

## Quarterly Update – Growth / Land Use Planning Projects – June 2020

PROJECT	PROGRESS UPDATE	NEXT STEPS
<p><b>Te Papa Spatial Plan</b></p>	<p>On the 12 March 2019, the Urban Form and Transport Development Committee resolved to approve the Te Papa Spatial Planning Framework proceeding, including community engagement. The purpose of the Te Papa Spatial Framework is to provide a 30-year blueprint that provides strategic direction for growth of the Te Papa peninsula, forming the basis for the co-ordination of decision making across multi agencies in a growth context.</p> <p>Early stages of the Te Papa project have assisted to inform and refine the Intensification Plan Changes; however, the project’s primary focus is on the development of a supporting plan for public investment in amenities, infrastructure (including transport) and other initiatives required to support and deliver sustainable growth for delivery through future long-term plans and by other organisations. In this regard, the project is made up of two core deliverables – the <b>Te Papa Spatial Plan</b>, and the <b>Te Papa Indictive Business Case</b> (IBC). While the IBC focuses on an integrated land use transport strategy, it will also be supported by the broader Spatial Plan, which provides for consideration of supporting infrastructure (including 3-waters) and community investment, including community amenities, opens space, environmental, cultural and wider considerations.</p> <p>As part of the IBC process, on 5 May 2020 Council Endorsed the recommended Te Papa peninsula urban form option and agreed in principle to the Te Papa peninsula 30-year multi-modal transport programme to support the recommended urban form option, subject to further investigation and funding availability. While the proposed programme and supporting detail remains unchanged, further background information is required to be submitted to meet NZTA requirements for funding endorsement and therefore the business case will be submitted to the NZTA Board in August 2020 (as opposed to June).</p> <p>With regard to the Spatial Plan, the team are now commencing preparation of a 30year implementation plan that will tie together outcomes of the design sprint, community and stakeholder engagement and technical reporting. The implementation will be a core part of the spatial plan, tying all the layers together and providing a roadmap to support growth over the coming 30 years. It is anticipated that the draft Spatial Plan, including implementation plan, will come before the UFTD committee in early September 2020 and then by considered through development of the upcoming Long Term Plan.</p> <p>An important element of the Spatial Plan is bringing together delivery partners and aligning investment and growth opportunities. To this end, the spatial plan promotes a ‘staged’ approach to providing for growth, enabled through Plan Change 26 and the city plan review. Within Te Papa, this provides opportunity for growth to be maximised in those areas where it is <u>currently</u> supported by existing amenities, public transport and programme partner aspirations (e.g. City Centre, Hospital area and Gate Pa); and to <u>plan for</u> coordinated investment in other areas where greater focus is required on increasing community wellbeing before significant change is enabled (e.g. Merivale, where moderate change will be enabled in the short term, and greater change in the long term). We are actively working with our programme partners and key stakeholders (i.e. NZTA, Accessible Properties and Kāinga Ora) to ensure a coordinated approach in this regard, which will be carried through the spatial plan in more detail.</p> <p>Community and key stakeholder engagement on the Spatial Plan ‘Outcomes and Ideas’ Discussion Document commenced in March and closed on 19th May 2020, undertaken alongside Plan Change 26 – Housing Choice engagement. More detail on the engagement and initial outcomes is included as an appendix to this report; and the team are currently undertaking more detailed analysis of the feedback received.</p>	<p><b>May / June / July 2020:</b></p> <ul style="list-style-type: none"> <li>• Completion of analysis of April / May community engagement analysis and associated reporting</li> <li>• Confirmation of ongoing community communications plan, to keep community and key stakeholders informed</li> <li>• Ongoing engagement with Mana whenua representatives on the Te Papa project</li> <li>• Key stakeholder engagement as necessary and appropriate to assist in finalising spatial plan content (e.g. Kāinga Ora, APL, Tauranga Racing)</li> <li>• Internal TCC, NZTA, Regional Council and other programme partnership engagement to assist in finalising spatial plan content</li> <li>• July UFTD Committee update – summary report of engagement outcomes</li> </ul> <p><b>August 2020:</b></p> <ul style="list-style-type: none"> <li>• Submit IBC to NZTA for funding endorsement</li> <li>• Final draft of Spatial Plan, including 30year implementation plan completed</li> </ul> <p><b>September 2020:</b></p> <ul style="list-style-type: none"> <li>• Submit final Spatial Plan, including 30year implementation plan, to UFTD committee for endorsement</li> <li>• Input outcomes in Long Term Plan development</li> </ul>
