



AGENDA

Strategy, Finance and Risk Committee Workshop meeting Monday, 30 October 2023

**I hereby give notice that a Strategy, Finance and Risk Committee
Workshop meeting will be held on:**

Date: Monday, 30 October 2023

**Time: to start at the conclusion of the Strategy,
Finance and Risk Committee meeting**

**Location: Bay of Plenty Regional Council Chambers
Regional House
1 Elizabeth Street
Tauranga**

*Please note that this meeting will be livestreamed and the recording will be publicly available on
Tauranga City Council's website: www.tauranga.govt.nz.*

**Marty Grenfell
Chief Executive**

Order of Business

1	Business.....	4
1.1	Mount to Arakaki Spatial Plan and Mount Industrial Planning Study.....	4

1 BUSINESS

1.1 Mount to Arakaki Spatial Plan and Mount Industrial Planning Study

ATTACHMENTS

- 1. Memorandum and attachments to Strategy, Finance and Risk Committee members - Mount Arakaki Spatial Plan and Mount Industrial Planning Study - A15221608**

WORKSHOP MEMORANDUM

MOUNT TO ARAKAKI SPATIAL PLAN AND MOUNT INDUSTRIAL PLANNING STUDY

To: Strategy, Finance and Risk Committee
From: Christine Jones, General Manager: Strategy, Growth & Governance
 Carl Lucca, Team Leader: Urban Communities
 David Phizacklea, Project Lead: Mount Industrial Planning Study
Date: 24 October 2023

PURPOSE AND AGENDA FOR WORKSHOP

1. The purpose of the workshop is to receive feedback on the emerging direction for:
 - (a) The Mount to Arataki Spatial Plan (MSP): feedback on the draft programme and proposed actions, including timing and detail
 - (b) The Mount Industrial Planning Study (MIPS): feedback on the proposed actions in response to key issues identified.
2. Feedback from the workshop will inform further refinement in advance of the Strategy, Finance and Risk Committee meeting on 4 December 2023 where it is proposed to present the Mount to Arataki Spatial Plan 'programme' and Mount Industrial Planning Study recommendations for endorsement.
3. The final spatial plan, incorporating the outcomes of the December Committee meeting, will be brought to Council for endorsement in March 2024.
4. The agenda for the workshop is as follows:

1.	Brief overview of MSP and MIPS – where we are at.	10mins
2.	Discussion and feedback – MSP	25mins
3.	Discussion and feedback – MIPS	25mins

5. This memo and attachments are intended to be taken as read.

MOUNT TO ARAKAKI SPATIAL PLAN (MSP)

6. Information on the next steps for the MSP and MIPS was included in the Growth, Land Use Planning & Transport Strategy Projects September 2023 Quarterly Update. An update is also included in the Mount Programme report for the Strategy, Finance and Risk Committee reporting for 30 October 2023.
7. The study area includes Arataki / Bayfair, Omanu, Mount North, Whareroa and the Industrial area, shown in the map below.

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Draft Spatial Plan Programme

8. **Attachment A** provides an overview of the draft Mount Spatial Plan programme, including context informing the development of the programme. This is supported by **Attachment C** which includes the detailed (draft) descriptions of the proposed programme interventions. (Note, the interventions will be supported by mapping, to be presented at 4 the Dec SFR meeting).
9. Feedback is sought on the draft programme and proposed actions, including timing and detail, which will inform the Mount to Arataki Spatial Plan 10-year action plan development and longer-term aspirations.
10. It is noted that the programme funding has regard to the draft 2024-34 Long Term Plan budgets, including:

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- (a) Existing proposed project funds relating to movement, open space, public real, three-waters, culture and identity
- (b) Additional bulk funds included specifically for the MSP:

Name	27/28	28/29	29/30	30/31	31/32	32/33	33/34	Total
	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s
Movement	447	587	620	642	668	654	0	\$3,620
Open Space	531	549	567	499	513	527	541	\$3,730
Cultural	57	59	60	61	0	0	0	\$238

Engagement

11. **Attachment D** includes an overview of recent community engagement outcomes. A full report will be included as part of the 4 December 2023 reporting to the Committee.
12. In addition to community engagement, engagement has continued with mana whenua and the project Reference Group (i.e. external project partners and key stakeholders, e.g. Waka Kotahi, Tourism Bay of Plenty).
13. Mana whenua representatives have provided input into the programme development through specific wānanga and through the course of the project workshops. Ongoing hui and wānanga are occurring with mana whenua to incorporate mana whenua heritage narratives (ngā tātai kōrero), values (ngā uara me ōna whakamārama), and desired outcomes (ngā mahi whakawhanake).
14. The project Reference Group has also provided input into the programme development through project workshops.

