

Tauranga City Council Key Decisions to 30 June 2021

1. There are many significant matters for Council to consider over the next 6 – 12 months. Critically the 2021 – 31 LTP and the 30-year Infrastructure Strategy will be drafted, consulted on and subsequently adopted.
2. TCC faces the need to address:
 - Significant residential and business land shortage through investment in infrastructure,
 - Transportation interventions needed to deliver on both Urban Form and Transport Initiative and the GPS.
 - Clearly identified and currently unmet needs in the ‘creating communities’ space of community facilities and active sports fields.
 - Fiscal constraints with the required investment for the city far exceeding Council’s balance sheet and revenue generating capacity
3. Attachment 1 contains a summary of the key decisions expected to be taken by TCC in the period up to 30 June 2021. Significant matters associated with SmartGrowth and the Urban Form and Transport Initiative (UFTI) implementation are shown in Table 1, other matters are in Table 2. The SmartGrowth and UFTI decisions are mostly related to translating the strategy into implementation through City Plan Changes, infrastructure planning and investment to support growth and fiscal strategy to deliver.

Attachment 1 : Matters for TCC Elected Member Direction / Decision to 30 June 2021

Table 1 SmartGrowth and the Urban Form and Transport Initiative implementation

SmartGrowth &/or Urban Form and Transport Initiative Issue	Expected Timing
<p>City Plan Changes (under RMA)</p> <ul style="list-style-type: none"> • Housing Choice Plan Change (Plan Change 26); <ul style="list-style-type: none"> ○ Te Papa residential intensification (includes implementing NPS-UD 4 – 6 stories along public transport corridors) ○ Suburban intensification (including enabling duplex on 400 sq metre sites) • Flooding Plan Change (Plan Change 27) • Earth Works Plan Change 	<p>October 2020 notification</p>
<p>City Plan Review</p> <ul style="list-style-type: none"> • Project plan adopted. Timeline is notification by 2024 • Key issues direction required from Elected Members 	<p>Underway now. Direction / decision over next 3 years.</p>
<p>Greenfield Plan Changes:</p> <ul style="list-style-type: none"> • Tauriko West residential plan change (3,000 homes). <ul style="list-style-type: none"> ○ Boundary change to occur January 2021 ○ Transport issues associated with State Highway to be resolved • Te Tumu residential plan change (7,700 homes) • Infrastructure, partnership and community issues to be addressed. 	<p>Notification March to June 2021</p> <p>LTP process for infrastructure investment.</p>
<p>Te Papa Residential Intensification:</p> <ul style="list-style-type: none"> • Consider and adopt Te Papa Spatial Plan • Determine investment to support intensification uptake. 	<ul style="list-style-type: none"> • Sept /Oct 2020 • LTP Process
<p>Community Facilities & Active Reserves Plan</p> <ul style="list-style-type: none"> • Develop Community Facilities Investment Plan and Active Reserves Plan to understand and address community needs in a fast-growing city for next 30 years. • Includes libraries, community centres, aquatic facilities, sportsfields, arts & culture facilities. 	<p>LTP process & 30-year Infrastructure Strategy</p>
<p>Cameron Road Multi-modal Project</p> <ul style="list-style-type: none"> • Government Covid Stimulus investment of \$45 million • Decisions to be made on design • Community engagement 	<p>Immediate</p>
<p>UFTI Sub-regional Economic Development Strategy and associated Central Government Partnership</p> <ul style="list-style-type: none"> • Being led by Economic Development Agent • Part of the UFTI partnership with Government • Initiatives and investments to be determined 	<p>Project commenced and output will flow into LTP</p>

<p>Transport System Network Plan</p> <ul style="list-style-type: none"> • \$3m investment by TCC and NZTA for development of Transport Plan to translate the direction of UFTI into projects for inclusion in RLTP and LTP • Partnership project with NZTA, BOPRC, WBOPDC, Port of Tauranga and Kiwirail • Plan will be key transport blueprint for the future and will involve \$'s billions in investment (similar to ATAP and Let's Get Welly Moving) 	<p>Endorsement for RLTP mid Sept 2020 And LTP process</p>
<p>Alternative / Additional Financing & Funding Opportunities</p> <ul style="list-style-type: none"> • Joint initiative with BOPRC and WBOPDC to identify opportunities to address the significant funding / financing gap (billions \$s) between the agreed needs of the sub-region (through Urban Form and Transport Initiative and Transport System Plan) and the fiscal capacity of the local authorities 	<p>Completion by 31 December 2020</p>
<p>Parking Strategy:</p> <ul style="list-style-type: none"> • Complete development of Parking Strategy which gives effect to the direction in UFTI. Includes overall approach to parking including quantum of supply, pricing, turnover management. • Develop Implementation Plan for areas of priority 	<p>Completion by 30 June 2021</p>

Table 2 : Other Matters

Issue	Expected Timing
<p>City Vision</p> <ul style="list-style-type: none"> • Collaborative process to develop a long-term city-wide vision in partnership with our communities 	<ul style="list-style-type: none"> • Workshops underway
<p>Waters Reform:</p> <ul style="list-style-type: none"> • EM direction of matters of importance to TCC • View on options and arrangements 	<p>Direction / decision points through 20/21</p>
<p>Representation Review</p> <ul style="list-style-type: none"> • Representation Review • Maori wards approved by Council August 2020. Possibility of a poll. 	<ul style="list-style-type: none"> • Proposal for consultation by August 2021 • Final proposal Nov 21
<p>Solid Waste</p> <ul style="list-style-type: none"> • Council decided August 2020 to move from a private sector waste collection service to a ratepayer funded recycling and waste collection service and invest in optical sorting technology. • Market tender process complete. • Implementation of decision proceeding 	<p>Implemented by mid-2021/22 financial year</p>

