrastructure planning and delivery. The project is working on a timeframe of notifying a plan change to</i>	<ul style="list-style-type: none"> Master Planning/Urban Planning continues, with progression now into drafting development plans and landform plan. Stormwater Strategy and options consideration for stormwater management, flood modelling and ecological considerations underway. Engagement through Te Kauae A Roopu underway. Plan Change 4 to operative RPS notified. NZTA continue working through long list options and considerations on roading corridor consideration. 	<ul style="list-style-type: none"> TTM and Aimsun transport modelling to recommend interim and long-term access schemes, as well as spine road intersection control types. Assimilate findings and recommendations from multi-modal study. Additional flood modelling underway. Communications and engagement planning continues. Next open days in 2018, likely end August.

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<p><i>rezone the area for urban development in late-2018 and the first houses being built in 2021. The project also involves changes to the urban limits under the Regional Policy Statement and a boundary alteration with the WBOPDC as well as integration with NZTA on the planning and delivery of an upgraded SH29 corridor through Tauriko.</i></p>		
<p>Tauranga Urban Strategy</p> <p><i>This strategy and related projects are focused on the delivery of a more compact urban form for the city via redevelopment and intensification of the existing urban area. Higher density greenfield outcomes can also contribute toward compact city aims.</i></p>	<ul style="list-style-type: none"> • The TUS aspiration has been incorporated into the Future Development Strategy and will be consulted on in July/ August • The TUS proposed implementation initiatives was supported by CTC on 5 June • The TUS Advisory Group has been established and will meeting regularly to ensure a final TUS is provided by the end of the year • Risks include: <ul style="list-style-type: none"> ○ Lack of public and stakeholder support for the draft TUS ○ Insufficient resources available to implement the draft TUS 	<ul style="list-style-type: none"> • Feedback received via public consultation on the Future Development Strategy.
<p>Tauranga Centres Technical Assessment</p> <p>This project involves an assessment of the role and function of all commercial centres within the city from the city centre down to small local centres, including recommendations for future development of current and new centres.</p>	<p>Final amendments to the finalised Strategy Report have been made and the project has been completed. The completion of the project will mentioned in the CTC lead officer report at the CTC meeting on 28 June.</p>	<ul style="list-style-type: none"> • Incorporation into a final TUS by end of 2018.

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Landuse		
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<p>Keenan Road, TBE extension & Western Corridor</p> <p><i>Keenan Rd, the extension of the Tauriko Business Estate south of Belk Rd and the wider Western Corridor present future greenfield urban growth opportunities. Some of this area is within the current urban limits and much all of the area is located in the WBOP District</i></p>	<p><u>Keenan Rd</u></p> <ul style="list-style-type: none"> Planning work is not active on the wider Keenan Road Urban Growth Area Upgrades to the Kopurererua Stormwater Model are complete to enable consideration of urban development scenarios for Keenan Rd. <p><u>TBE extension</u></p> <ul style="list-style-type: none"> Planning work is not active for the extension of the Tauriko Business Estate south of Belk Rd The developer of the TBE is undertaking initial thinking on how this may look and when they like to have it approved for development High uptake of land within TBE over the last 2 years may put pressure on industrial land supply in Tauranga and require thought to be given to commencing planning work on the TBE extension <p><u>Western Corridor Ring Road</u></p> <ul style="list-style-type: none"> Delivery and future proofing of the ring road section through TBE is underway Discussions underway with a range of other landowners in terms of corridor protection and potential land purchases. 	<p><u>Keenan Rd</u></p> <ul style="list-style-type: none"> Test potential development options in the stormwater model for the lower land within the Keenan Rd growth area that is located within the TCC District and the current urban limits. Determine when to begin planning work for the wider Keenan Rd urban growth area. <p><u>TBE extension</u></p> <ul style="list-style-type: none"> Commence discussion across the SmartGrowth Partnership about the right time to commence planning for this area. <p><u>Western Corridor Ring Road</u></p> <ul style="list-style-type: none"> Continue discussions around corridor protection and potential land purchases. Determine the likely staging and timing of road construction through Tauriko "Stage 3" transport modelling (scoped not costed).

