



Tauranga City Council Mount Planning Overview

August 2022



Purpose of Presentation

- Overview of current Tauranga City Council planning processes and projects in the Mount Industrial and surrounding area
- Overview of upcoming projects / next steps
- Discussion



Focus on Mount Industrial

- Current issues in the Mount industrial area are a priority for Commissioners, with a focus on:
 - Better understanding issues
 - Addressing issues in partnership with all players
 - Development of a vision for the industrial area
 - Review of existing planning frameworks- District Plan- Priority plan change
 - Looking sub-regionally/ regionally for opportunities for industrial land to accommodate activities that require separation
- Project planning is now commencing, with approach to be approved by Commissioners later this year



Current projects

- Plan Change 33 – residential intensification
- Hewletts/Totara/Hull sub-area business case
- Totara Street Cycleway
- Managing activity around Whareroa Marae
- Improving Mount Maunganui Air Quality
- Major Hazard Facilities planning
- Natural hazard planning, including Mount North stormwater planning

Proposed projects

- Industrial Land Study as part of Future Development Strategy (SmartGrowth HBA / FDS)- Sub-regional focus
- Mount future vision setting
- Mount Industrial zoning study
- Mount Spatial Plan



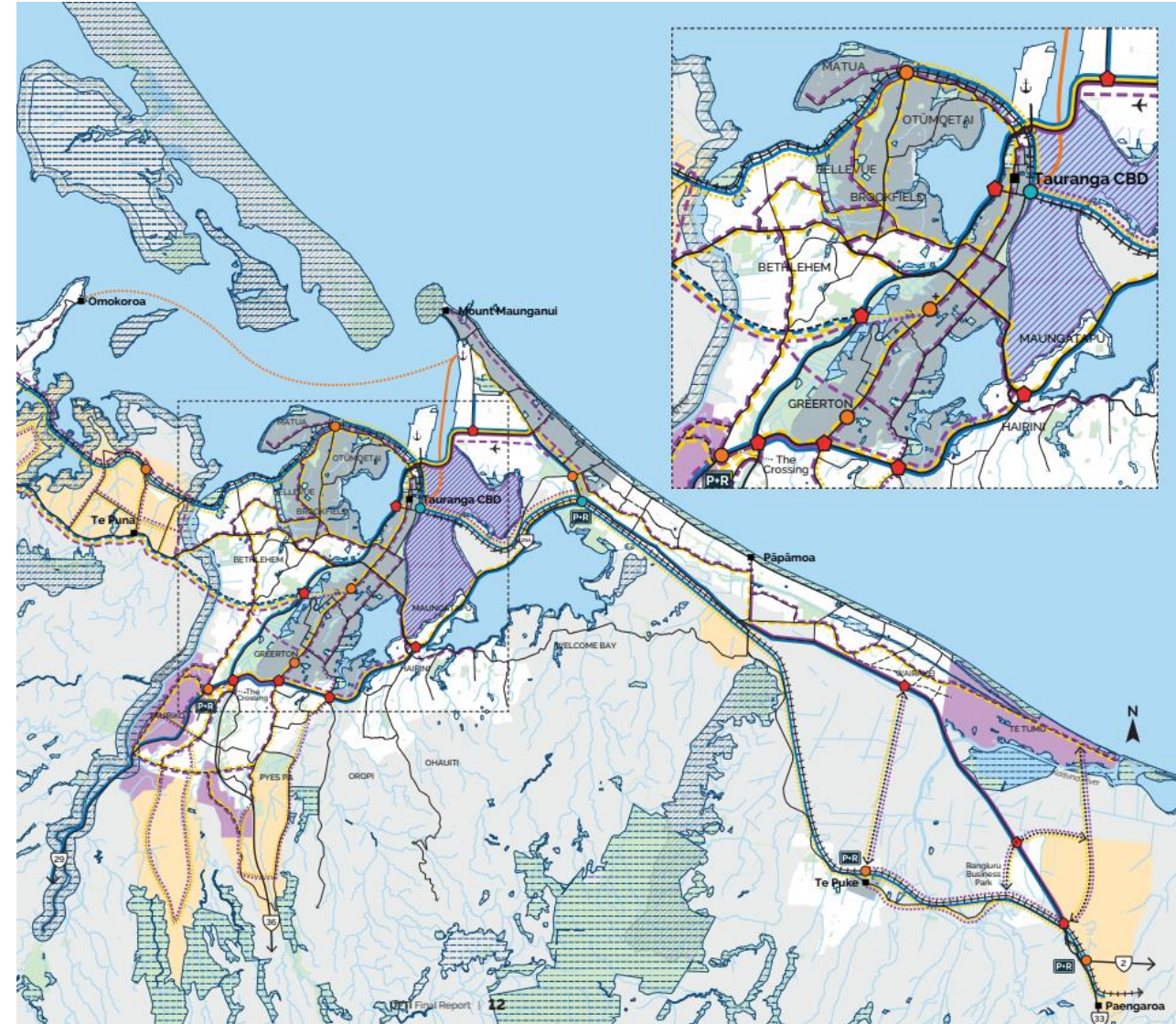
Evidence

- Evidence based research and information
- Undertake gap analysis of what further evidence is required- Environment Court standard of proof e.g. visual, odour, health



