

Proposed Tauranga Urban Strategy 2050

Making great places to live
while we grow

Proposed
SmartGrowth
**Future
Development
Strategy**





Emerging Themes

- Bold Leadership
- Development Strategy
- Tangata Whenua
- Housing Needs
- Transport



Bold Leadership

- Want bold and courageous leadership
- Want aspirational vision and ambitious targets
- Need to ensure the wellbeing of the whole community
- Don't want continuation of the status quo
- More work needed on a compelling and comprehensive strategic direction

“Therefore, it is advantageous to set an overly ambitious aspiration whereby if the delivery falls short, the outcomes achieved are still excellent.”



Bold Leadership

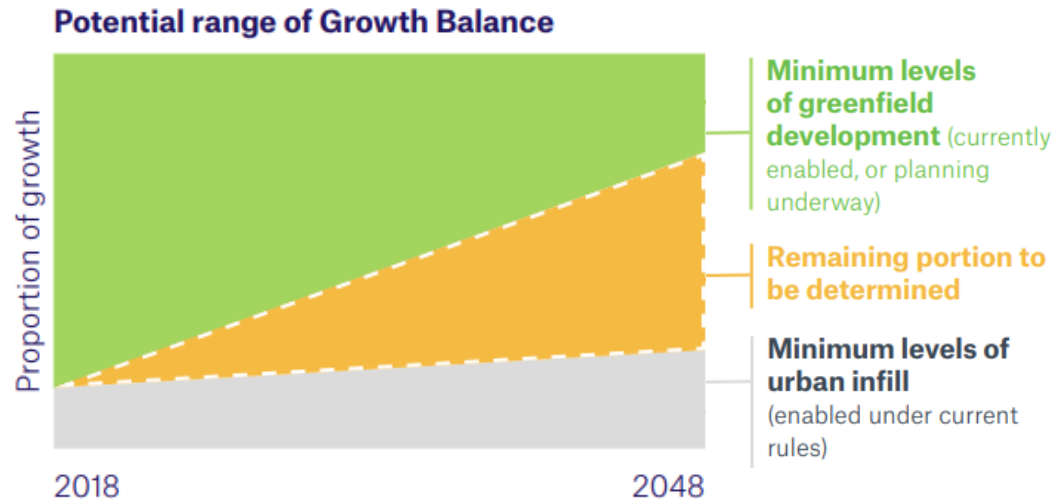
- What are we being asked to be bold about?
 - Level of intensification
 - Speed of delivery
 - Mode shift
 - Emissions reduction
 - Affordable housing
 - Māori development



Development Strategy

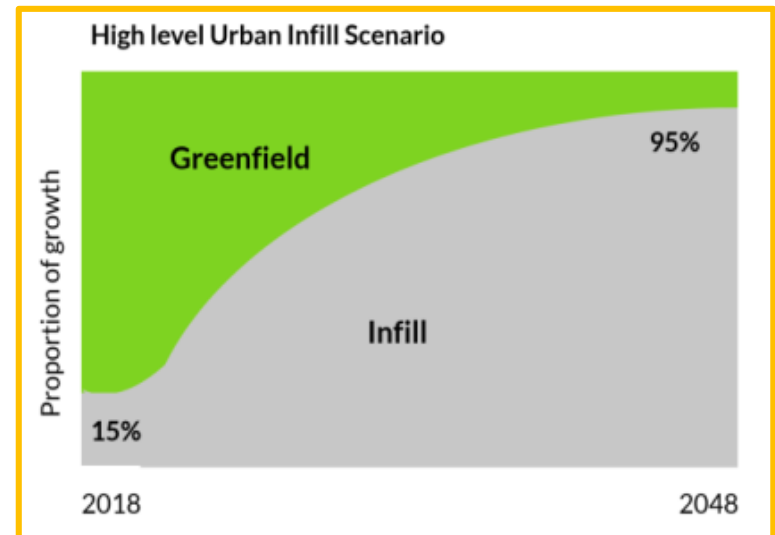
- Overwhelming support for compact city approach
- Not just Te Papa: Density needs to be enabled in multiple locations across the city, especially the coastal strip.
- Compact city approach to be applied to urban growth areas and surrounding towns as well.
- Request that Council enable and incentivise intensification through a variety of mechanisms.
- Targets: Want a higher proportion of infill than greenfield development. Ambitious targets for infill and intensification are necessary in order to achieve a more compact city

