

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

PROJECT	PROGRESS UPDATE	NEXT STEPS
<p><b>Te Papa Spatial Plan</b></p>	<p>The purpose of the Te Papa Spatial Plan 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. 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 (IBC)</b>. 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. <b>The business case has now been submitted to Waka Kotahi for endorsement at their 20 August Board meeting.</b></p> <p>With regard to the Spatial Plan, key tasks during August have included:</p> <ul style="list-style-type: none"> <li>• Finalising the draft 30-year implementation plan that will tie together outcomes of the design sprint, community and stakeholder engagement and technical reporting.</li> <li>• Ongoing engagement with mana whenua representatives on the Te Papa project</li> <li>• Key stakeholder engagement (e.g. Kāinga Ora, APL, Tauranga Racing)</li> <li>• Internal TCC, NZTA, Regional Council and other programme partnership engagement</li> </ul> <p><b>The draft Spatial Plan, including implementation plan, will be workshopped with Council on 1 Sept separately to UFTD and, subject to any final amendments, brought before Council for endorsement at the 13 October UFTD Committee meeting.</b></p>	<p>September 2020: Workshop with Councillors on draft of Spatial Plan, including 30-year implementation plan</p> <p>October 2020: Submit final Spatial Plan, including 30-year implementation plan, to UFTD committee for endorsement Input outcomes in Long Term Plan development</p>

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<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>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) as resolved at the UFTD Committee meeting on 21 July 2020.</p> <p>There is also a significant evidence base and testing underway 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.</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 the geographic areas of high risk to natural</p>	<p>Draft provisions, s.32 and technical information required to support the s.32 are now being finalised for final review before seeking notification of the plan change.</p> <p>Seek resolution to undertake formal public notification of the Plan Change at the UFTD committee meeting scheduled for 13 October 2020.</p>

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	<p>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 complete and a proposed rule framework to remove these areas has been drafted.</p> <p>Community and key stakeholder engagement alongside the Te Papa Spatial Plan commenced in March and closed on 15th May 2020. A summary of the engagement was provided to the UFTD Committee on 21 July 2020. Staff have now worked through all the feedback and held follow up workshops with a number of key stakeholders. Amendments have been made to the draft provisions where appropriate to address the feedback received. Tangata whenua engagement is now complete and report finalised which covers all the feedback received.</p>	
<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 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. Amendments have been made to the draft provisions where appropriate to address the feedback received.</p>	<p>Draft provisions, s.32 and technical information required to support the s.32 are now being finalised for final review before seeking notification of the plan change.</p> <p>Seek resolution to undertake formal public notification of the plan change at the UFTD committee meeting scheduled for 13 October 2020.</p>

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	<p>All technical assessments, including risk assessments to meet the requirements of the Regional Policy Statement, justification of rules relating to earthworks and impervious surfaces and mapping of the flood areas are now being finalised for public notification.</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><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>Plan Change 30 is being progressed to address the following issues:</p> <ul 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 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> </ul> <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>Draft provisions and s.32 are now being finalised for final review before seeking notification of the plan change.</p> <p>Seek resolution to undertake formal public notification of the plan change at the UFTD committee meeting scheduled for 13 October 2020.</p>

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<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. At the UFTD Committee meeting on 21 July 2020, the project plan for the City Plan Review was endorsed.</p> <p>The Project Plan covered 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>In addition, a Communications and Engagement Strategy; and Tangata Whenua and Maori Engagement Plan was prepared to inform the project plan. The Tangata Whenua and Maori Engagement Plan and project plan was presented to the Te Rangapu Mana Whenua o Tauranga Moana on 27 August 2020.</p> <p>As part of the roles and responsibilities, set up meetings have now been held with all groups identified within the governance structure. External resourcing and internal resourcing gaps have been identified and work underway to fill these roles in line with the project plan.</p> <p>Further below in this table is a separate item on the Government’s Resource Management Review which creates some uncertainties for the City Plan Review.</p>	<p>Continue project set up for the City Plan Review.</p> <p>Commence Phase 1 of the City Plan Review to undertake workshops with internal teams, Councillors and key stakeholders to ensure all issues are identified, understood and prioritised.</p>

