

## SMARTGROWTH STRATEGY WORKSHOP – DAY ONE

### DATE:

Day One – Wednesday, 7 February 2024 at 10.23am.

### HELD:

Western Bay of Plenty District Council Chambers, Barks Corner.

### TOPICS:

1. Areas to be Protected and Developed Carefully – Barbara Ann-Overwater;
2. Tangata Whenua – Elva Conroy;
3. Climate Resilience – Manini Abernethy;
4. Te Taiao – Our Environment – Barbara Ann-Overwater;
5. Urban Form and Centres – Carl Lucca;
6. Rural – Tracey Miller;
7. Housing – Simone Cuers and Jodie Rickard;
8. Transport – Sarah Dove, Peter Siemensa and Craig Richards;
9. Three Waters and Other Infrastructure – Steve Hurley
10. Economic Wellbeing – Greg Simmonds

### PANEL MEMBERS PRESENT:

Chairperson Andrew Turner (Independent Chair – SmartGrowth)

Cr Paula Thompson (Bay of Plenty Regional Council)

Cr John Scrimgeour (Western Bay of Plenty District Council)

Matire Duncan (Tangata Whenua Representative)

Te Pio Kawe (Tangata Whenua Representative)

Bill Wasley (Tauranga City Council)

John McDonald (Central Government Representative – Ministry of Housing and Urban Development)

**STAFF IN ATTENDANCE:** Craig Batchelar (SmartGrowth Advisor), Elva Conroy (SmartGrowth Tu Pakari Advisor), Nichola Lennard (SmartGrowth Advisor)

For Western Bay of Plenty District Council: E Watton (Strategic Policy and Planning Programme Director), T Miller (Strategic Advisor Resource Management), H Wi Repa (Governance Technical Advisor), J Rickard (Community and Strategic Relationships Manager), and J Osborne (Governance Advisor).

**VIA ZOOM:** Steve Hurley (Tauranga City Council), Anthony Pearse (Tauranga City Council), Sarah Dove (Tauranga City Council), Nathan Te Pairi (Bay of Plenty Regional Council), Craig Richards (BECA), Christine Jones (Tauranga City Council), Greg Simmonds (Priority One)

### **KARAKIA**

Member Kawe opened the hui with a karakia.

### **INTRODUCTION:**

The Chairperson opened the workshop and welcomed everyone in attendance. Craig Batchelar spoke to the workshop cover report, highlighting the key areas and providing the committee with an overview. It was noted that the purpose of the workshop is to ensure that the Panel is satisfied with the options presented for each issue and can signal any further information that is required, to enable the Panel to make decisions at its deliberations meeting on 29 February/1 March 2024.

## **1. Areas to be Protected and Developed Carefully – Barbara-Ann Overwater**

Barbara-Ann Overwater spoke to her draft Issues and Options paper and responded to questions related to the below areas/topics. The Panel's discussion on each issue is outlined below.

### Issue 1: Limiting Growth and Providing Green Corridors, Sustainability, and Resilience

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- Additional case study and work involved;
  - Favoured option – 1B; and
  - Compliance of the strategy with National Planning Standards.

**Panel guidance:** Option 1B be recommended as the preferred option.

#### Issue 2: Constraining Development in Areas with Natural Hazard Risk

- Consideration of the five principles of green growth – being Wellbeing, Justice, Planetary Boundaries, Efficiency and Sufficiency, and Good Governance;
- Draft Strategy and relation to level of detail/explanation for users; and
- Clarity within the strategy relating to National Planning Standards.

**Panel guidance:** Option 2B be recommended as the preferred option, and insert wording based on the advantages paragraph in Issue 3A consideration.

#### Other guidance for staff:

- Investigate compliance of the strategy with National Planning Standards.

## **2. Tangata Whenua – Elva Conroy**

Elva Conroy spoke to her draft Issues and Options paper and responded to questions related to the below areas/topics. The Panel's discussion on each issue is outlined below.

#### Issue 1: Partnership and Participation

- Timing, sequencing, and resourcing for implementation; and
- Tangata Whenua Spatial Planning completion plan.

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**Panel guidance:** Option 1A be recommended as the preferred option.

Issue 2: Enabling the Marae as Centres Programme

- Draft Funding and Implementation Plan complexity and demands;
- Funding and resourcing;
- Timeframes;
- Use of existing partner Council arrangements and strategic ways of working;
- Collaboration and communication between partners; and
- Transformation approach – “top down or bottom up?”.