<p><b>Plan Change 26 - Housing Choice</b></p>	<p>Plan Change 26 is being advanced to enable more infill and intensification opportunities in the existing urban area, specifically the Suburban Residential Zone, Commercial Zone and Te Papa Peninsula (City Living zones and a new Te Papa Housing Overlay).</p> <p>The Intensification Plan Changes aim to:</p> <ul style="list-style-type: none"> <li>• Help address our residential capacity constraints.</li> <li>• Reduce pressure on urban expansion &amp; associated infrastructure costs by enabling intensification of existing urban areas.</li> <li>• Enable greater housing choice through a greater variety of housing typologies and site sizes.</li> <li>• Deliver a more compact city as outlined in the proposed National Policy Statement for Urban Development, draft Future Development Strategy and Tauranga Urban Strategy.</li> <li>• Ensure quality urban design outcomes are achieved.</li> </ul>	<p>Staff will now work through the community and key stakeholder feedback received.</p> <p>Work will continue on the refining detailed provisions.</p> <p>Work will continue on background and supporting information to be incorporated in the RMA section 32 evaluation report.</p> <p>Work to continue with BOPRC on approach to natural hazards.</p>

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	<p>Proposed changes to the Suburban Residential Zone will enable duplexes through a permitted activity status and terrace and townhouses through a restricted discretionary activity. Proposals will also be required to demonstrate how they are meeting urban design outcomes, both in terms of onsite and offsite amenity.</p> <p>The Commercial Zone already allows residential development to occur, however the Plan does not require the consideration of urban design outcomes and as a result there have been some poor outcomes. It is proposed that urban design requirements be introduced for residential development in the Commercial Zone.</p> <p>The land use component of the Te Papa Spatial Plan will also be carried forward as part of the plan changes. This will include changes to the City Living Zone and also changes that will implement greater residential intensification across parts of the Te Papa Peninsula through the proposed Te Papa Housing Overlay. It will also enable redevelopment of social housing stock to occur in Merivale and Gate Pa. Much of Gate Pa will be covered by the apartment building overlay. Merivale and the remaining parts of Gate Pa are planned to be covered by the duplex and terraced housing provisions, allowing development up to three storeys (including three storey apartment buildings).</p> <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, a development capacity assessment, understanding infrastructure capacity and meeting the natural hazard requirements of the Regional Policy Statement. The outcomes of this work will influence the activity status and provisions for each housing typology within the Plan Change.</p> <p>The city-wide risk assessment for natural hazards is now complete. The outcome of the risk assessment is that most natural hazards assessed are high risk. Options have been considered to progress the natural hazards work to ensure that a low level of risk is achieved for the plan change. The proposed way forward is to remove areas of high risk to natural hazards from the plan change which includes open coast erosion, harbour erosion, harbour inundation, liquefaction and lateral spread. These areas will be significant in their spatial extent – especially in the Arataki and Papamoa areas. Mapping of these natural hazards over the Suburban Residential Zone is now underway. Discussions continue with Bay of Plenty Regional Council on this approach and way forward.</p> <p>Community and key stakeholder engagement alongside the Te Papa Spatial Plan commenced in March and closed on 15<sup>th</sup> May 2020. This included face to face workshops prior to the Covid-19 lockdown, detailed overview, powerpoint presentations and online meetings with stakeholders and a survey and one on one chats with the wider community to seek feedback on the draft provisions for the built form. More detail on the engagement is included as an appendix to this report.</p> <p><u>Streamlined Planning Process</u></p> <p>The Urban Form and Transport Development Committee received a report on the consideration of planning pathways for the plan changes at the 20 August 2019 meeting (pg42)  <a href="http://econtent.tauranga.govt.nz/data/bigfiles/committee_meetings/2019/august/agen_uftdc_20aug2019.pdf">http://econtent.tauranga.govt.nz/data/bigfiles/committee_meetings/2019/august/agen_uftdc_20aug2019.pdf</a>.</p> <p>The Committee resolved the following:</p> <ul style="list-style-type: none"> <li>(a) <i>Receives Report DC264 titled Consideration of Planning Pathways for the Plan Change Process.</i></li> <li>(b) <i>Agrees that the Streamlined Planning Process provided under the Resource Management Act 1991 is the preferred planning pathway for the Intensification Plan Changes (PC26 &amp; PC28) and Flooding from Intense Rainfall Plan Change (PC27).</i></li> <li>(c) <i>Delegates authority to the Chief Executive pursuant to Section 80C of the Resource Management Act 1991 to progress the above resolution and apply to the responsible minister for a direction to proceed under Part 5 subpart 5 of the Resource Management Act 1991 to adopt the Streamlined Planning Process for the Intensification Plan Changes (PC26 &amp; PC28) and Flooding from Intense Rainfall Plan Change (PC27).</i></li> <li>(d) <i>Notes that a resolution of council is required before Plan Changes 26, 28 and 27 are notified.</i></li> </ul>	<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 September 2020.</p> <p>Preparation of the application for the Streamlined Planning Process is underway and will need be lodged with the Minister in June/July. This is dependent on being able to meet the information requirements within the required timeframes. As noted above, resolution is required from Council to notify the plan changes.</p>