Development Strategy



Western Bay of Plenty
Transport Stakeholder
Group submission #
229

SmartGrowth
Environment and
Sustainability Forum
submission # 223





Development Strategy

- Support for growing the surrounding towns
- Support for more urban growth in areas projected to see a considerable increase in employment
- Support fast tracked investigation of Te Puke and Paengaroa and other areas in the eastern corridor
- Protection of rural productive land
- FDS/TUS should acknowledge and contribute to Zero emissions target of 2050
- Conflicting views on the Urban Limits line – should it be loosened or tightened?
- Needs to be greater recognition of avoidance of natural hazards



Tangata Whenua

- Request that more work needs to be done on enabling the development of Māori owned land and addressing Māori housing needs
- More protection of cultural sites is required
- More engagement with Tangata Whenua from the beginning – ensure there is enough resource to incorporate Māori concepts into planning in the early stages.
- Preference to grow the satellite towns and create ecological corridors in between
- Address pressure for greenfield expansion and the interface with Māori owned land.



Housing Needs

- Request that the FDS/TUS identifies housing demand for typology/size, price points and locations.
- Request for the inclusion of targets/measures for housing affordability, and for more prescriptiveness for housing affordability, typology/size and housing quality
- Develop partnerships to deliver more affordable homes and diverse mixed communities.
- Ensure housing responds to demographic change and supports the wellbeing of the community.



Transport

- Support for a comprehensive and ambitious multi modal integrated transport plan with a 30 – 50 year horizon
- Transport plan should be part of an integrated strategy with the TUS/FDS
- Overwhelming support for improved public transport including all facets: frequencies, routes, bus priority/bus lanes, integrated ticketing, bus stops, better signage and information, including apps etc.



Transport continued

- More ambitious targets for mode share, supported by a variety of mechanisms to incentivise mode shift.
- Support for rail being central to a sub-regional transport system, supported by a network of park and rides.
- Recommendation for more future thinking and planning for technology change
- Petition requesting a moratorium on population growth for the entire sub-region, with a particular focus on SH2



Direction required

- Creation of ambitious targets
- Housing demand and affordability
- Relationship between FDS and UFTI
- Planning for more housing growth in the eastern corridor



Direction required - Targets

Revise TUS/FDS to include targets for infill and/or intensification. The following needs to be considered:

- Should there be a target for greenfield/infill split?
- Evidence gathering and the creation of scenarios
- Should there also be intensification targets too (e.g. housing typology targets, or density targets?)
- Should intensification targets apply just to Tauranga or to the surrounding towns as well?
- How bold should we be in this space? What is the right balance between realism and bold aspiration?

Infill vs greenfield: location of housing

Intensification: housing typology or average density




Direction required - Housing

- Revise the FDS/TUS to include more information on housing demand for locations, typologies/size and price points
- Tenure



Direction required – Relationship and timing

- The timing for the completion of the Future Development Strategy should be aligned to the completion of the Urban Form and Transport Initiative work
- Interim alignment June/July
- Our aim – one strategy FDS/UFTI –
Replaces part C of the 2013 Settlement Pattern



Direction required - Growth in eastern corridor

- Paengaroa and other parts of the eastern corridor should be prioritised for investigation
- This work should commence as soon as possible
- Strategic Investigation



Next Steps

A comprehensive summary of feedback will be provided early next year as a resource for deliberations.



Current Status of the Govt tool kit

- UDA – PWA challenges
- Funding tools
- Credit rating and secondary insurance market challenges