Key areas of focus

- Planning for growth, in line with SmartGrowth's Urban Form and Transport Initiative (UFTI), i.e., Mount Coastal Strip
- Mount Maunganui / Port industrial area planning
- Significant issues, including:
 - Natural hazard risk
 - Traffic congestion
 - Port growth
 - Cultural and social impacts
 - Air quality and health concerns.



UFTI future growth strategy map

Plan Change 33 – Residential Intensification

- **2021** – Council resolved to put the City Plan Review on hold awaiting more direction on the Resource Management Reforms.
- **2021** – Medium Density Residential Standards (MDRS) and National Policy Statement on Urban Development came into effect, to accelerate housing supply
- **2022** – requirement for up-zoning of residential areas generally, and greater intensification around centres. Plan change 33 to be notified in August 2022



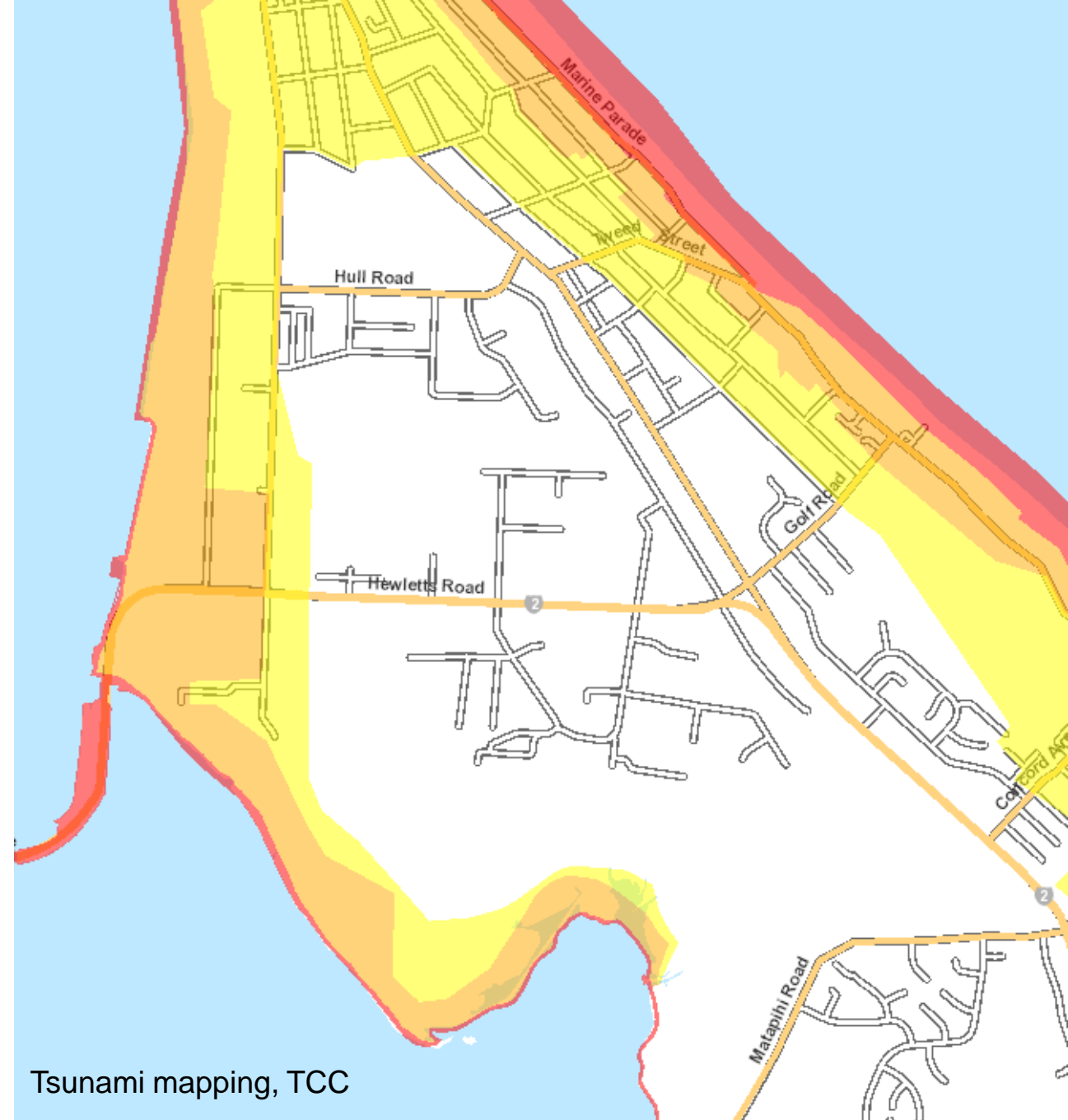
Hewletts / Totara / Hull / Mt Maunganui Business Case