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<p><b>Plan Change 27 - Flooding from intense rainfall Plan Change</b></p>	<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>A mapping exercise is was undertaken to identify floodplains, flood prone areas and overland flowpaths across Tauranga. Draft planning provisions have been prepared to manage all new development and redevelopment in floodplains, overland flowpaths and flood prone areas. The draft provisions are currently being tested. The proposed plan change considers the issues of:</p> <ul style="list-style-type: none"> <li>• Climate Change (associated with intense rainfall events);</li> <li>• Risk reduction to buildings and life (new/altered);</li> <li>• Earthworks;</li> <li>• Identification and protection of overland flowpaths and floodplains;</li> <li>• City-wide impervious surfaces.</li> </ul> <p>Engagement with tangata whenua, internal teams, Bay of Plenty Regional Council and Western Bay of Plenty District Council has occurred in March, April and May through face to face workshops and online meetings. These groups and key stakeholders have also been provided draft provisions for feedback.</p> <p>There is a significant link between the Housing Choice Plan Change (PC26) and the Flooding from intense rainfall plan change (PC27). It is imperative that Plan Change 27 is notified before or at the same time as the Housing Choice Plan Changes to ensure that the risk of flooding to life and property from intense rainfall is avoided or mitigated appropriately as development and redevelopment occurs across Tauranga.</p>	<p>Continued engagement with Tangata Whenua and key stakeholders, including the Bay of Plenty Regional Council.</p> <p>Draft plan provisions and associated documents required for notification through the Streamline Planning Process will be reported back to the Urban Form and Transport Development Committee later in 2020 alongside the Housing Choice Plan Change.</p>
<p><b>Plan Change 30 - Earthworks</b></p>	<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>At the Urban Form and Transport Development Committee on 23 July 2019 the Committee received a report on the first round of research and consultation in relation to potential changes to the current earthwork provisions. The Committee accepted the recommendations in that report that staff undertake further investigations/plan change development.</p> <p>Further work has now been undertaken to understand the proposed changes required.</p> <p>In response to feedback from initial pre consultation with key stakeholders prepared by Enspire, draft amendments have been prepared to:</p> <ol style="list-style-type: none"> <li>i) clarify current exemptions and exceptions from the permitted activity standards for earthworks that relate to erosion and sediment control provisions and stabilisation of cut and fill;</li> <li>ii) clarify the current erosion and sediment control standards in the City Plan and provide greater guidance on measures/materials to assist plan users in achieving the compliance;</li> <li>iii) clarify the current subdivision provisions so that it is clear that the exemption for earthworks consented as part of an approved subdivision only applies where there is an approved subdivision through which earthworks has already been considered and appropriate conditions applied as part of that subdivision consent.</li> </ol> <p>The clarifications are small scale and technical in nature to allow these matters to be addressed before the upcoming City Plan Review. The wider earthworks policy approach and plan provisions will be reviewed as part of the City Plan Review.</p>	<p>The draft provisions and a discussion document will now be circulated to the key stakeholders who were involved through the first round of engagement. This second round of pre consultation will occur in June 2020. Taking into account feedback received, proposed Plan Change 30 provisions will be finalised and reported back to Council for consideration and public notification towards the end of 2020.</p>