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<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 confirmed by the Local Government Commission (LGC) and is expected to become effective in January 2021. A group is being established to meet transition requirements between the councils. The first Order in Council has been approved by the Governor General to enable progression of the transition requirements.</p> <p>Work is also underway by TCC staff to develop further understanding of the infrastructure requirements to service Tauriko West and the necessary sequencing. Presented as a Staging Plan this identifies respective areas across Tauriko West and the necessary requirements to deliver the servicing to enable development to proceed in a coordinated and efficient manner, while also ensuring that as Tauriko West progresses, it is integrated with development across the wider western corridor.</p> <p>With landowners, work is underway to develop appropriate cross sections for the main internal road corridor in order to develop an agreed set of principles that will address issues associated with corridor width, extent of bus lanes, cycle/pedestrian facilities and provision for utility corridors. Recently developed guidance will be shared with landowners as this detail is further developed.</p> <p>Significant progress has been made with landowners to agree the principles associated with stormwater management and the implications for landform refinements. This has been informed by recent direction provided by the recently released National Policy Statement for Freshwater Management as well as the new National Environmental Standard for Freshwater. This work continues and is expected to soon be concluded.</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 initial State Highway roading improvements to enable Tauriko West to progress, strategic wastewater and water</p>	<p>Continue working with landowners on refining an agreed concept landform, stormwater management and structure plan related details.</p> <p>Ongoing liaison 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 on State Highway Planning, for early access to the proposed growth area and long-term upgrades for SH29.</p> <p>Continue technical workstreams, particularly for flood risk assessment, groundwater and ecological assessments, and Plan Change drafting.</p> <p>Progress with the required steps to meet the first Order in Council in regard to the Transition Body, which is to establish an implementation team to develop a plan which is then progressed to the second Order in Council to allow the progression of tasks to meet the reorganisation plan.</p> <p>Continue engagement with Government agencies in relation to the proposed RMA national directions.</p>

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	<p>supply assessments for both the interim and long-term periods, and progression of work for a future comprehensive stormwater consent. TCC staff are presently collaborating with landowners to finalise an agreed concept landform option 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 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 late August 2020.</p> <p>It is proposed to provide the UFTD Committee with a presentation of this project at a future UFTD Committee later this year.</p>	<p>This includes consideration of the new National Policy Statements for Urban Development and Freshwater Management, as well as the new National Environmental Standard for Freshwater.</p> <p>An assessment of utilising the fast track consenting offered under the new Covid 19 fast-track legislation is underway. This legislation aims to help with economic recovery from COVID-19 and may have advantages for this project.</p> <p>Provide a more substantive update to UFTD on the project as requested.</p>
<p><b>Te Tumu Urban Growth Area</b></p>	<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 these workstreams will inform the structure plan and plan change documentation.</p>	<p>Complete infrastructure planning and road corridor planning assessments.</p> <p>Continue finalising reporting from technical workstreams and preparation of plan change documentation.</p> <p>Complete structure planning processes.</p> <p>Develop updated communications and engagement program for Te Tumu, in preparation for re-engagement with iwi authorities, and wider community</p>

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	<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.</p> <p>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 late 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 Tumu Kaituna 14 Trust for a change of status of land (from Maori land to general land) and a Trust order variation. The TK14 Trust has subsequently lodged an appeal of this decision with the NZ 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, until such a time as access through the growth area can be confirmed.</p>	<p>in progression for future plan change progression.</p> <p>Receive response from TK14 Trust Chairman on TCC proposal for next steps on infrastructure corridor creation.</p>
<p><b>Future Urban Growth Areas:</b></p> <p><b>Keenan Road</b></p>	<p>The Local Government Commission (LGC) undertaken consultation with landowners in the Keenan Road area to consider inclusion of this area for a boundary reorganisation, thereby altering the TCC/WBOPDC jurisdictional boundary to facilitate development of this area. A decision from the LGC is expected later this year.</p> <p>A project plan is being developed for the area to enable structure planning to progress in time for the City Plan Review assuming that the LGC transfers this land to the City in the near future.</p>	<p>Continue to work with the Local Government Commission on the proposed boundary reorganisation 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>