**Panel guidance:** Option 2A be recommended as the preferred option.

### 3. Climate Resilience – Manini Abernethy

Manini Abernethy spoke to her draft Issues and Options paper and responded to questions related to the below areas/topics. The Panel’s discussion on each issue is outlined below.

Issue 1: Managed Retreat

- Reasoning for recommended option (1B);
- Public inquiry into community-led retreat and adaption planning/funding;
- Involvement of communities; and
- Ensuring that conversations are happening with the Marae community.

**Panel guidance:** Recommended Option 1B as the preferred option or an option that includes the point being made in 1B, with acknowledgement to future opportunities consultation with affected communities.

Issue 2: Emissions Reductions Target

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- Alteration/addition of wording (see recommendation below).

**Panel guidance:** Recommended Option 2B as the preferred option, with the following changes:

- Alteration of *'low emissions outcomes'* to *'reduced emissions outcomes'*.
- Include reference to councils existing climate action plans and that the statement aligns with those.
- Addition of *'Park and Ride'* to the list, alongside carpooling.
- Include, prior to the list, the following wording: *"Including"* to show that the list is not extensive.
- Amend *'frequent public services'* to *'frequent, reliable, and innovative public transport'*.

### Issue 3: Climate Resilient Development

- Relative definition of elderly;
- Alteration to wording (see recommendation below);
- Inclusion of case study; and
- Resourcing and timing required in a case study, in order to consider adopting Option 3C.

**Panel guidance:**

- Option 3B be recommended as the preferred option, with the removal of *'elderly'* at the beginning and end of the Option paragraph, as well as the addition of further consideration around the resourcing required and timing of adopting the Option.
- In addition, recommend Option 3D as the preferred option, but alter wording to read *"encourage and enable emissions reductions..."*.

### Issue 4: Climate Change Action

- Risk of duplication with sub-regional climate action plans.

**Panel guidance:** Option 4B be recommended as the preferred option and include acknowledgment that SmartGrowth partners have climate actions plans and give reference to/incorporate them into the Strategy. This mitigates the need for the Implementation and Funding plan.

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Other guidance for staff:

- Provide further understanding on the public enquiry into community-led retreat and adaption planning/funding, and the technical report generated from this.
- The Panel requested that some work be undertaken around Option 3C, to determine what local studies were already available, and the resourcing/timing required in the Option.

12.07pm The workshop adjourned.

12.28pm The workshop reconvened.

#### **4. Te Taiao – Our Environment – Barbara-Ann Overwater**

Barbara-Ann Overwater spoke to her draft Issues and Options paper and responded to questions related to the below areas/topics. The Panel's discussion on each issue is outlined below.:

Issue 1: Poor Air Quality

- Highlighting this as part of a longer-term journey; and
- Responsibility of other authorities/entities.

**Panel guidance:** Recommend Option 1B as the preferred option, with an amendment to Figure 2 to add the environmental management programmes and further text around specific impacts of air quality.

Issue 2: Impact of Growth on the Environment

**Panel guidance:** Recommended Option 2A. as the preferred option

Issue 3: Manage and Protect Freshwater Resources

- Clarity on the strategy and responsibilities of councils, versus what can be actioned in the strategy;

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- Revisiting the area once Central Government's policy position is clearer;
  - Future changes to Te Mana o te Wai; and
  - Change to Government policy and analysing the risks/need for prioritisation.

**Panel guidance:** Recommended Option 3A as the preferred option, acknowledging that the role of Te Mana o te Wai may change. In addition, consider the potential for Option 3B to be revisited once Central Government's policy position is clearer.

## 5. Urban Form and Centres – Carl Lucca

Carl Lucca spoke to his draft Issues and Options paper and responded to questions related to the below areas/topics. The Panel's discussion on each issue is outlined below.

### Issue 1: Support for the Proposed Urban Form and Centres Approach

**Panel guidance:** Option 1A be recommended as the preferred option.

### Issue 2: Open Space Provision

- Botanic gardens versus open space as a more general approach.

**Panel guidance:** Do not adopt directive around botanic gardens or Te Tumu Regional Park, but to look at whether there was a need to strengthen existing wording in strategy to highlight the need for open space.