<p><b>City Plan Review</b></p>	<p>The review of the City Plan is a statutory requirement every 10 years under the Resource Management Act 1991. The current operative Tauranga City Plan became operative in September 2013. Government direction through the national planning standards also requires the next Tauranga City Plan to be prepared and notified for public submissions by April 2024.</p> <p>A Project Plan is currently being drafted which identifies the following:</p> <ul style="list-style-type: none"> <li>- The purpose and scope of the project;</li> <li>- Goals and objectives;</li> <li>- Governance and structure;</li> <li>- Key tasks and timeframes;</li> <li>- Roles and responsibilities;</li> <li>- Project costs; and</li> <li>- Risks associated with the project.</li> </ul> <p>Additional work is also been undertaken to prepare a communication and engagement plan and tangata whenua engagement plan. These have been identified as two key workstreams for the City Plan Review and will support the project plan in terms of timeframes, project costs and resources.</p>	<p>Continue project set up for the City Plan Review.</p> <p>The Project Plan and associated documents will be reported to the UFTD committee in July 2020 to seek endorsement and approval.</p>
<p><b>Tauriko West Urban Growth Area</b></p>	<p>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 reorganisation proposal has been lodged and is being progressed by the Local Government Commission. Following confirmation of the proposal a transition body will be established to progress the reorganisation plan, with an implementation date of 1 January 2021 expected. Following the conformation of the reorganisation plan being completed, it is expected that the LGC will turn its attention to the 'second wave' (next) reorganisation proposals for Keenan Road, Belk Road area and also for Tara Road. The advantage of advancing Belk and Keenan Road areas together is that planning for the residential and industrial developments can be undertaken in an integrated manner, and as part of the City Plan review.</p> <p>The NZTA business case for SH29 Tauriko and the wider transport system in this area is now formally underway having been on hold since 2018. With NZTA as the main client, WSP is progressing this work working together with partners to agree high level principles that will ensure integration between landuse, the function of the SH corridor along with the wider roading network. In order to accelerate, progress, and achieve housing faster, TCC is funding the development of an early works business case which will develop and progress options to facilitate access into Tauriko West (and the continued development of the Tauriko Business Estate) as well as improving the performance and capacity of the Cambridge Road / SH29 intersection. It will also facilitate buses/peds/cyclists to and from Tauriko West via Whiore Ave. Preferred Options have now been identified and provides capacity to enable an initial 1500 houses (approx.) from within Tauriko West. WSP is currently working to incorporate the Early Works Package into the Business Case for the wider SH29 corridor.</p> <p>TCC staff along with its Project Partners intend to progress engagement with affected landowners and the Tauriko community in June and July, potentially holding an Open Day in July, (subject to Covid 19 requirements). Landuse and the Early Works Package will form the basis of engagement conversations with relevant landowners, however it is worth noting that funding for land acquisition required for the early works package of works is not yet approved. To enable an early works package to progress with support from NZTA it will be necessary to for developers and councils to commit to a complimentary set of initiatives such as minimum densities (likely to be in excess of 20 dwellings / ha), delivery of public transport services, a package of Travel Demand Management initiatives and the delivery of bus priority measures and cycleway improvements along the connecting Cameron Road corridor.</p> <p>The Tauranga City Council continues to progress work on the development of the future structure plan to incorporate all necessary infrastructure. This includes the early works package assessments, wastewater assessments and progression of work for a future comprehensive stormwater consent. TCC staff are presently collaborating with landowners to progress and agree landform options to inform this comprehensive stormwater consent process. Work has commenced on the preparation of the RMA planning provisions and appropriate zoning of land for the Tauriko West plan change. Market Economics and 4Sight Planning have recently been engaged</p>	<p>Continue working with landowners on landform options, stormwater management and structure plan related details.</p> <p>Organising a Hui with Te Kauae a Roopu (Hapu based forum) as part of the Iwi/Hapu engagement. Separate liaison with Iwi required.</p> <p>Continue working with NZTA to incorporate the early works program into the SH29 wider corridor business case.</p> <p>Continue technical workstreams, particularly for flood risk assessment, groundwater and ecological assessments, and Plan Change drafting.</p> <p>Continue engagement with the Local Government Commission.</p> <p>Continue engagement with Government agencies in relation to the proposed RMA national directions. This includes making a submission in support of the fast track legislation to be proposed under the RMA to help with economic recovery from COVID-19 which may have application to this project.</p>

	to deliver an assessment of policy options to drive increased housing densities and a wider variety of housing in the Urban Growth Area. Reporting is programmed to be delivered in August 2020.	