<p>Structural review of CCO Bay Venues Limited</p> <ul style="list-style-type: none"> • Independent review underway • Future structure, governance and operational arrangements to be considered when review findings reported. 	By 31 Dec 2020
<p>Harington Carpark building</p> <ul style="list-style-type: none"> • Decision on future of partly constructed carpark building where the structure does not comply with the design intent. Market soundings to be completed • Decision/s on legal claim with design consultancy firm which failed to design to professional standards. 	Late 2020 /early 2021
<p>Resilient Infrastructure:</p> <ul style="list-style-type: none"> • Resilience data available for all key natural hazards • Asset criticality assessment recently completed • Current estimate of cost to improve resilience of critical infrastructure \$900 million • Prioritisation and investment to be decided on 	LTP process
<p>Natural Hazards & Climate Change</p> <ul style="list-style-type: none"> • Significant first step in council's 'adaptive planning' response to climate change and resilience issues. • Detailed consideration of options to address current and future stormwater and current and future groundwater issues in the Mount North area. 	LTP process
<p>Civic Site Masterplan:</p> <ul style="list-style-type: none"> • Develop masterplan for Civic Site • Decide whether to establish a Project Advisory Board • Determine priority of investment (library, public space, civic building) • Project is part of partnership agreement with Willis Bond. • Engagement with Hapu over historic grievances and issues associated with land within the civic site. • Involves significant consideration of the funding model. 	Sept – Dec 2020
<p>Civic Accommodation – short / interim term</p> <ul style="list-style-type: none"> • Council staff placed in 3 buildings due to building evacuation arising from toxic mould 5 years ago • Decision made that staff need to be located in one building as current model inefficient • Currently no decision on future • Market assessment underway currently on options 	Direction October 2020 followed by negotiation and agreement
<p>Section 17A</p> <ul style="list-style-type: none"> • Review of the cost-effectiveness of current arrangements for meeting the needs of communities within its district or region for good-quality local infrastructure, local public services, and performance of regulatory functions. • Activities to be subject to s17A reviews to be determined. 	LTP process

Rationalisation of assets and activities (including carpark buildings)	LTP process
<p>City Centre Plan</p> <p>Develop City Plan which identifies needs and responses. Key components:</p> <ul style="list-style-type: none"> • Private sector investment plan / prospectus • Civic precinct masterplan • Urban Spaces Programme • Waterfront Masterplan • Movement Plan (including parking) • Residential Plan 	LTP process
<p>Sustainability Framework</p> <p>Develop a Sustainability Framework and identify relevant projects / actions for inclusion in the LTP.</p>	Next 3 – 6 months
<p>Key Financial Issues</p> <ul style="list-style-type: none"> • Annual Report adoption • Financial strategy • Revenue & Financing Policy • User Fees strategy • Risk Reserve (noting significant current underfunding) • Debt / Revenue ratio • Rates revenue (including consideration of balance between residential and commercial rates) 	LTP and Annual Reporting process
<p>Development Contributions</p> <ul style="list-style-type: none"> • Issues & Options papers on grants to pay for development contributions on Maori land and (separately) community housing. • Consider targeted rate option for growth areas where DC revenue has been under collected (city wide this exceed \$40 million) 	LTP process
<p>Elder housing</p> <ul style="list-style-type: none"> • Decision already consulted on and made to divest elder housing stock • EM's to set parameters for market RFP • Consider market responses and make decision on sale • Tenant management and transition to new owners. • Significant financial and tenant considerations 	<p>Parameters Sept 2020</p> <p>Sale decision late 2020 / early 2021</p>
<p>Smiths Farm:</p> <ul style="list-style-type: none"> • Housing masterplan completed (300+ homes) • Possible joint partnership project with Kainga Ora and NZTA for transport access and housing development on Council owned land • Neighbour issues • Hapu interest in involvement 	Discussions underway
<p>Parau Farms</p> <ul style="list-style-type: none"> • Land currently zoned for recreational reserve, 	

<ul style="list-style-type: none"> Likely decision needed to compulsory acquire land under the Public Works Act to get access into the land. 	
<p>Bulk fund to support social wellbeing Issues and options paper decision on:</p> <ul style="list-style-type: none"> The establishment of a bulk fund to allow funding support for social/cultural organisations The decision-making framework, including criteria for support and delegation of decision-making The scale of the bulk fund Other forms of support provided to social and cultural organisations 	LTP process
<p>Land Disposal Policy;</p> <ul style="list-style-type: none"> Including consideration of first right of refusal for Tangata Whenua for surplus land 	By 31 Dec 2020
<p>Gata Pa land:</p> <ul style="list-style-type: none"> Request from Tangata Whenua for gifting of unused reserve land for cultural centre Existing obligation for TCC to find site but no decision on associated financial arrangements. 	Discussions commenced
<p>Waters Operations & Maintenance Contract Transport Operations & Maintenance Contract</p> <ul style="list-style-type: none"> Waters contract to go to market (estimated value in the vicinity of \$13 million per year for 8 years - \$100 m +) Transport contract to be extended one further year to provide time to determine future contractual approach In discussions with WBOPDC on possibility of collaborative joint waters contract to market. 	