### Issue 3: Opposition to the Urban Form and Centres Approach

- Work involved in Option 3B;
- Opportunities for further public consultation;
- Historical context of the Option;
- Urban sprawl, associated costs, and appropriate planning;
- Confidence in numbers and 'one source of the truth'; and

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- Urban Form and Transport Initiative (UFTI) and sustainable urban form.

**Panel guidance:**

- Do not accept Option 3B, with further information to be added in terms of historical context/background, urban sprawl, associated costs, and appropriate planning, in order to support this position.
- Option 3C be recommended as the preferred option, with additional information to provide confidence in the numbers and consistency across the strategy.

Issue 4: Commercial Centres

- Future growth areas/town centres and planning; and
- Centres hierarchy.

**Panel guidance:** Option 4B be recommended as the preferred option.

## 6. Rural – Tracey Miller

Tracey Miller spoke to her issues and options paper and responded to questions related to the below areas/topics. The Panel's discussion on each issue is outlined below.

Issue 1: Enabling Additional, Secondary and Minor Dwellings on Properties in the Rural Zone

- Clarification on recommended Option;
- Opportunities for additional minor dwellings in rural zone; and
- Tauranga City versus Western Bay provisions.

**Panel guidance:**

- Complete a review of the provisions of the plan, bearing in mind services (such as water) do not have to be provided to rural properties and can be independent (bores etc), with no identified predetermined outcomes from this review. Additionally, note that other infrastructure could be better utilised by having a greater rural population (such as roading).



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- Neighbouring Council (Whakatāne) are undergoing a similar process - investigate opportunity for collaboration.
  - Option 1B to be subsumed into Option 1A, to then be decided upon at the deliberations stage.

## 7. Housing – Simone Cuers and Jodie Rickard

Jodie Rickard and Simone Cuers spoke to their draft Issues and Options paper and responded to questions related to the below areas/topics. The Panel's discussion on each issue is outlined below.

### Issue 1: Incorporate Sustainability and Accessibility Standards in New Homes

- Changing regulations and incorporating this into the wording.

**Panel guidance:** Option 1B be recommended as the preferred option.

### Issue 2: Use Inclusionary Zoning to Achieve Housing Outcomes

**Panel guidance:** Option 2A be recommended as the preferred option, with addition of information relating to the Queenstown Lakes example.

### Issue 3: Intensification in Existing Urban Areas

**Panel guidance:** Option 3A be recommended as the preferred option.

### Issue 4: Role of Local Government

- Acknowledging that SmartGrowth has a role to play;
- Delivery of housing systems and what that involves; and
- Accountability of implementation/outcomes.

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**Panel guidance:**

- Recommend Option 4A as the preferred option, with acknowledgment that SmartGrowth has a role to play in bringing partners together for these conversations to take place.
- Integrate wording from Option 4A into Strategy.
- Provide further information on the Housing Action Working Group, what its role is, and the outcomes it is working towards – to be discussed at the deliberations meeting.

**Issue 5: Māori Housing**

- Is the issue development contributions or funding?; and
- Housing and funding being a significant impediment.

**Panel guidance:** Option 5A be recommended as the preferred option.

Commentary around housing and funding being a significant impediment be included.

**Issue 6: Social/Community Housing**

- Does the current strategy give a clear growth directive?;
- Transparency around the housing situation; and
- Clarity around roles in the housing space (e.g. Council versus Local Government), and what can be influenced/actioned.

**Panel guidance:** Option 6A be recommended as the preferred option.

**Issue 7: Strengthen the Focus on Housing Outcomes in the Strategy**

- Other communities need to be considered alongside ethnic diversity;
- Where does the Bay of Plenty Community Trust Initiative sit?;
- Other initiatives that are underway;
- KPI's against housing outcomes;
- Housing Action Group responsibility; and

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- Measuring against the directives.

**Panel guidance:** Option 7A be recommended as the preferred option.

Issue 8: Develop Monitoring and Reporting Framework for SmartGrowth Sub-Regional Housing Systems Plan

**Panel guidance:** Option 8A be recommended as the preferred option but ensure a more focussed approach – all partners buying into the Housing Action Group and be involved in the intentions of the Group. There needs to be a consolidated approach of all partners using the same data and sharing the same priorities.