<b>Te Tumu Urban Growth Area</b>	<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>Most technical workstreams are now complete with final reporting in the process of being reviewed including a stormwater management strategy. Updates to some natural hazard work has also taken place to account for Ministry for the Environment guidance on sea level rise – including updates to tsunami and coastal erosion modelling. Transport modelling is continuing to help inform final road corridor and intersection concept development. These road corridors include the provisions for walking, cycling and public transport. Reporting is also being finalised in respect to natural hazard risk for lifeline infrastructure. All of these workstreams will inform the structure plan and plan change documentation.</p> <p>Work has commenced on the preparation of the RMA planning provisions and the identification of appropriate zoning of land for the Te Tumu Plan Change. Landowners are currently reviewing a draft set of Light Industrial Zone and residential provisions prepared by TCC staff. Development of a framework for reporting on Plan Change content in accordance with RMA Section 32 has also commenced. Discussions with landowners are ongoing in relation to 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. Also, as for Tauriko West above, Market Economics and 4Sight Planning are preparing an assessment of policy options to improve housing density and diversity outcomes in Te Tumu, with reporting scheduled for August. Comments above for Tauriko West regarding proposed national planning directions under the RMA also apply to Te Tumu.</p> <p>On 9 April 2020 the Maori Appellate Court released its decision affirming the 24 October 2018 decision of the Maori Land Court to dismiss the application by the Te Tumu Kaituna 14 Trust for a change of status of land (from Maori land to general land) and a Trust order variation.</p> <p>The TTK14 Trust has subsequently lodged an appeal of this decision with the Court of Appeal. Therefore, provision of infrastructure corridors through this land to support delivery of development within the remainder of the growth area will be subject to the outcomes of the Court of Appeal process and landowner engagement via the various affected Maori landowners. It is expected that urban development within this growth area will now be further delayed.</p>	<p>Complete infrastructure planning and road corridor planning assessments.</p> <p>Continue finalising reporting form technical workstreams and preparation of plan change documentation.</p> <p>Complete mater planning processes.</p> <p>Consider further engagement options on Te Tumu Planning.</p>
<b>Future Urban Growth Areas: Keenan Road</b>	<p>The Local Government Commission received submissions from landowners in the Keenan Road area to include Keenan Road within the process of altering the TCC/WBOPDC jurisdictional boundary to facilitate development of this area. The Local Government Commission has determined that it will initially progress with the Tauriko West proposed reorganisation plan, and that it will consider these further requests later in the year. A project plan is being developed for the area to enable structure planning to progress in time for the City Plan Review should the Commission transfer this land to the City in the near future.</p> <p>Long-term wastewater study for the Western Corridor is complete and was reported to the previous UFTD meeting. This study provides for wastewater servicing in the Keenan Road area. A similar potable water study is now underway.</p>	<p>Continue to work with the Local Government Commission on the proposal to move the Keenan Road area into the TCC District.</p> <p>Progress a project plan for the future structure planning and rezoning of the area.</p> <p>Complete water planning study.</p>
<b>Future Urban Growth Areas: Tauriko Business Estate Extension</b>	<p>The Local Government Commission received submissions from landowners in the Lower Belk Road area requesting that this area is transferred into the TCC District. This area is earmarked for an extension of the Tauriko Business Estate. This will be considered by the Commission later in the year.</p> <p>Long-term water study is complete and wastewater servicing study underway for the Western Corridor as the result of structure planning of Tauriko West. These studies include consideration of the Tauriko Business Estate extension area.</p> <p>TCC are working with NZTA on initial transport improvements in the Tauriko area as part of the early works package referred above. This includes a new southern connection of the business estate to SH29. This would facilitate development of the final stages of the business estate, including the proposed industrial extension south of Belk Road.</p>	<p>If the Tauriko Business estate extension area is brought into the TCC jurisdiction through the current Local Government Commission process this would allow TCC to commence planning for future urbanisation or for this to be progressed directly by the developer.</p> <p>Complete water planning study.</p> <p>Complete investigations into transport improvements for approval by TCC and NZTA.</p>