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	<p>Long-term wastewater study for the Western Corridor is complete and was reported previously to an earlier UFTD meeting. This study provides for wastewater servicing in the Keenan Road area. A similar potable water study is now underway.</p>	<p>Complete water planning study.</p>
<p><b>Future Urban Growth Areas:</b></p> <p><b>Lower Belk Road area (Tauriko Business Estate Extension)</b></p>	<p>The Local Government Commission (LGC) has undertaken consultation with landowners in the Lower Belk Road area to consider transferring this area into the TCC City jurisdiction. This area is earmarked for an extension of the Tauriko Business Estate in current planning documents such as the urban limits, SmartGrowth and UFTI. A decision from the LGC is expected later this year.</p> <p>Long-term water study and wastewater servicing studies have been undertaken 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>If the Lower Belk Road 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 for the Tauriko Business Estate.</p> <p>Complete water planning study.</p> <p>Complete investigations into transport improvements for approval by TCC and NZTA.</p>
<p><b>Rural Land Study</b></p>	<p>This project has not progressed since the last quarterly update as it is not a priority workstream relative to other work underway across the tea. The previous update is repeated below.</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</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>It is likely that the aspirations for Maori land identified in the study will be considered through the proposed 'Iwi Spatial Plan' which is an action from UFTI to be progressed over the next 12 months.</p>

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	<p>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 Study will also be a key input into the City Plan Review.</p>
<p><b>Smith's Farm</b></p>	<p>Staff are continuing to explore options to progress the development and sale of Smiths Farm for residential housing. This will be reported back to the Committee later in 2020. The main constraint is the cost, timeframes and risks associated with access.</p> <p>With the NZTA Tauranga Northern Link project progressing at pace, NZTA advise that it will need to complete a cost sharing MOU with TCC in respect of access and the proposed shared stormwater solution within the next 1-2 months. In broad terms NZTA will meet the costs of retaining a like for like access as currently provided by Richards Way. TCC would meet the additional costs of an upgraded access to enable urban development as well as the stormwater and servicing costs attributable to development of the site. TCC is able to apply for FAR subsidy for its share of transport costs through separate NZTA processes however the outcome of this remains uncertain at this time. The infrastructure covered by the cost sharing agreement will be included within the scope of the TNL contract with a final decision on construction of the Smiths Farm access road to be made in future by TCC when tender costs are known.</p>	<p>Complete investigations and prepare Committee report.</p> <p>Negotiate cost sharing agreement with NZTA</p> <p>Report separately to elected members in relation to the cost sharing agreement</p>
<p><b>Government Policy &amp; Initiatives</b></p>	<p><u>RMA Comprehensive Review</u></p> <p>The Government's review of the Resource Management Act 1991 (RMA) has come to a significant milestone with the release of an independent report setting out a proposed way forward in July. The Resource Management Review Panel has recommended major changes to</p>	<p>Continue to make submissions as appropriate and engage with the Government and its officials on matters as they relate to Tauranga.</p>