**8. Transport – Sarah Dove and Peter Siemensa (Tauranga City Council), and Craig Richards (BECA)**

Sarah Dove and Peter Siemensa, supported by Craig Richards, spoke to their draft Issues and Options paper and responded to questions related to the below areas/topics. The Panel's discussion on each issue is outlined below.

Issue 1: Passenger Rail

- Opportunities to partner;
- Wording of option 1A versus 1B; and
- Historic Rail Strategy prepared by BOPRC, in response to a SmartGrowth Strategy at the time.

**Panel guidance:**

- Report back on historic Rail Strategy created by BOPRC.
- Provide commentary around the Ministry of Transport's work around passenger rail.
- Option 1A be recommended as the preferred option.

Issue 2: Improved Public Transport

**Panel guidance:** Option 2A be recommended as the preferred option.

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### Issue 3: Investment in Transport Infrastructure

- SmartGrowth partnership in supporting/advocacy role.

**Panel guidance:** Option 3A be recommended as the preferred option but amend wording so that it is not limited by Government policy. Involve the SmartGrowth partnership in the advocacy aspect of the recommendation.

### Issue 4: Transport for Ageing Population and Planning for all Abilities

**Panel guidance:** Option 4B be recommended as the preferred option.

### Issue 5: Infrastructure for Walking and Cycling

- Environment we are working in – e.g. potential change in Government policies on transport;
- Funding able to be secured;
- Integrated planning across ‘sister councils’;
- Where does TSP fit in this space?;
- How do proposed new governance structures sit within TSP?;
- Is TSP the accountable body for the delivery and implementation of the SmartGrowth strategy?;
- What does the strategy say that determines what the implementation/funding looks like and the relationships needed for this?; and
- Funding and encouraging projects.

**Panel guidance:** Option 5A be recommended as the preferred option, with referral to a separate TSP mechanism strategy topic, which includes the mechanism as referred to below in *Other Discussion/Direction*, the role of TSP, and the funding that comes through LTP’s.

#### *Other guidance:*

- Appropriate mechanisms put in place to ensure that integration monitoring and alignment occurs – potential wording: *A need for partners, as appropriate, to put in place relevant structures that will ensure alignment delivery.*

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- Have we got the right mechanisms and structures in place to ensure a level of collaboration for what is needed?
  - Report separately on high level things that are not driven by submissions, such as Government policy changes and Local Government changes.

#### Issue 6: Car Parking

**Panel guidance:** Option 6A be recommended as the preferred option, with a need for an integrated approach across the sub-region (and connecting beyond the sub-region) with public transport/walking/cycling, and acknowledging that SmartGrowth has a role in this alignment, when considering the implementation plan.

#### Issue 7: Managed Lanes

**Panel guidance:** Option 7A be recommended as the preferred option, with Option 7B being a possibility if a funding opportunity were to present itself.

#### Issue 8: Resilience

**Panel guidance:** Option 8A be recommended as the preferred option, with wording amended to say: “Ensure the SmartGrowth Strategy’s implementation Plan notes to progress existing partners projects.” – Rest of bullet point removed.

#### Issue 9: Ferries

**Panel guidance:** Option 10A be recommended as the preferred option, with further investigation into what the prior study on ferries to provide more information, and to ensure there are no inconsistencies.

#### Issue 10: Park and Ride Facilities

**Panel guidance:** Option 10A be recommended as the preferred option.

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### Issue 11: Emissions and Air Pollution

**Panel guidance:** Option 11A be recommended as the preferred option.

### Issue 12: Miscellaneous

- Lack of engagement and community engagement; and
- Changes to target to ensure it is a strategy for the future.

**Panel guidance:**

- Lack of engagement/community engagement to be discussed during Day Two of the workshop (8 February).
- Day two of workshop: A conversation to be had at a wider level about whether to amend the strategy to respond to changes in government or Local Council policy and/or funding or ensuring that the strategy is set at a high enough level to encompass these changes as they come.

3.42pm Member Cr Thompson left the workshop.

3.42pm The workshop adjourned.

3.56pm The workshop reconvened.

## **9. Three Waters and Other Infrastructure – Steve Hurley**

Steve Hurley spoke to his draft Issues and Options paper and responded to questions related to the below areas/topics. The Panel's discussion on each issue is outlined below.

