

SmartGrowth: Western Bay of Plenty District Council Projects update

December 2019

Project	Progress Update	Next steps
Omokoroa Stage 3 Structure Plan	Following community engagement a preferred option has been selected. This option is being worked up in more detail and will be presented to a Council workshop in December for direction.	Council Workshop in February/March to approve the draft for further community consultation prior to commencing the plan change process in the middle of 2020
Residential Zone Review	Preparing a discussion paper to go to Council in the new year that looks at options for addressing matters such as housing typology, section sizes, affordable housing, retaining walls and earthworks, and fencing.	Council workshop in the new year.
Seasonal Worker Accommodation	Discussion paper presented to a Council workshop in December that looks at options in the District Plan to address this issue. Associated with this is a review of financial contributions as they apply to post harvest operations.	Once direction has been provided by Council, a plan change will be prepared.
Natural Hazards	<p>Preparing a natural hazards risk assessment for the Omokoroa 'Stage 3' Structure Plan, Katikati urban growth area at Park Road (dairy farm) and alternative option adjoining it on Beach/Pukakura Road.</p> <p>Commissioning work on a rural and small settlement flood modelling project to update our existing maps for these areas (existing maps are out of date and don't include the effects of climate change). Rural flood maps were not based on modelling so extents are often inaccurate and there are no levels available.</p> <p>Updated Omokoroa and Katikati flood maps were released in August 2019 along with Tauranga Harbour Coastal Inundation maps (joint with TCC). Council staff are helping customers to understand and use this new information and some site visits are resulting in tweaks to maps e.g. where recent developments are higher than flood levels.</p>	<p>Risk assessment to be completed in second quarter of 2020. Will be used to inform Omokoroa Structure Plan and to understand feasibility of Katikati options. Further investigations are required to better understand soil and groundwater.</p> <p>Work will commence in first quarter of 2020 with draft results expected in second quarter. When results are finalised, Council will prepare a communications plan for releasing and using the information.</p> <p>Continue to help customers understand and use the information and respond to any further requests for site visits.</p>

Quarterly Update – Growth / Land Use Planning Projects (August 2019)

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Te Papa Spatial Plan	<p>In March 2019, the Urban Form and Transport Development Committee resolved to approve the Te Papa Spatial Planning Framework proceeding including community engagement. Since then, officers have continued to project plan and prepare for community values engagement.</p> <p>As part of the first round of engagement, Officers have prepared newsletters and a survey on the project website https://www.tauranga.govt.nz/our-future/projects/te-papa-peninsula.</p> <p>The community has also been invited along to learn more about the project, and to provide feedback at these community events / public information sessions:</p> <p>Saturday 24 August - Daniels in the Park, Memorial Park, 53 Eleventh Ave. Starts at 1pm (1.5 hour session) Monday 26 August - The Kollektive, 17th Avenue. Starts at 6pm (1.5 hour session) Tuesday 27 August - Greerton Library, 139 Greerton Road. Starts at 5pm (1.5 hour session) Wednesday 28 August - The Kollektive, 17th Avenue. Starts at 6pm (1.5 hour session) Sign Language interpreter will be at this event Thursday 29 August - Tauranga Club, Level 5, Devonport Towers, 72 Devonport Road. Starts at 7am (1.5 hour session) Thursday 29 August - Saint Peters in the City, 130 Spring Street. Starts at 1.30pm (1.5 hour session) Sign Language interpreter will be at this event Sunday 15 September - Anzac Park, Gate Pa, come along any time between 10am - 2pm. Fork in the Road - there will be food, music and activities.</p> <p>The focus of this engagement is to:</p> <ul style="list-style-type: none"> • Inform the community about the project and associated plan changes to the City Plan • Understand the important values and attributes associated with Te Papa, from a community and stakeholder perspective • Ask how the community wish to be engaged going forward on the project. 	<p>Officers continue to undertake analysis, including opportunities and constraints mapping</p> <p>Compile feedback from community engagement into a report which will be used to inform project principles and outcomes</p> <p>Integrated design sprint (option development) – October 2019</p> <p>Testing, Engagement and Business Case Development (option testing) – November 2019 – March 2020</p> <p>Draft Spatial Framework – April 2020</p>
Intensification Plan Changes	<p>Plan Changes (numbered 26 and 28 at this stage) are being advanced to enable more infill and intensification opportunities in the existing urban area, specifically the Suburban Residential, Commercial and City Living zones.</p> <p>The Intensification Plan Changes aim to:</p> <ul style="list-style-type: none"> • Amend existing objectives and policies to provide for appropriate infill and intensification outcomes. • Increase residential densities where supported by appropriate levels of existing or proposed infrastructure and in locations where natural hazard risks can be appropriately avoided or managed. • Enable greater housing choice through a greater variety of housing typologies and site sizes. • Provide further policy guidance and controls for higher density residential development. • Provide for comprehensively planned residential development in appropriate locations, e.g. in close proximity to public transport, green space, schools and commercial centres. • Enable quality intensification and infill through a focus on design outcomes. <p>There is also a significant evidence base and testing required prior to progressing the plan changes to notification. This includes architectural and financial feasibility testing, understanding infrastructure capacity and meeting the natural hazard requirements of the RPS. The outcomes of this work will influence the activity status for each housing typology within the Plan Changes. Potential planning provisions to mitigate hazard issues may also be required as part of this plan change to aid in future risk reduction or ring fencing certain areas subject to natural hazard risks where the plan changes may not be able to apply.</p> <p>An update was provided to the Urban Form and Transport Development Committee on 23 July 2019.</p>	<p>Work will continue on the development of detailed provisions for testing, with a further round of engagement with key stakeholders.</p> <p>Work to continue with BOPRC on natural hazard provisions.</p> <p>Wider engagement will commence on the Te Papa Spatial Framework and alignment with the Intensification Plan Changes.</p> <p>Council staff will continue to provide regular updates on the progress of the plan changes and the Te Papa Spatial Framework with the aim to seek notification of the Plan Changes in early 2020.</p> <p>A report to the Urban Form and Transport Development Committee on 20 August 2019 will consider the planning pathway for the plan changes including utilising the streamlined planning process.</p>