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Growth Related Plan Changes <i>This relates to changes that are being made to the City Plan under the RMA to deliver on residential and non-residential growth management outcomes.</i>	<ul style="list-style-type: none"> All appeals for Plan Change 25 are now resolved except for the open space appeal with Bluehaven. 	<ul style="list-style-type: none"> Mediation is set for 19 June for the Bluehaven appeal on open space for Plan Change 25. If not resolved at mediation, the appeal will go to a hearing.
Special Housing Areas (Proposals and Implementation) <i>This relates to the implementation of the Tauranga Housing Accord through the creation of SHA's to increase the short term provision of housing in the city through a fast-tracked mechanism.</i>	<ul style="list-style-type: none"> MBIE has provided a general response to the affordability requirements from the Minister. There will be some flexibility on how this can be required through the legislation. 	<ul style="list-style-type: none"> Continue to work with landowners/developers to progress current SHAs.
Wairakei/Te Tumu Framework Plan <i>This relates to the delivery of an overall plan for the development of the Wairakei town centre and its integration with commercial, employment and social/community facilities in the adjoining Kaituna 14 block in Te Tumu.</i>	<ul style="list-style-type: none"> Assimilate MRCagney conceptual recommendations into a operations/design brief for Bus/HOV lanes and Park-and-Ride. 	<ul style="list-style-type: none"> Reconcile long-term PEI interchange future-proofing designs with initial build strategy for HIF funding. Assimilate MRCagney multimodal options into the internal Te Tumu street network as well as the PEI interchange and town centre areas.

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Infrastructure Planning		
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<p>Infrastructure Development Code (IDC) Review</p> <p><i>The IDC sets the standards for infrastructure built by developers that will be vested to the Council as well as infrastructure that the Council builds itself. This project is aimed at improving the IDC and its implementation to achieve better infrastructure outcomes.</i></p> <p>Workstream 1 - Identifying Issues & Changes to the IDC</p> <p>This workstream is to address prioritised problem areas in terms of implementation of the existing IDC. There is engagement with the development & consultant sector and industry professionals from around NZ are providing expertise into the project. The issues in this workstream are mainly technical in nature.</p> <p>Workstream 2 – Medium Density Development / Intensification Issues</p> <p>Workstream 2 is focused on creating new transport approaches, with a focus on placemaking, relevant to medium density within the IDC and other frameworks where required.</p>	<p>Workstream 1</p> <ul style="list-style-type: none"> • Prioritised issues and current status include: <ul style="list-style-type: none"> ○ Manholes and chambers (on-hold) ○ Utilities corridor (informal consultation) ○ Pressure Pipe testing (Discovery) ○ Pavement design guidelines (Discovery) ○ Street tree spacing (Drafting documentation) ○ Street tree species (Discovery) ○ Retaining wall design considerations (Discovery) ○ Road width (T116 and T117) (Discovery) <p>Workstream 2</p> <ul style="list-style-type: none"> • Harrison & Grierson and Mott MacDonald confirmed as consultants to deliver project. • Inception meeting held in early June. Detailed delivery timeframe to follow. • Project delivery by Dec 2019 – linking in with Te Tumu/Tauriko West consenting process. 	<p>Workstream 1</p> <ul style="list-style-type: none"> • Continue progress on resolving issues. <p>Workstream 2</p> <ul style="list-style-type: none"> • Determining and circulating detailed project timeline.