<p><b>Welcome Bay Planning and Ohauti Study</b></p>	<p>Infrastructure assessments that are now complete and have identified no fatal flaws:</p> <ul style="list-style-type: none"> <li>- Water</li> <li>- Wastewater</li> <li>- Commercial</li> <li>- Social infrastructure</li> </ul> <p>Infrastructure assessment that are underway and yet to be completed:</p> <ul style="list-style-type: none"> <li>- Stormwater</li> <li>- Transport (modelling complete, further revised reporting underway, close to completion)</li> </ul> <p>Two hui have now been held with multiple Maori landowners with a third hui to be re-scheduled for mid-year following disruption by COVID-19. Individual meetings have also been held with landowners including multiple Maori landowners. The Ministry of Education has provided an updated memorandum of advice (dated March 2020) regarding the Ministry's projections for primary and secondary schooling provision in the study area.</p>	<p>A final report is being prepared and drafting of the UFTD report is underway. Direction from the Committee will determine whether structure planning and rezoning within this area will progress as part of the City Plan Review.</p>
<p><b>Rural Land Study</b></p>	<p>A desktop study is nearly complete 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 are 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. 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 before considering future urbanisation of these areas. However, it should be noted that a number of parties have development aspirations in these areas and some are progressing their own investigations and considering resource consent processes.</p> <p>The draft findings identify that there is potential for urbanisation in Matapihi and some parts of the Papamoa Hills area, 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>The Rural Land Study is being finalised. The intention is that the findings of the study will be reported to UFTD later in 2020.</p>
<p><b>Smith's Farm</b></p>	<p>Staff are continuing explore options to progress the development and sale of Smiths Farm for residential housing. This will be reported back to the Committee in mid 2020. The main constraint is the cost, timeframes and risks associated with access. Staff are investigating options on how these matters could be mitigated.</p>	<p>Complete investigations and prepare Committee report.</p>
<p><b>Government Policy &amp; Initiatives</b></p>	<p><u>RMA Comprehensive Review</u> The Minister for the Environment first released the Terms of Reference for the RMA review in September 2019, and established a panel to undertake the review. The Government sought feedback in late 2019 to which TCC made a submission. This review of the resource management system will conclude with a proposal for resource management reform, including some indicative legislative drafting for key sections of the RMA. This proposal will be provided to the Minister for the Environment in mid-2020. The panel's proposals will be used to develop the Government's proposals for reform that will be consulted on.</p> <p><u>National Policy Statements &amp; National Environmental Standards</u> The Government is progressing a range of National Directions under the RMA in relation to freshwater, highly productive soils, indigenous biodiversity and urban development, which TCC submitted on. Decisions on these NPS's are likely to take affect in 2020, and will have implications on planning projects underway.</p> <p><u>Urban Development Bill</u> The Government is progressing with the urban development bill to provide Kainga Ora powers to establish and progress large scale urban and housing development projects. TCC made a written and verbal submission on this Bill. Next steps if for the Select Committee to finalise its report and recommendations.</p>	<p>Continue to make submissions as appropriate and engage with the Government and its officials on matters as they relate to Tauranga.</p>

	<p><u>The COVID-19 Recovery (Fast Track Consenting) Bill</u></p> <p>This Bill is currently being drafted. If enacted the Bill would:</p> <ul style="list-style-type: none"> <li>• fast-track resource consenting and designation processes for eligible projects, including housing and infrastructure projects</li> <li>• accelerate the beginning of work on a range of different sized and located projects</li> <li>• support certainty of ongoing employment and investment across New Zealand while also achieving the Government’s objectives for economic, environmental and social wellbeing.</li> </ul> <p>The new Act would have a ‘sunset clause’ meaning it will be repealed two years from enactment. Projects such as infrastructure delivery or greenfield growth projects (such as Tauriko West) may be able to be progressed under this new proposal.</p>	