### Issue 1: Three Waters Reform

**Panel guidance:** Option 1B be recommended as the preferred option.

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Issue 2: Water Supply Analysis and Availability

- Funding for infrastructure and development opportunities/constraints; and
- Volume of water versus the infrastructure needed to reticulate it.

**Panel guidance:** Option 2A be recommended as the preferred option.

Issue 3: Electricity Generation and Supply

**Panel guidance:** Option 3B be accepted.

**10. Economic Wellbeing – Greg Simmonds**

Greg Simmonds (via Zoom) spoke to his draft Issues and Options paper and responded to questions related to the below areas/topics. The Panel's discussion on each issue is outlined below.

Issue 1: Oppose the Strategy

**Panel guidance:** Option 1A be recommended as the preferred option.

Issue 2: Changes to Strategy to Incorporate Great Emphasis on Environmental Sustainability

**Panel guidance:** Option 2A be recommended as the preferred option.

Issue 3: Add a New Economic Objective that Recognises and Supports Existing Industrial Activities Contributing to the Regional and National Economy

**Panel guidance:** Option 3A be recommended as the preferred option.

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Issue 4: Changes to Strategy to Strengthen the Importance of the Role of the Sub-Region in the Upper North Island Economy

**Panel guidance:** Option 4B be recommended as the preferred option.

Issue 5: Add a Source for the Employment Data in the Chart on Page 136

**Panel guidance:** Option 5B be accepted.

The workshop adjourned at 4.16pm, to be reconvened at 9.30am on 8 February 2024.



## **SMARTGROWTH STRATEGY WORKSHOP – DAY TWO**

- DATE:** Day Two – Thursday, 8 February 2024 at 9.33am
- HELD:** Western Bay of Plenty District Council Chambers, Barks Corner.
- TOPICS:**
1. Social Infrastructure and Wellbeing – Sonya McCall and Rebecca Gallagher;
  2. Future Development Strategy – Craig Batchelar and Nichola Lennard;
  3. Industrial Land – David Phizacklea;
  4. Parts 1 & 2 General – Craig Batchelar;
  5. Policy Environment – Craig Batchelar; and
  6. Next Steps – Chairperson Andrew Turner.
- PANEL MEMBERS PRESENT:** Chairperson Andrew Turner (Independent Chair – SmartGrowth)  
Cr Paula Thompson (Bay of Plenty Regional Council)  
Cr John Scrimgeour (Western Bay of Plenty District Council)  
Te Pio Kawe (Tangata Whenua Representative)  
Bill Wasley (Tauranga City Council)  
John McDonald (Central Government Representative – Ministry of Housing and Urban Development)
- APOLOGIES:** Matire Duncan (Tangata Whenua Representative)
- STAFF IN ATTENDANCE:** Craig Batchelar (SmartGrowth Advisor), Elva Conroy (SmartGrowth Tu Pakari Advisor), Nichola Lennard (SmartGrowth Advisor)

For Western Bay of Plenty District Council: E Watton (Strategic Policy and Planning Programme Director), T Miller (Strategic Advisor Resource Management), J Rickard (Community and Strategic Relationships Manager), and H Wi Repa (Governance Technical Advisor)

## OTHERS

Submitters as listed in the notes.

## VIA ZOOM:

Steve Hurley (Tauranga City Council), Anthony Pearse (Tauranga City Council), Sarah Dove (Tauranga City Council), Nathan Te Pairi (Bay of Plenty Regional Council), Craig Richards (BECA), Christine Jones (Tauranga City Council), Greg Simmonds (Priority One)

## KARAKIA

Member Kawe opened the hui with a karakia.

## INTRODUCTION:

The Chairperson opened the workshop and welcomed everyone in attendance. Craig Batchelar spoke to the workshop cover report, highlighting the key areas and providing the committee with an overview.

### **1. Social Infrastructure and Wellbeing – Sonya McCall and Rebecca Gallagher**

Sonya McCall and Rebecca Gallagher spoke to their draft Issues and Options paper and responded to questions related to the below areas/topics. The Panel's discussion on each issue is outlined below.

#### Issue 1: Consistency and Clarity on Definition of Terms used when talking about Social Infrastructure

- What is meant by 'Equity of Provision';
- Social infrastructure at community level versus direction at a higher level;
- Definition of social infrastructure; and

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- Increments for demographic ages, in terms of differing needs.

**Panel guidance:** Option 1 be recommended as the preferred option, with a description about what ‘equity of provision’ is.