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<p>The project will look nationally and internationally at medium density development and what is aspired to in terms of the infrastructure to support that. It will include areas such as road and intersection cross-sections, walking & cycling, public transport etc. The intention is that this project will align with the structure plan work to create an IDC framework that will be able to be utilised for Te Tumu and Tauriko West.</p> <p>Workstream 3 – Asset Manager / Key Staff Involvement in the Resource Consent Process This is a project about improving internal TCC processes between Council departments</p> <p>Workstreams 4 & 5 – Internal / External Compliance with the IDC These workstreams will commence when work in the other three project workstreams are further advanced.</p>	<p>Workstream 3</p> <ul style="list-style-type: none"> Complete – now business as usual. <p>Workstream 4 & 5</p> <ul style="list-style-type: none"> IDC departures process documentation drafted including new section GEN6 in the IDC, template application form and template assessment memo. 	<p>Workstream 4 & 5</p> <ul style="list-style-type: none"> Issue for informal consultation.
<p>Tauranga Transport Model Review <i>This project involves the development of new detailed tactical (meso-/microscopic) transport network supply and route assignment models that are best-practice. They will use travel demands forecast by the strategic (macroscopic) Tauranga Transport Model, which will be updated after the 2018</i></p>	<ul style="list-style-type: none"> First technical working group meeting undertaken Draft Project Quality Plan prepared and circulated to the technical working group for comment Work on data collection scope underway, at this stage we envisage data collection (traffic volumes, vehicle occupancy, travel times etc) to be undertaken in August 	<ul style="list-style-type: none"> Technical model specification workshop . Confirming data collection requirements and survey timeframes. Confirming base land use. Model Specification Report. Resume work on Draft business case for 10 year transport model improvement programme and budget (underway by

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<i>census to address significant shortcomings (such as not explicitly being able to model public transport, walking and bicycling).</i>	<ul style="list-style-type: none"> Work on defining the current 2018 base land use Contract underway for Household Travel Survey supplement 	Flow) involving other territorial partners. Revise Heads of Agreement between transport model partners based on Business Case recommendations.
Housing Infrastructure Fund Application <i>This project involves the development of detailed business cases to secure 10-year interest free loans from the government to assist in the delivery of the Waiari water treatment plant, upgrades of the Te Maunga wastewater treatment plant and infrastructure to enable development in the Te Tumu urban growth area.</i>	<ul style="list-style-type: none"> Through LTP deliberations Council to decide whether to take up option of HIF if approved by Ministers. 	<ul style="list-style-type: none"> Advised that Minister will not announce any decisions until 1 July 2017. LTP and DC Policy completed as if no HIF funds available in order to reduce risk of under collection.
Welcome Bay/Ohauti Planning Study <i>This project involves revisiting the planning for these suburbs to determine whether existing issues can be overcome (transport and waters capacity, retail provision, education provision etc) and whether additional growth could be accommodated.</i>	<ul style="list-style-type: none"> Currently scoping infrastructure capacity assessments for roading, three waters, social infrastructure, open and commercial. Letters sent out to landowners within the study areas in May. 	<ul style="list-style-type: none"> Undertake infrastructure capacity assessments. For transport, alternative TTM network modelling is being scoped to inform an overall project plan as to corridor design needs.
Rural land Planning Study <i>This project involves the review of the over 2,000ha of rural land remaining in the city boundary to determine whether any of it is suitable for future urban development.</i>	<ul style="list-style-type: none"> Determine project timeframes. 	<ul style="list-style-type: none"> Commence project.

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External Community and/or Stakeholder Discussions		
Growth related Community and/or Stakeholder discussions (this includes community infrastructure issues)	<ul style="list-style-type: none"> Community Services staff are participating in discussions about the scale, timing and delivery of social infrastructure facilities in the Te Tumu and Tauriko West structure plan areas. Long Term Plan deliberations are now complete and the plan will be adopted at the end of June. Included within this are a number of community-led initiatives and increased resources related to delivery of the findings of the Feb 2018 Housing We Need study, and the current housing situation. Also included within the Long Term Plan deliberations was a decision about TCC's future role in Elder Housing. The decision made was to commence a divestment process which will occur through 2018 and 2019. 	<ul style="list-style-type: none"> Once the Long Term Plan is adopted a number of new initiatives will commence related to housing (see current update).