<p><b>Natural Hazards &amp; Resilience Planning</b></p>	<p>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 through design, adaptation or retreat, will bring us closer to the goal of a resilient city. The resilience project will use updated natural hazard data obtained from specialist assessments and quantify their impact on the city’s infrastructure assets, then determine how to mitigate these risks.</p> <p>The output from this study identifies some 300 mitigation projects throughout the city. These are ranked in terms of criticality and resilience building value for money and programmed to match already planned renewals and upgrades.</p> <p>In March liquefaction hazard mapping was released to the public and an information session was held with technical professionals. No community information program has commenced yet. March also released a new city specific seismic shaking model. This is for use in geotechnical design and offers a reduction in design forces from the current national scale shaking models. Coastal erosion along the open coast was released in March to complement the harbour erosion data released in May 2019.</p> <p>TCC is now progressing work on:</p> <ul style="list-style-type: none"> <li>• Identification of near-future mitigation projects for design and construction</li> <li>• City-wide Risk Assessment</li> <li>• Open coast inundation from Mount to Te Tumu</li> <li>• City wide land stability assessment</li> </ul>	<p>Completion of City-wide risk assessment.</p> <p>Completion of studies on land stability, and open coast inundation</p>
<p><b>Revised Population and Dwelling Projections in response to COVID 19</b></p>	<p>Population and dwelling projections are a key information input to the Long-Term Plan (LTP), and to a range of infrastructure modelling and planning projects. Tauranga City’s population and dwelling projections were reviewed in late 2019 following the release of 2018 Census results by Statistics NZ. The growth projections were revised to align with 2018 population and dwelling counts and higher people per dwelling and a lower proportion of unoccupied dwellings than previously assumed.</p> <p>Prior to COVID 19 the revised projections were proposed to be reduced in the short term to acknowledge housing capacity issues identified via an independent assessment of housing capacity undertaken by Veros in 2019. The short-term reduction was assumed to be offset in the medium term by higher than projected growth to be back at projected levels by 2033. The release of proposed new Greenfield Urban Growth areas at Te Tumu and Tauriko West was expected to resolve identified housing supply constraint issues and accommodate pent up housing demand, alongside increasing levels of residential intensification.</p> <p>With the onset of COVID 19, the projections have been revisited and revised downward to acknowledge significant expected impacts particularly on migration, a key component of Tauranga City’s population growth, and construction. Alongside other demographic and economic indicators, recent consenting levels and those experienced through the GFC were assessed to inform this review. The Revised COVID 19 Projection assumes two years of low population and dwelling growth (50% less than projected), followed by three years of more moderate (but below projected) growth. This results in a reduction over a five-year period (1 July 2020 to 30 June 2025) of 2,100 dwellings and 4,700 people from projected. It is assumed that this reduction will be “clawed back” by higher than projected growth over the 2026-2031 period to be back at projected levels by 2031.</p> <p>The pre COVID projections and Revised COVID 19 projection are tabled below. The “Pre COVID 19 Projection adjusted for supply constraints” was the projection that was proposed to be adopted for the LTP pre COVID 19.</p>	<p>Continue to monitor and compare development trends information with the revised COVID 19 projections and review relevant information releases to ensure the projections remain as accurate as possible and fit for purpose for the LTP and other uses.</p>

		2018	2023	2028	2033
Pre COVID 19 Projection	Population	140,800	154,086	167,955	179,364
	Dwellings	56,072	62,205	67,804	73,512
Pre COVID 19 Projection adjusted for supply constraints	Population	140,800	152,600	167,218	179,364
	Dwellings	56,072	61,605	67,504	73,512
Revised COVID 19 Projection	Population	140,800	150,627	165,131	179,364
	Dwellings	56,072	60,608	66,544	73,512

The Revised COVID 19 Projections are considered a pragmatic response to ensure the growth projections remain fit for purpose.

It is acknowledged that COVID 19 is a developing situation and it is noted that the Revised COVID 19 projections can be further refined if necessary, prior to adopting the LTP as more information comes to hand.

The growth projections will also continue to be monitored and adjusted through future Annual Plans and LTP processes as appropriate.