

Instructions: Giant SmartGrowth Block and Map Floor Game

(This activity was originally developed by Garry Christoffersen and Craig Batchelor (Boffa Miskell) (SmartGrowth team 2002) and has been adapted with their help and kind permission)

What do the blocks mean?

1. Each **blue block** represents 2000 people at a density of 10 households per hectare (average lot size 750m²) with 2.3 people in each household. The block size represents 87 hectares of land.
2. **Blue blocks with white spot** (21) represent the additional population that can be accommodated under the existing District Plan Rules.
3. **Plain blue blocks** (36) represent the additional population 2026- 2050.
4. **Blue blocks with a yellow spot** (23) represent the population to 2026.
5. Each **red block** represents 2000 people at a density of 15 households per hectare with 2.3 people in each household. The block size represents 58 hectares of land.
6. **White blocks with green stickers** represent sub-regional parks. These range in size from 500ha to 20ha.
7. Each large **black block** represents 250 hectares of business land. The small ones represent approximately 65 hectares of business land.

What do I need to do?

1. Your teacher will place the 21 **blue blocks with white spots** on the map to represent the existing infill and rural housing capacity under the existing District Plan rules. (These should be placed in the future urban areas).
2. Now it is your turn. Place the 23 **blue blocks with yellow dots** on the map. Together with the blue blocks with white spots, these 44 blue blocks on the map equal 88,000 people, representing the possible population increase to 2026.
3. You may decide to exchange a blue block with for a **red block** to decrease land use and increase housing density.
4. Now place the additional 36 plain **blue blocks** on the map. These represent another 72,000 people which is the anticipated population increase to 2050.
5. Place the industrial land (**black blocks**).
6. Place the sub-regional parks (**white blocks with green stickers**).
7. Find a location for the relocated Tauranga airport.
8. Find a location for the two regional hospitals.

Other things you need to understand

The existing (2002) population of Tauranga is represented by the grey areas on the map (see map key). The blue blocks cannot be placed in these grey areas.

Rules

1. You are not allowed to move the blue blocks with white spots as these represent existing infill and rural housing capacity under the existing district plan rules.
2. You may exchange a blue block for a red block. The result of this is that you increase the housing density and reduce the physical section size.

Notes

The blue and red blocks have allowances for local reserves and roads.