- Adequate focus in terms of social infrastructure and community amenities.
- Ensuring demographic age cohorts are divided up (e.g. 65-70, 70-75).

Issue 2: Ensuring Integration of Social Infrastructure with the Strategy Objectives and Alignment between Chapter 10 and other Chapters of the SmartGrowth Strategy

**Panel guidance:** Option 2 be recommended as the preferred option, in addition:

- Refer to green space more generally and add the words ‘public open space’ in Issue 2.
- Ensuring that community facilities are resilient to an increase in natural hazards, and what the facilities are able to add to, in terms of broader community resilience.

## **2. Future Development Strategy – Craig Batchelar and Nichola Lennard**

Craig Batchelar and Nichola Lennard spoke to their draft Issues and Options paper and responded to questions related to the below areas/topics. The Panel’s discussion on each issue is outlined below:

Issue 1: Oppose the Strategy

Options were not provided for this issue.

Issue 2: Infrastructure Readiness

- Whether SmartGrowth should show more leadership in this space;
  - Intentions of the strategy versus implementation plan;
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- Need for certainty around the review process;
  - The review period;
  - Appropriate level of discussion and direction in strategy to allow partners to undertake required advocacy for infrastructure;
  - Authority of SmartGrowth; and
  - Legislative uncertainty and the interim.

**Panel guidance:**

- Option 2B be recommended as the preferred option, with acknowledgment that the certainty that submissions are seeking will come from the Implementation and Funding Plan, rather than from the strategy. Also include acknowledgment within the strategy around the infrastructure that is needed to delivery the strategic outcomes, and comments around timing.
- Report back on the role of electricity regulator entity.
- Provide further information on where Central Government is at on the Infrastructure Priorities.
- Provides pros and cons (options) of waiting versus carrying on, on the basis that common sense will prevail.
- Work could be done in terms of approach for the strategy review, given the uncertainty and political direction.
- Clarify role/purpose of strategy, and the role/purpose of the Implementation and Funding Plan.

Issue 3: Maps

Options were not provided for this issue.

Issue 4: Support for the FDS

Options were not provided for this issue.

Issue 5: Population Assumptions

- This topic being part of the regular review;

**Panel guidance:**

- Disaggregate the groups (e.g. ages – 65+ etc).
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- Keep a watching brief and have regular reviews/monitoring.
  - The importance of having consistent population figures was noted by the Panel.
  - Recognising the importance of finer grained planning data/information at the next level of implementation.

#### Issue 6: Settlement Pattern – Timing: Te Tumu, Keegan Road, Tauriko West

- Who's driving what?;
- Keenan Road Issue, distinguished from Te Tumu and Tauriko West;
- Authority of SmartGrowth versus a separate Government run processes; and
- Involvement in SDP.

#### **Panel guidance:**

- Identify both areas as priority areas, but acknowledged that zoning changes and infrastructure funding would be required.
- Disaggregate Te Tumu from Tauriko West and Keenan Road, due to specific matters being progress within Te Tumu (split into three different issues).
- Ensure a timeframe for the SDP that fits in with the adoption of the strategy.
- Staff to report back on:
  - Te Tumu – identify effect of the option, e.g. promoting rezoning earlier than previously understood, and indicating potential altered timing subject to funding solution being available.
  - Tauriko West – this project is on track.
  - Keenan Road – follow up on where this is at.

11.08am The workshop adjourned.

11.18am The workshop reconvened.

#### Issue 7(1): Settlement Pattern – Additional Areas: Wairākei South and Tara Road

Craig Batchelar declared a conflict of interest in the item and left the meeting.

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- Flooding and stormwater issue; and
  - Ground conditions.

**Panel guidance:** That Wairākei South and Tara Road be separated, with an explanation around both sitting in the same catchment and potential catchment issues.

Issue 7(2): Settlement Pattern – Additional Areas: Residential Growth in the East

- Why not Option 7(2)C?

**Panel guidance:** Option 7(2)C (or new option) recommended as the preferred option, with modification to acknowledge that further work is being undertaken in Te Puke, through the Te Puke Spatial Plan. However, this Spatial Plan will not have impact on the Eastern villages, as they are outside of the scope.

