

**BEFORE INDEPENDENT HEARING COMMISSIONERS FOR THE BAY OF PLENTY
REGIONAL COUNCIL**

IN THE MATTER of the Resource Management
Act 1991

AND

IN THE MATTER of a hearing by the Bay of
Plenty Regional Council on
Proposed Change 4 (Tauriko
West Urban Limit) to the Bay
of Plenty Regional Policy
Statement

STATEMENT OF EVIDENCE OF KEN TREMAINE

On behalf of the
SmartGrowth Leadership Group

1. Introduction

Qualifications and Experience

- 1.1 My full name is Kenneth John Tremaine. I am the director of Ken Tremaine Consulting Limited, which I founded in Auckland in 2000. Prior to this time I was the Director of the Local Government and Resource Management Unit of KPMG Management Consulting (Auckland) from 1993 to 2000. Before then I was Director of Planning at Palmerston North City Council from 1976 to 1993.
- 1.2 My academic qualifications include a Bachelor of Arts and a Postgraduate Diploma (Credit) in Urban Geography and Political Science from the University of Otago, and a Masters of Town Planning from the University of Auckland. I also have full memberships to the Royal Town Planning Institute (United Kingdom), the New Zealand Planning Institute, and the Resource Management Law Association of New Zealand.
- 1.3 I have more than 45 years of professional experience in senior roles in local and central government, as well as the private sector, spanning the areas of:
 - a) Planning and resource management, including the development and implementation of regional policy statements and plans, and district/city plans under the Resource Management Act 1991 (“RMA 1991”).
 - b) Development planning and growth management, including the integration of land use, infrastructure, transportation, and funding under the Resource Management Act (“RMA 1991”), the Local Government Act 2002 (“LGA 2002”), and the Land Transport Management Act 2003 (“LTMA 2003”).
 - c) Central Government policy, statutory, and regulatory reform.
 - d) Management consulting, including regulatory efficiency and compliance cost reduction.

- 1.4 I have extensive experience with growth management strategy development and implementation at the regional and district levels through regional policy statements and district plans.
- 1.5 Currently I hold the position of Strategic Advisor for the SmartGrowth Strategy (“SmartGrowth” or “Strategy”); the spatial plan for the western Bay of Plenty sub-region. Prior to this time I held the position of Implementation Advisor for the project. I have had a long involvement with SmartGrowth and have overseen the Strategy’s research, drafting, adoption, reviews and implementation phases.
- 1.6 I have read Proposed Change 4 (“PC4”) that was notified by the Bay of Plenty Regional Council (“BOPRC” or “Council”) for public submissions on 22 May 2018. SmartGrowth made a submission on PC4 in July 2018.
- 1.7 As a result of my experience I have a detailed working knowledge of developing and implementing regional policy statements under the RMA 1991. Furthermore having been involved in the western Bay of Plenty sub-region on a number of issues associated with SmartGrowth development and implementation over the past decade and a half, I have a broad knowledge of the:
- a) Growth issues facing the western Bay of Plenty sub-region;
 - b) The SmartGrowth Strategy that sits alongside the BOPRC’s usual policy framework; and
 - c) The SmartGrowth settlement pattern – which the Tauriko West area is part of.
- 1.8 I present this evidence brief on behalf of the SmartGrowth Leadership Group (“SLG”) in my capacity as the SmartGrowth Strategic Advisor.

2. Scope of Evidence

- 2.1 My approach with this evidence brief is to set out:
- a) An overview of the SmartGrowth Strategy;
 - b) The role of the Tauriko West Growth Area in the SmartGrowth Strategy;
 - c) An overview of SmartGrowth's original submissions on PC4 and a brief response to the Staff Overview (Section 42A) Report¹; and
 - d) Conclusions.

3. An Overview of the SmartGrowth Strategy

- 3.1 In order to provide a context for PC4 and the Tauriko West Growth Area, including SmartGrowth's general support for this development, I have set out below a brief overview of the SmartGrowth Strategy.
- 3.2 The western Bay of Plenty sub-region has experienced rapid growth since the 1950s. The continuing cumulative impacts of growth crystallised in the 1990s resulting in moves by local government in the sub-region to initiate strategic planning to manage growth: the SmartGrowth Strategy. The original SmartGrowth Strategy was developed and adopted by its partner councils (i.e. the Bay of Plenty Regional Council, TCC, and the Western Bay of Plenty District Council) between late 2001 and April 2004. The goal was to prepare an agreed strategy for the western Bay of Plenty sub-region to make provision for sustainable urban and rural development, specifically for the next 20 years and generally for the next 50 years.