Developing spatial plan narrative – cultural and identity

15. The Mount to Arataki area has a strong, diverse culture and identity, derived from its past and contemporary heritage as well as its natural environment. Acknowledging and responding to this will be an important aspect of the Mount to Arataki Spatial Plan document. **Attachment E** includes a draft abstract from the MSP relating to identity (work in progress). This will be further supported by the cultural narrative and takiwā mapping being prepared with mana whenua.

MOUNT INDUSTRIAL PLANNING STUDY (MIPS)

16. Te Mahere ahumahi o Mauao (the Mount Maunganui Industrial Plan) is under development. A developing scenario and potential intervention actions have been identified for the future of the Mount industrial area as the key output of MIPS.

Related projects

17. The Priority One 'blueprint' for the Mount industrial area is being progressed. The blueprint is expected to make recommendations on actions to be taken for the industrial area from an economic perspective.
18. The Connecting Mount Maunganui project, being led by Waka Kotahi, is assessing transport intervention options for Hewletts Road/State Highway 2 and Totara Street, including the Mount industrial area. An indicative business case setting out the preferred option is expected in March 2024.

Draft scenario and actions

19. A summary of the developing scenario and key moves for the Mount industrial area is included within **Attachment B**. This has been refined from recent engagement feedback.

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20. The key recommended actions for the MIPS have been included in the MSP draft programme. **Attachment C** includes the detailed action descriptions proposed for inclusion in the Mount Industrial Plan.

Land use intervention options

21. As part of the draft actions, possible land use intervention options in response to health, amenity, noise and cultural effects have been assessed and discussed with partners and key stakeholders, including through the Phase 2 community engagement process as part the MSP. A key is what action may be required to address the interface between industrial and sensitive land uses, including marae, residential and education facilities.
22. Council obtained legal advice earlier this year which advised that many existing industrial activities in the area hold existing use rights to operate under the Resource Management Act 1991 (RMA) and that there is no legal mechanism to extinguish those existing use rights. The legal advice was reported to the 27 February 2023 Council meeting¹ and shared with mana whenua, businesses and the community.
23. Tauranga City Council can only effect change for future users of the land, through change in land use or new land use. It cannot address existing land uses that have existing use rights under the RMA.
24. The developing scenario proposes the following interventions:
- (a) implement a business hierarchy under the Tauranga City Plan to identify the types of industrial activities - general industrial, heavy industrial, light industrial and port zones consistent with the National Planning Standards 2019
 - (b) promote a plan change to rezone and/or regulate future land use activities adjacent to sensitive land uses in proximity to:
 - i. Newton Street and McDonald Streets
 - ii. Whareroa.
 - (c) promote a plan change to restrict residential activities in commercial zoned areas of the Mount Airshed
 - (d) establish an Environmental Accord with businesses, led by Priority One, committing to ongoing improvements
 - (e) prepare an Airshed Management Plan, led by Bay of Plenty Regional Council
 - (f) consider a regional plan change to adopt the World Health Organisation guidelines for contaminants from air discharges within the Mount airshed and/or a sinking lid to existing discharges.

Engagement

25. Engagement with mana whenua, the project Reference Group and the wider community has occurred as part of the MSP engagement. In addition, specific engagement on MIPS has also occurred.
26. Hui were held with the Whareroa community, Bay of Plenty Regional Council Toi Moana, Waka Kotahi, Port of Tauranga and Priority One.
27. Three workshops with industrial stakeholders have been held:
- Workshop 1: 7 March 2023 - this workshop identified the issues and opportunities for the industrial area. It also developed individual and group visions for what the area should look like in 30 years.