Issue 7(3): Settlement Pattern – Additional Areas: Residential Growth for Welcome Bay and Upper Ohauti

- Clarification on private plan change request versus Issue 7(3);
- Emphasise rural residential matter, and ensure rationale is agreed with; and
- Site visit to Ohauti;

**Panel guidance:** Option 7(3)B be recommended as the preferred option.

Issue 7(4): Settlement Pattern – Additional Areas: Intensification

**Panel guidance:** Option 7(4)A be recommended as the preferred option

Issue 7(5): Settlement Pattern – Eastern Corridor versus Western Corridor

- Certainty around next steps and clarity;
  - What's included in the SDP area; and
  - Addressing the housing shortfall and identifying it on the map.
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**Panel guidance:** Option 7(5)B be recommended as the preferred option, with acknowledgment that certain circumstances may allow for development prior to 30 years.

Issue 8: Te Puna and Surrounds

- Will WBOPDC's Spatial Planning work provide enough evidence?; and
- Definition of a potential long-term growth area versus imminent work on a spatial plan.

**Panel guidance:** Option 8A be recommended as the preferred option, with clearer wording around 'potential' long-term growth area.

Issue 9: FDS Implementation

- Clarity of RPS.

**Panel guidance:** Option 9A be recommended as the preferred option, acknowledgement that the FDS covers urban areas and does not apply to rural areas.

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**3. Industrial Land – David Phizacklea**

David Phizacklea spoke to his draft Issues and Options paper and responded to questions related to the below areas/topics. The Panel's recommendations for each Issue are also outlined below.

Issue 1: General – Potential Future Industrial Land Areas

- Difference between 1B, 1C, and 1D;
- Potential for further work on long-term sites;
- Definition of potential long-term growth; and
- Concerns with the Mount Industrial areas through the Mount Industrial Study (see Issue 2).

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**Panel guidance:** Option 1B be recommended as the preferred option, and ensure consistency across the strategy with the terminology “potential long term growth”, and whether that is 10-30 years or 30+ years.

Issue 2: Providing for Existing Industrial Activities

**Panel guidance:** Potential for Option 1A and 1B to be combined into another option, or to reword option to highlight both the benefits and disbenefits of existing industrial activities.

Issue 3: New Potential Growth Areas – Bell Road/Wairākei South

Craig Batchelar declared an interest in the item and left the meeting.

**Panel guidance:** Option 3A be recommended as the preferred option, and ensure wording is consistent.

Issue 4: New Potential Future Business Area – Ōmokoroa/Apata

**Panel guidance:** Option 4A be recommended as the preferred option.

Issue 5: New Potential Future Business Area – Te Puna

**Panel guidance:** Option 5A be recommended as the preferred option

Issue 6: New Potential Future Business Area – Te Puke

- Submission from Te Puke Economic Development Group (EDG) and what is being done about concerns;
- Is this the process for addressing these concerns?;
- Stormwater management in the area and appropriate zoning;
- Wider land use and needs for Te Puke, and the Te Puke Spatial Plan; and
- Have constraints in development been addressed in the Housing and Business Capacity Assessment (HBA)?.



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**Panel guidance:** Option 6A be recommended as the preferred option, but realising that status quo hasn't delivered intended outcomes to date, and the Te Puke Spatial Plan is the vehicle to investigate and further consider this as needed.

12.41pm The workshop adjourned.

1.12pm The workshop reconvened.

#### 4. Parts 1 & 2 General – Craig Batchelar

Craig Batchelar spoke to his draft Issues and Options paper and responded to questions related to the below areas/topics. The Panel's discussion on each issue is outlined below.:

##### Issue 1: Oppose

- Concerns with disjoint between SmartGrowth, TSP, UFTI, and other documents;
- Relationship between core group, TSP, and the Housing Systems Plan, and visibility around these; and
- Where in the strategy is the significant weighting or consideration on the overall strategy, and other documents?.

##### **Panel guidance:**

- Option 1A be recommended as the preferred option, with addition that the sentiment of the submissions can be picked up in the Implementation and Funding Plan, and any structural changes that could be considered after the adoption of the Strategy, are considered. Cross referencing to other issues and options papers that addresses the growth scenario and population.
- Look into how the Housing Systems Plan and TSP fit in delivery, and how they fit into the structure.
- Include wording on the weighting on the strategy with other documents, and the intention of the strategy with other documents.

##### Issue 2: Changes to Vision – other UGPs

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**Panel guidance:** Option 2B be recommended as the preferred option, but flag at the next review of the strategy whether it is time to refresh the vision.