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Stormwater Plan Changes	<p>In December 2018, Council resolved to progress Plan Change 27 in relation to addressing the modelled flood risks caused by intense rainfall across Tauranga.</p> <p>The project is now moving towards the development and drafting of planning provisions for managing all new development and redevelopment in flood prone areas. These methods will consider the issues of:</p> <ul style="list-style-type: none"> • Climate Change (associated with intense rainfall events); • Risk reduction to buildings, life and lifelines (new/altered); • Earthworks; • Identification and protection of overland flowpaths; • City-wide impervious surfaces. <p>Tangata Whenua engagement has already commenced.</p> <p>The project team is currently working with the Bay of Plenty Regional Council to understand the relationship between the Regional Natural Resources Plan and the proposed Plan Change 27 to avoid potential duplication of functions.</p> <p>There is a significant link between the Intensification Plan Changes and the Flooding from intense rainfall event (PC27). It is imperative that Plan Change 27 is notified before or at the same time as the Intensification Plan Changes to ensure that the risk of flooding to life, property and lifelines from intense rainfall events is avoided or mitigated appropriately as development and redevelopment occurs across Tauranga.</p> <p>An update was provided as part of the Intensification Plan Changes to the Urban Form and Transport Development Committee on 23 July 2019.</p>	<p>Further engagement with Tangata Whenua.</p> <p>Further consultation with the Bay of Plenty Regional Council.</p> <p>Continue drafting of planning provisions.</p> <p>Consideration of the streamline plan change process.</p> <p>The project team will report back with to Council early in 2020.</p>
Earthworks Plan Change	<p>In December 2018, TCC resolved to progress various plan changes prior to the full review of the City Plan with a focus on growth management and intensification opportunities. The management of earthworks was identified as an aspect of development that needed further investigation as part of this plan change programme.</p> <p>The focus of the earthworks plan change is on the management of sediment on building sites and earthworks carried out following subdivision that are not necessarily controlled. A review has been undertaken of all information Council has available regarding the potential issues, legal considerations and a gap analysis. The research included engagement with key stakeholders, which included correspondence and meetings with private companies involved in the subdivision and site development, such as planners, surveyors and engineers, developers and building companies.</p> <p>An update was provided to the Urban Form and Transport Development Committee on 23 July 2019.</p>	<p>The recommended technical investigation for sediment control and earthworks post subdivision will be prepared and reported back to the Committee.</p> <p>The City Plan Team will liaise with the Environmental Monitoring and Compliance Team in relation to ongoing analysis of compliance monitoring.</p> <p>These matters will be reported back to the Urban Form and Transport Development Committee in early 2020.</p>
Tauriko West Urban Growth Area	<p>The Tauriko West Urban Growth Area is a collaborative project driven by four key partners being Western Bay of Plenty District Council (WBOPDC), Bay of Plenty Regional Council (BOPRC), New Zealand Transport Agency (NZTA) and Tauranga City Council.</p> <p>Tauriko West is located partially within WBOPDC and TCC jurisdictional areas. A reorganization proposal has been lodged with the Local Government Commission, which was accepted and was notified, calling for alternative proposals. LGC, having received alternate proposals is now considering those, before making a decision on progression of those alternative proposals. A final decision could be expected in 2020.</p> <p>The NZTA business case approach is now on hold. To progress required work programs, TCC is funding the development of a new business case which considers early works opportunities to provide access into Tauriko West (and the continued development of the Tauriko Business Estate). This work is being undertaken by WSP Opus, and includes NZTA in that process.</p> <p>The Tauranga City Council continues to progress work on the development of the future structure plan, having key pieces of work underway including the early works package assessments, wastewater assessment and progression of work for a future comprehensive stormwater consent. Work has commenced on the preparation of the RMA planning provisions and appropriate zoning of land for the Tauriko West plan change.</p>	<p>Continue engagement with Tangata Whenua and landowners.</p> <p>Continue working with NZTA on an early works program.</p> <p>Continue technical workstreams and plan change drafting.</p>