¹ https://infocouncil.tauranga.govt.nz/Open/2023/02/CO_20230227_AGN_2501_AT_WEB.htm

- Workshop 2: 11 May 2023 - presented three scenarios and required actions for feedback (1) Business as usual (2) Expansion of the industrial area and economic focus (3) Environmental limits.
 - Workshop 3: 8 August 2023 - presented Council's draft preferred scenario and proposed intervention actions. It also explored the options around land use intervention and the advantages and disadvantages of each option.
28. Those invited to the stakeholder workshops were included in the 6 June 2023 report to the Strategy, Finance and Risk Committee (provided in Appendix B to the Mount Planning and Delivery Programme Update - May 2023 report).
29. Following the third stakeholder workshop and requests from a number of participants to those workshops, further engagement has occurred with businesses, including those identified within the Whareroa interface area.
30. A workshop with a steering group of businesses established by Priority One to provide input on the industrial blueprint was held on 13 October 2023, with a second workshop to occur in mid-November. Industry has signalled they need further time to consider the emerging direction and will provide specific feedback in the near future.
31. It is anticipated that further engagement will be required with Whareroa marae, mana whenua, and businesses to inform final recommendations.

ATTACHMENTS

- Attachment A: MSP draft programme overview
- Attachment B: MIPS A3 summary
- Attachment C: MSP and MIPS detailed programme action descriptions
- Attachment D: MSP engagement summary
- Attachment E: MSP identity – abstract from draft MSP

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Attachment A: Mount to Arataki Spatial Plan Draft Programme. October 2023

1. Purpose of the Mount to Arataki Spatial Plan (MSP)

The purpose of the Mount to Arataki Spatial Plan is to set the direction for how the area develops over the next 30 years. The spatial plan has a focus on a 10-year action plan to respond to the key issues (problems) and outcomes identified through the development process.

2. MSP problem definition

1. Past decision making and investment has created land use conflicts that harm the rohe's Mauri / environment and community wellbeing
2. Lack of prioritisation of mana whenua voice and views has compromised mana whenua input and values
3. Competing land uses and growth creates a movement network that compromises safety, efficiency, environment and choices for moving about
4. Climate change elevates hazard risks to existing and future communities (wellbeing, financial, social and safety) and for growth potential
5. Housing stock in the Mount to Arataki area is not meeting the social and economic needs of current and future residents of Tauranga.

3. MSP draft vision statement

Foster a thriving Mount to Arataki community that centres on **manaaki tangata (care for people)**, emphasising **wellbeing and health of the community and environment**, and the **unique cultural heritage and local identity**.

We will provide **opportunities for housing** to better meet our social and economic needs; **improve accessibility and movement**; and proactively **manage natural hazards and land use activities** to enhance the wellbeing of our community.

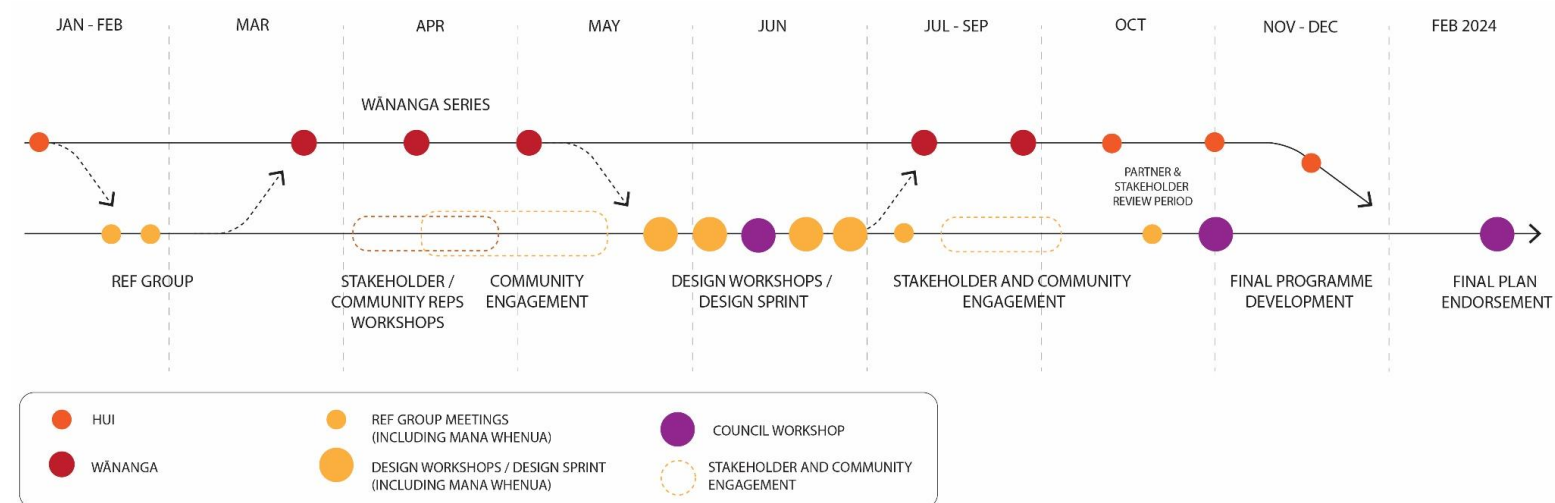
Through these integrated efforts, we envisage a **vibrant, resilient community** where people and the environment flourish together.