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	<p>New Zealand's resource management legislative framework, including repealing and replacing the RMA with the following new legislation:</p> <ul style="list-style-type: none"> <li>• Natural Built Environments Act (NBEA)</li> <li>• Strategic Planning Act (SPA)</li> <li>• Managed Retreat and Climate Change Adaptation Act (CCAA).</li> </ul> <p>The NBEA would be the most direct replacement for the RMA, while the SPA would have the purpose of setting long term strategic goals and facilitating the integration of functions from across the resource management system (including the Local Government Act 2002, Land Transport Management Act 2003 and Climate Change Response Act 2002). If enacted the CCAA will establish an adaptation fund to enable central and local government to support necessary steps to address the effects of climate change.</p> <p>The combined effect of the SPA and the NBEA would be to significantly overhaul how local authorities are expected to approach planning for natural and built environments, with a focus on closer links between land and resource planning, and associated funding and investment.</p> <p>The Review Panel's recommendations include:</p> <ul style="list-style-type: none"> <li>• Replacing and enhancing the RMA's principles and purposes.</li> <li>• Combining regional and district plans, and streamlining the plan preparation and change process.</li> <li>• Addressing the deficiencies in the RMA including requiring the setting of mandatory environmental limits, better facilitating urban development and addressing climate change issue.</li> </ul> <p>A summary of the report can be found at the following link  <a href="https://www.mfe.govt.nz/publications/rma/new-directions-resource-management-new-zealand-report-of-resource-management-review">https://www.mfe.govt.nz/publications/rma/new-directions-resource-management-new-zealand-report-of-resource-management-review</a>.</p> <p>The next step is for the Government to consider and advise its views on these recommendations which we understand will not be communicated until after the upcoming elections. There is</p>	<p>Complete assessment of Covid-19 Fast-tracking Consent opportunities.</p>

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	<p>likely to be significant changes to the Panel’s recommendations through consultation and legislative processes under the new Government.</p> <p>A single combined plan for each territorial authority and regional council per region is recommended, developed collaboratively by councils, mana whenua and government representatives. While outside the scope of the terms of reference for the review, clear commentary is provided that NZ has too many councils and that significant benefits in simplifying the planning &amp; resource management system could be achieved through amalgamation of councils. It is suggested that this should occur along regional lines.</p> <p>The proposed reform of planning and resource management legislation is large in scale and therefore likely to take many years to come into effect. However new legislation could be enacted ahead of notification of our full City Plan review. This creates significant uncertainty, but there is little that can be done to manage this until the government responds to the review and sets out a timeframe and process for these reforms in the new year. At this stage the City Plan project will continue as agreed until more is known. Staff will take every opportunity to engage with government officials, ministers and the like to advise them of the uncertainty this creates and seek advise on how we should proceed in this environment.</p> <p><u>National Policy Statements &amp; National Environmental Standards</u></p> <p>The Government is progressing a range of National Directions under the RMA in relation to freshwater, highly productive soils, indigenous biodiversity and urban development, all of which TCC submitted on.</p> <p>The Government has now completed the following NPS’s</p> <ul style="list-style-type: none"> <li>– NPS of Urban Development Capacity – Presentation slides will be prepared and discussed at this UFTD meeting</li> <li>– NPS and NES for Freshwater – Presentation slides will be prepared and discussed at the October UFTD meeting</li> </ul>	

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	<p>The Government still has progression of work on the following NPS's:</p> <ul style="list-style-type: none"> <li>– NPS on Highly Productive Land: Consultation closed on 10 October 2019. The Ministry for the Environment (MfE) and the Ministry for Primary Industries (MPI) are reviewing the proposed National Policy Statement for Highly Productive Land (NPS-HPL) based on public submissions. The work to further develop the policy was affected by the government's need to focus on the response to COVID-19 and ongoing recovery. Officials now expect to provide final advice to Cabinet in the first half of 2021. If approved by Cabinet, the NPS-HPL will likely take effect soon after.</li> <li>– NPS on biodiversity: The Government has outlined that The Biodiversity NPS is now set for release in April 2021.</li> </ul> <p><u>Urban Development Bill</u></p> <p>The Urban Development Act came into force on 7 August 2020 and, as the name suggests, is designed to facilitate urban development. The Act creates a process for “specified development projects” (SDPs) which would allow Kāinga Ora to access a range of significant statutory powers. These powers include an ability to:</p> <ul style="list-style-type: none"> <li>– override, add to, or suspend provisions in RMA plans or policy statements within the project area;</li> <li>– act as a consent authority (for consents under district plans) and requiring authority under the RMA;</li> <li>– reconfigure reserves;</li> <li>– build and alter infrastructure; and</li> <li>– acquire land.</li> </ul> <p><u>The COVID-19 Recovery (Fast Track Consenting) Act</u></p> <p>As a direct response to Covid-19, the legislation enabling fast track consenting was introduced to Parliament on 16 June 2020. It came into effect on 9 July 2020.</p> <p>The new consenting process is intended to get projects started, and therefore people into jobs, faster than standard RMA consenting and approval processes. The COVID Act introduces an</p>	