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	Because the Special Housing Area legislation is being repealed there are no expedient means to enable development to commence in Tauriko West. At best we now estimate development will be underway in 2023 well beyond the previous 2021 target.	
Te Tumu Urban Growth Area	<p>Council have completed various technical assessments to inform the structure plan. The inputs for the technical reports have been based on three population scenarios to ensure that appropriate infrastructure can be delivered. These three population scenarios range from a base of 15,500 people up to 25,000 people.</p> <p>Workstreams still underway include stormwater strategy; wastewater strategy, provision of open space; transport modelling, including walking, cycling and public transport; and a master plan. All of these workstreams will inform the structure plan and plan change.</p> <p>Work has commenced on the preparation of the RMA planning provisions and appropriate zoning of land for the Te Tumu Plan Change. Discussions are also underway with landowners in the preparation of funding agreements for the delivery of infrastructure and services within this urban growth area, along with the potential staging of these assets. This includes consideration of potential new funding models being developed by Government agencies.</p> <p>The plan change is subject to the outcomes of Maori Land Court process and engagement with landowners via Trusts. It is more likely that urban development within this growth area will not be enabled until 2023 at best.</p>	<p>Engagement with Tangata Whenua and landowners continues in accordance with the project plans.</p> <p>Continue working with NZTA on transport plans.</p> <p>Continue technical workstreams and plan change drafting.</p>
Future Urban Growth Areas: Keenan Road	<p>The Local Government Commission has received submissions from some landowners in the Keenan Road area to include Keenan Road within the process of altering the TCC/WBOPDC jurisdictional boundary to facilitate development of Tauriko West. The Local Government Commission are considering how they will respond to the submissions.</p> <p>Long-term water and wastewater servicing studies are underway for the Western Corridor as the result of structure planning of Tauriko West. These studies include consideration of the Keenan Road area.</p>	<p>If the Keenan Road area is brought into the TCC jurisdiction through the current LGC process this would enable TCC to consider commencing planning for future urbanisation.</p> <p>Complete water and wastewater planning studies.</p>
Future Urban Growth Areas: Tauriko Business Estate Extension	<p>The Local Government Commission has received submissions from some landowners in the area south of Belk Road earmarked for a future extension of the Tauriko Business Estate seeking that this area is included within the process of altering the TCC/WBOPDC jurisdictional boundary to facilitate development of Tauriko West. The Local Government Commission are considering how they will respond to the submissions.</p> <p>Long-term water and wastewater servicing studies are underway for the Western Corridor as the result of structure planning of Tauriko West. These studies include consideration of the Tauriko Business Estate extension.</p> <p>TCC are working with NZTA on initial transport improvements in the Tauriko area, including a new southern connection of the business estate to SH29. This would facilitate development of the final stages of the business estate, include the proposed extension south of Belk Road.</p>	<p>If the Tauriko Business estate extension area is brought into the TCC jurisdiction through the current LGC process this would enable TCC to consider commencing planning for future urbanisation.</p> <p>Complete water and wastewater planning studies.</p> <p>Complete investigations into transport improvements for approval by TCC and NZTA.</p>
Welcome Bay Planning and Ohauti Study	<p>Infrastructure assessments that are now complete and have identified no fatal flaws:</p> <ul style="list-style-type: none"> - Water - Wastewater - Commercial - Social infrastructure <p>Infrastructure assessment that are underway and yet to be completed:</p> <ul style="list-style-type: none"> - Stormwater - Transport (modelling complete, investigating road connection options) <p>Two hui have now been held with multiple Maori landowners with a third planned towards the end of the year. Individual meetings have also been held with individual landowners including multiple Maori landowners.</p>	<p>A report will be prepared once all the technical assessments are complete to identify next steps. There is potential for future structure planning and plan changes, depending on the study findings which will be reported to Council.</p>