4. MSP key outcomes sought

Key outcomes sought through the spatial plan include:

MSP Outcomes Sought	Relevant TCC Strategic Framework Outcomes	Relevant Waka Kotahi Transport Outcomes
Improved movement network	An inclusive city – Tauranga Matarauui; A city that is easy to move around – Tauranga Ara Rau; A well-planned city – Tauranga Tātai Tangata	Inclusive access; Healthy and safe; Economic prosperity
Better managed natural hazard risks	A city that is easy to move around – Tauranga Ara Rau	Resilience and security
Enhanced sense of community and environment	A city that values and protects the environment – Tauranga Taurikura; A well-planned city – Tauranga Tātai Tangata	Healthy and safe; Environmental sustainability

5. MSP Timeframes



Attachment A - Mount to Arataki Spatial Plan Draft Programme. October 2023 (A15208791)

6. MSP partnership with mana whenua

Mana whenua representatives have provided input into the programme development through wānanga and project workshops. Mana whenua priorities have been identified within the attached programme.

7. MSP community priorities

Key themes have remained consistent through both stage 1 and stage 2 community and key stakeholder engagement:

- Strong support for improving air quality and enhancing nature, biodiversity, and amenity in the industrial area
- Strong support for continuation of the coastal path
- Strong desire for crime reduction and personal safety, particularly in Bayfair / Arataki and Mount areas
- Desire for enhancing access to the beach while preserving the coastal environment, particularly in Arataki
- Support for improving walking and cycling connections and safety
- A desire for more public amenities like rubbish bins, toilets, showers, seating, barbecues, and shade sails
- A desire for better parking and accessibility, but not paid parking
- The need to better manage traffic congestion across the network
- Limited support / opposition for residential intensification.

8. Approach to preparation and assessment of proposed MSP actions and timing

1. **Long list preparation** through design workshops, responding to problems and outcomes sought. Includes Ref Group, subject matter experts and mana whenua
2. Specific hui and wānanga with **mana whenua**
3. Specific working sessions with **key stakeholders**, e.g., Waka Kotahi, Tourism Bay of Plenty, Mount Business Association
4. **Multi criteria assessment** of actions, including consideration of:
 - a. MSP Outcomes Sought
 - b. Relevant TCC Strategic Framework Outcomes
 - c. Value for money in unlocking / achieving outcomes
 - d. Public / stakeholder
 - e. Urgency / need to support growth
5. Consideration of **funding**:
 - a. Achieving outcomes through existing and proposed LTP projects
 - b. Co funding or external funding opportunities
 - c. Value for money
6. Consideration of **mana whenua and community priorities**
7. Consideration of **dependencies**.

9. Draft MSP Programme

The attached programme outlines the **10+ year programme** of delivery. It includes:

- Project partners to delivery each action
- Spatial plan location and topics
- Mana whenua priorities (marked yellow)
- Indicative cost range:
 - \$ - Less than \$500,000
 - \$\$ - \$500,000-\$2,000,000
 - \$\$\$ - \$2,000,000-\$5,000,000
 - \$\$\$\$ - more than \$5,000,000
- Funding: **funded** within existing proposed budgets; **partially funded** (i.e., budget to deliver on some of the aspiration); can be **externally funded** by partners; or **unfunded**.
- A further detailed description of each action is also available and will be included in the spatial plan.
- The draft programme will be mapped by topic and area within the spatial plan.