¹*Proposed Change 4 (Tauriko West Urban Limit) to the Bay of Plenty Regional Policy Statement - Overview report on Submissions, 20 July 2018*

- 3.3 SmartGrowth underwent a significant update in 2013. The Strategy now has a wider, more comprehensive approach and has evolved into a spatial plan. It considers a range of environmental, social, economic and cultural matters. The SmartGrowth Strategy identifies short, medium and long term opportunities for 'building the community'.
- 3.4 SmartGrowth sets the strategic vision and direction for the growth and development of the western Bay, on key issues across the spectrum of social, environmental, economic and cultural objectives. SmartGrowth is a mechanism to harness the collective impact of local government, iwi, business, central Government agencies, key industries and the community.
- 3.5 SmartGrowth was developed in the broad context of the LGA 2002. The Strategy seeks to provide a consistent knowledge base and vision for its partner councils and other agencies in order to plan for the growth and development of the western Bay of Plenty, on key issues across the spectrum of social, environmental, economic and cultural objectives. SmartGrowth's operational and implementation processes have been designed to be consistent with the three major planning statutes relevant to local government being the RMA 1991, LGA 2002, and the LTMA 2003. This approach supports the partner councils in achieving their compliance obligations across all three planning statutes during SmartGrowth implementation.
- 3.6 A cornerstone of the SmartGrowth Strategy is the settlement pattern.
- 3.7 As a result of new demographic information as well as the introduction of the National Policy Statement on Urban Development Capacity, the SmartGrowth settlement pattern is currently being updated. The first phase of this update has been completed with three growth areas and an overall compact city approach confirmed by the SLG in August 2016.

One of the three growth areas investigated and subsequently confirmed by the SLG and the partner councils was Tauriko West.

- 3.8 The Bay of Plenty Regional Policy Statement (“RPS”), gives statutory effect to the SmartGrowth sub-regional settlement pattern through the identification of key growth areas along with staging and timing, urban limits and other policies which support SmartGrowth principles.
- 3.9 The sub-regional settlement pattern is fundamental to the SmartGrowth Strategy and it is a key part of the integrated approach to land use, infrastructure and funding. The integrated planning approach advocates that land use planning should be contemporaneous with infrastructure provision and equitable funding. The aim is to reduce the potential costs of growth on communities now and in future as the sub-region grows.
- 3.10 The sub-regional settlement pattern involves the use of urban limits in order to provide sufficient land area for residential and business development based on target levels of urban intensification and consolidation.

4. The Role of Tauriko West

- 4.1 Tauriko West underwent detailed investigations in 2015 and 2016² which resulted in it being confirmed as a growth area for the sub-region and prioritised for urban development.
- 4.2 There were a number of reasons for selecting Tauriko West including good development feasibility, a limited number of landowners, its proximity to an employment hub, and the fact that it has scale for efficient infrastructure and service delivery.

² *SmartGrowth Western Corridor Strategic Study, 2016*

- 4.3 SmartGrowth and the partner councils have recognised that Tauranga City has looming development capacity constraints. There is currently only 6 to 7 years of capacity remaining for Tauranga.
- 4.4 There are also very long lead times for planning and delivery of residential growth areas and limited alternative options available in the medium term.
- 4.5 Tauriko West has also been included in the SmartGrowth Housing and Business Development Capacity Assessment³ required under the National Policy Statement on Urban Development Capacity. The sub-region is facing significant growth pressures with around 43,000 new houses required over the next 30 years.⁴ Tauriko West makes up a significant amount of the supply required in the short and medium term.
- 4.6 Tauriko West is identified as a key growth area in the draft SmartGrowth Future Development Strategy, which is also required under the National Policy Statement on Urban Development Capacity.
- 4.7 Tauriko West was not part of the original SmartGrowth settlement pattern so it was not incorporated into the Operative RPS. PC4 is needed in order to signal this growth area and to ensure that the next phase of implementation, through structure planning and ultimately the district plan, can occur. Detailed investigative work is well underway on the structure plan for Tauriko West.

5. SmartGrowth's Submissions

- 5.1 The SmartGrowth submission generally supports PC 4 as it is part of the SmartGrowth Settlement Pattern as endorsed by the SLG in August 2016.

³ *SmartGrowth Housing and Business Development Capacity Assessment*, February 2018

⁴ *SmartGrowth Housing and Business Development Capacity Assessment*, February 2018, at page 4

5.2 SmartGrowth's support for PC 4 is based on several important matters being addressed. These may be more appropriately dealt with at District Plan change level but it is important to signal them now. They include:

- a. Adequate infrastructure being in place, in particular the Tauriko Bypass
- b. Water quality
- c. Engagement with tāngata whenua – we note that some engagement has taken place already
- d. Addressing any environmental issues
- e. Landscape treatment
- f. Recognising the Wairoa River Strategy

5.3 It is understood that the detailed planning for Tauriko West will occur at structure plan and District Plan change level. However, SmartGrowth wishes to ensure that the matters outlined above are highlighted so that they are addressed through the other processes. It may be appropriate to consider adding these matters to the final Bay of Plenty Regional Council report (as required under the Minister's direction) to note that these need to be adequately addressed as part of the District Plan Change process.

5.4 I have read the Staff Report which has recommended that SmartGrowth's submission be accepted. SmartGrowth supports the Staff Report.

6. Conclusions

6.1 SmartGrowth supports PC4 as it enables urban development at Tauriko West.

6.2 The Tauriko West Growth Area as an important part of the SmartGrowth settlement pattern. It will help to meet the growth requirements of the sub-region over the next 30 years.

- 6.3 Tauriko West has been the subject of detailed investigations and has been included in the SmartGrowth Housing and Business Development Capacity Assessment and the Future Development Strategy which are all required under the National Policy Statement on Urban Development Capacity.
- 6.4 SmartGrowth's support for PC 4 is based on several important matters being addressed. These may be more appropriately dealt with at District Plan change level but it is important to highlight them now.

Ken Tremaine
3 August 2018