Issue 3: Changes to Vision – Tangata Whenua Values

**Panel guidance:** Option 3B be recommended as the preferred option, but at the next review of the strategy, provide opportunities to review concerns raised.

Issue 4: Objectives, Challenges, Opportunities

**Panel guidance:** Option 4A be recommended as the preferred option, while ensuring clarity on 'equitable outcomes'.

Issue 5: Transformational Shifts

**Panel guidance:** Option 5B be recommended as the preferred option, and include reasoning for not including any more transformational shifts.

Issue 6: Implementation Plan – Specific Actions to be Included

**Panel guidance:** Option 6A be recommended as the preferred option, and reframe the way it refers to partnership/ implementation, and come back to deliberations with a different approach.

Issue 7: Consultation & Engagement

- Understanding what the issue is, rather than jumping to an outcome;
- Self determination and localism – how can this be better enabled?;
- Does everyone have an opportunity?;
- Partner engagement processes; and
- How will we engage in the context of the new strategy?.

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**Panel guidance:** Option 2A be recommended as the preferred option, with inclusion of the below:

- There is a need to see what the gaps in engagement are, and what the benefit of engaging more fully would be.
- Provide clarity on a consultation and engagement plan for SmartGrowth, and provide a recommendation to the deliberations meeting that some work be undertaken after the strategy is adopted, to consider how best to engage with the community on implementation of the strategy.

#### Issue 8: SmartGrowth Partnership

- 2022 report on reviewed membership of the SmartGrowth Leadership Group;

**Panel guidance:** That Issue 7 and 8 be brought together and frame the language positively (e.g. “keen to be engaging etc.”.)

### **5. Policy Environment – Craig Batchelar**

The Panel discussed a topic of interest that was raised throughout the workshop, being the policy environment in New Zealand. The following discussion and panel guidance took place:

Comments/Questions from the Panel:

- How do we deal with the changing policy environment in terms of the strategy?
- Ensuring that we develop a strategy that is right for the sub-region, that people subsequently look to as they are making policy and funding decisions.
- How do we take into account changes and ensure the strategy is not reliant on other people decisions?
- Do we need to engage assistance to carry out a risk assessment?
- Is there a way to mitigate or minimise the effects of the political environment on SmartGrowth’s work?

Comments from Craig Batchelar:

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- Policy changes have started to be identified that may have an effect on the policy. There is a need to monitor the decisions and evaluate the ramifications of these decisions.
  - Some partners are addressing risks in their work already.

Guidance from the Panel:

- Create a risk analysis/matrix across the key changes, to try to understand the impact of LTP's and Plan Changes etc., as well as Government policy changes and funding changes.
- Need to ensure our language is at a higher enough level regardless of key policy changes.

## **6. General Questions – Craig Batchelar**

The Panel discussed general matters of concern or interest. The following discussion and panel guidance took place:

Comments/Questions from the Panel:

- How much work has gone into the issue of water storage?
- Marine Spatial Planning – has any thought been given into this space?
- Has there been any work on the impacts of the pending Tauranga Moana settlement?
  - Ngai Te Rangi are looking to settle in the next 6 months, however, Ngai Te Rangi and the Tauranga Moana framework is unknown at this stage.

Comments from Craig Batchelar:

- There is some mention of marine planning in the strategy (in terms of The Port of Tauranga and shipping routes), but otherwise no mention in the strategy.

## 7. Next Steps

- Deliberations on 29 February 2024 and 1 March 2024.
- Recommendations are formed for SmartGrowth Leadership Group's meeting on 23 April 2024.
- Any changes between now and the adoption meeting need to be taken into account, along with the body of work as a result of the last two days of workshops.
- The topic leads have a meeting on 9 February 2024, to debrief the discussions.
- Site visit on 20 February 2024, with the addition of Te Puke West (industrial area). A report on this site visit will be presented at the deliberations meeting. A document will be provided on what the purpose of the site visits are for.
- It was requested that a meeting take place between the Panel to allow for questions/scope of the deliberations/preparation for the hearings, once the papers are released.
- Chairs report – ensure that the issues are addressed, cross organisationally there have been briefings, and that no major issues have arisen.

The workshop closed with the karakia from Member Kawe.

The workshop closed at 2.52pm.