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Rural Land Study	<p>A desktop study is underway to determine the urbanisation potential of the remaining rural land areas within the city boundaries namely Bethlehem South, Oropi Road, Papamoa Hills, Papamoa and Matapihi.</p> <p>Draft findings for the catchments is complete. There is no significant urbanisation potential identified in Bethlehem or Oropi, however, there are small areas in Oropi, which could be considered for Rural Residential.</p> <p>Draft findings for Papamoa and part of Papamoa Hills catchments show that urbanisation potential is challenging as the land blocks are located on peat soils and with other constraints such as flooding. Further investigation is required to understand the extent of ground conditions challenges and mitigation measures should be identified before considering future urbanisation of these areas.</p> <p>The draft findings identify that there is potential for urbanisation in Matapihi and Papamoa Hills, however both catchments have large areas of multiply-owned Maori Land and urbanisation may not be consistent with the aspirations of these communities. Future engagement will be required with the landowners to understand aspirations and opportunities in this area.</p> <p>It should also be noted that these areas are outside the urban limits in the Regional Policy Statement and therefore require consultation and plan changes with BOPRC.</p>	The Rural Land Study is being finalised. The intention is that the findings of the study will be reported to Council in 2020.
Smith's Farm	Staff are continuing explore options to progress the development and sale of Smiths Farm for residential housing. This will be reported back to Council in due course.	Report to Council.
Government Policy & Initiatives	<p>The Government has announced a two stage review of the RMA. They plan to introduce a Bill later this year address a range of relatively minor issues followed by a more substantive Bill in upcoming years following an independent review of the legislation focused on issues such as reducing timeframes for making District Plan changes and reviews. The Minister for the Environment has invited councils to comment on the terms of reference for the RMA review.</p> <p>The Government is working on a range of National Policy Statement's under the RMA for consultation later this year. They cover urban development, versatile soils, freshwater and indigenous biodiversity.</p> <p>The establishment of an urban development agency (Kainga Ora) is progressing. The first Bill is before parliament and a second Bill which deals with detailed powers is under development.</p>	<p>Staff will prepare submissions on these matters as appropriate.</p> <p>Staff to provide feedback to the Minister on the terms of reference for the RMA review.</p>
Natural Hazards & Resilience Planning	<p>The aim of the resilience project is to provide for robust infrastructure and informed land use planning, so we can improve the city's resilience to natural hazards. Understanding the risks and their consequences is a critical element in this process. Then the way we respond, with design, adaptation or retreat, will bring us closer to the goal of a resilient city. The resilience project will use updated data on natural hazards and quantify their impact on the city's infrastructure assets, then evaluate the vulnerability of the city's assets to these hazards and determine how to mitigate these risks.</p> <p>TCC released information to affected properties subject to current erosion and instability hazards, and those potentially subject to long term erosion from sea level rise in May 2018. In August 2019, the Council will release new harbour inundation information which has modelled sea level rise which considers a range of scenarios and also storm events.</p> <p>TCC is now progressing work on:</p> <ul style="list-style-type: none"> Plan Change 27 – Flooding from Intense Rainfall Events; City-wide Risk Assessment; City-wide Liquefaction Assessment; Open Coast Erosion. 	<p>Release of Harbour Inundation Information to affected landowners.</p> <p>Completion of City wide risk assessment.</p> <p>Progression of studies on liquefaction, and open coast erosion.</p>