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	<p>alternative pathway (outside the RMA) for a project to access fast track resource consents and designations. Decisions are made by expert consenting panels, replacing the role that local authorities and other first instance decision makers have under the RMA.</p> <p>The purpose of the COVID Act is (section 4):</p> <p><i>“to urgently promote employment to support New Zealand’s recovery from the economic and social impacts of COVID-19 and to support the certainty of ongoing investment across New Zealand, while continuing to promote the sustainable management of natural and physical resources.”</i></p> <p>TCC is currently investigating the potential use of this Act for the Tauriko West project. Outcomes of this work will be presented to main landowners and Council for consideration in due course.</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 that 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 used updated natural hazard data obtained from specialist assessments to quantify their impacts on the city’s infrastructure assets and then determine how to mitigate these risks.</p> <p>The output from this study identifies some 300 locations throughout the city where a concentration of hazards coincides with high criticality assets. Each of these locations have had resilience-building mitigation projects developed and are ranked in terms of criticality and resilience-building value for money and programmed to match already planned renewals. The projects each have been advanced to the point of a concept design, a scope of work and a cost estimate sufficiently developed for inclusion in the next LTP. Identified characteristics of the projects are</p> <ul style="list-style-type: none"> <li>• Flooding hazard appears in over 90% of the projects</li> <li>• Over half of the projects contain more than four natural hazards</li> </ul>	<p>Completion of City-wide risk assessment.</p> <p>Completion of studies on land stability, and open coast inundation.</p> <p>Progression of prioritisation of projects for the LTP, including a further presentation to UFTD.</p>

PROJECT	PROGRESS UPDATE	NEXT STEPS
	<ul style="list-style-type: none"> <li>• Approximately 25 identify the need for consideration of long-term retreat</li> <li>• Each project contributes a measurable improvement to city resilience</li> </ul> <p>The output to date from the resilience project was presented to UFTD on 21 July 2020 providing project samples and indicating a budget of \$900 million to be invested over 30+ years. The next stage in this development is to agree on funding sources and on the technical prioritisation process through which to filter the mitigation projects and then to present UFTD with a specific proposal for inclusion in the 2021 LTP.</p> <p>TCC is now progressing work on:</p> <ul style="list-style-type: none"> <li>• Preparation of mitigation project documentation for consideration in the LTP</li> <li>• Identification of near-future mitigation projects for design and construction</li> <li>• City-wide Risk Assessment to satisfy the requirements of the Regional Policy Statement</li> </ul> <p>Modelling of open coast inundation from Mount to Te Tumu is currently being undertaken by NIWA for BoPRC and the results will be incorporated into TCC hazard maps. Release of this information to the community is anticipated in second quarter 2021. It is likely to impact a number of properties along the coast and an appropriate engagement program is being developed around this.</p> <p>City wide land stability assessment is due for advancement over the remainder of 2020. This will be a technical advance on our current static hazard lines and will incorporate probability into the analysis for the first time. TCC has initiated a relationship with BoPRC, Waikato Regional Council, Auckland Unitary Council and EQC in order to standardise our approach and share resources. This relationship will be to our benefit in both time and cost and provides an additional level of quality assurance and validation of our final mapping. This work is expected to be released around second quarter 2021. A pilot study completed in December 2019 indicated that this new probabilistic mapping is not likely to negatively impact properties as the existing 2001 mapping is generally conservative by comparison.</p>	