- Waka Kotahi led, in partnership with BOPRC, mana whenua and TCC
- 2022/23 – Investigation of options, analysis & engagement to identify a preferred ‘design’ option for the sub-area.
- Focus on the following outcomes:
 - Improve transport system reliability, permeability, and throughput of people and goods
 - A multi-modal transport system that supports safer and healthier journeys
 - Improved transport choice for access to social and economic opportunities
 - Reduced impact on the environment and climate change impacts from transport related carbon emissions



Major Hazard Facilities

- To ensure CDEM has the required knowledge to develop appropriate cross-organization planning for an emergency situation involving the Mount Industrial Zone
- Identifying and collating Major Hazard Facilities (MHF) Emergency Response Plans (ERP)
- Identify larger and cumulative risks
- Identify any further information needed to develop robust emergency management plans
- Engagement with non MHF operations
- Produce GIS platform to store information for quick reference



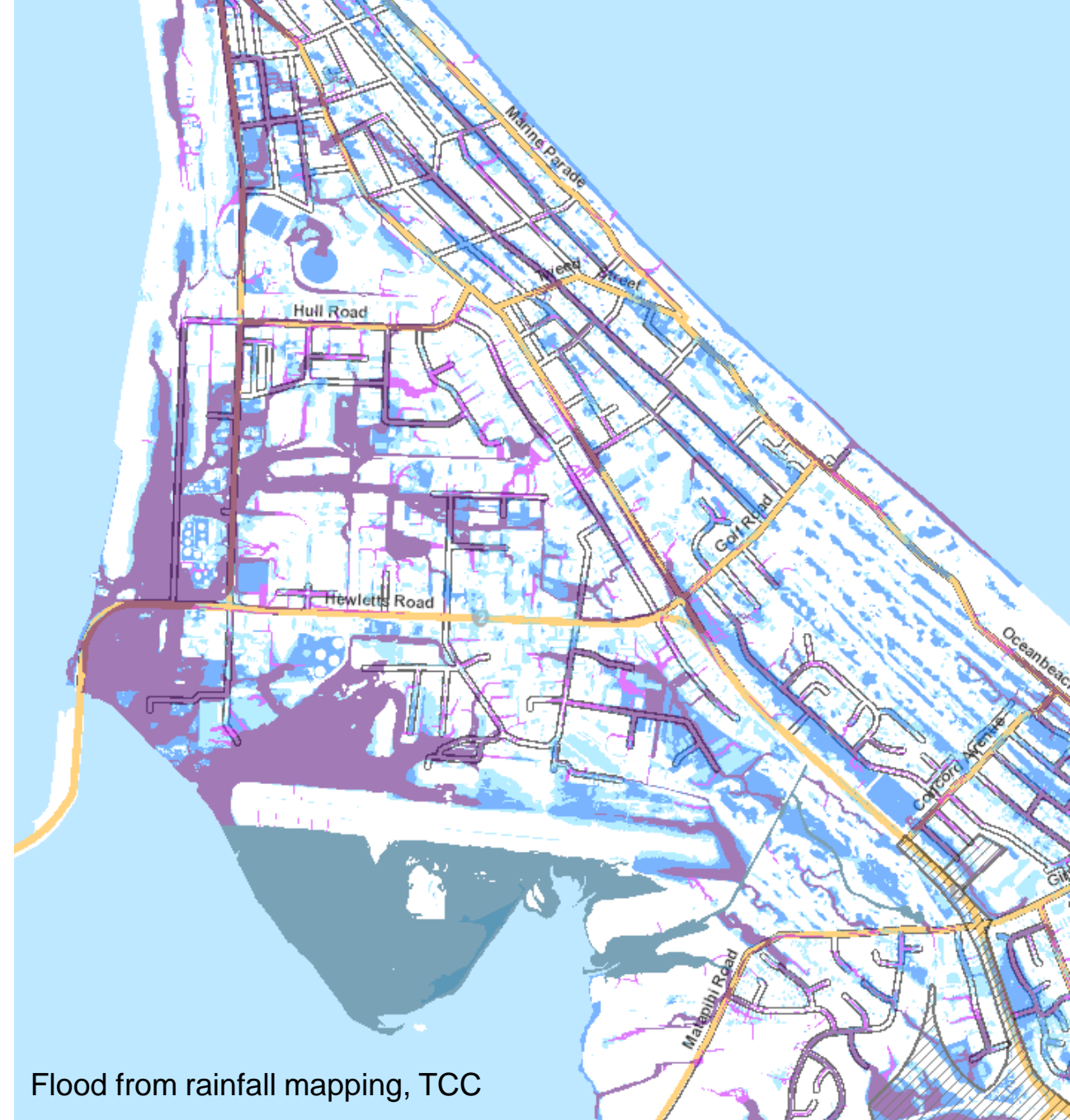
Mount Maunganui Air Quality

- BoPRC led, supported by TCC
- Purpose: Coordinate and deliver on work underway in the Mount Maunganui Industrial Area and Airshed
- Outcomes sought:
 - Improved air quality in the Mount Maunganui Airshed
 - Short term: meet legislative requirements for air, land and water quality
 - Long term: deliver on the community's expectation to live in a healthy environment
- Includes work with the Mount Maunganui Air Quality Working Party



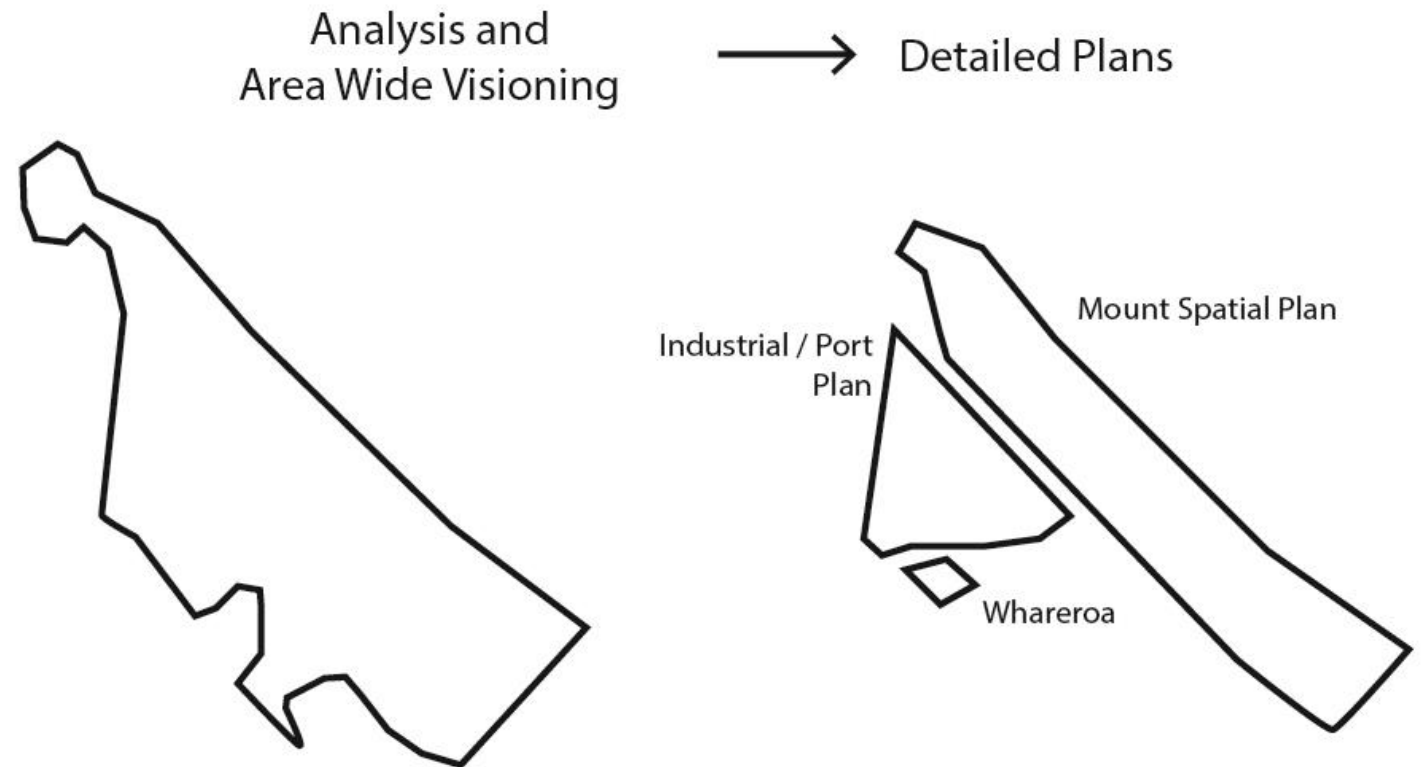
Natural hazard planning

- To understand natural hazard risk posed to the Mount Maunganui area (and City) to inform the Spatial Planning, plan making, funding decisions and resource consenting.
- Separate workstreams relate to:
 - Focus on stormwater options for Mount North
 - Stormwater areawide and city plan rules
 - Liquefaction related rules



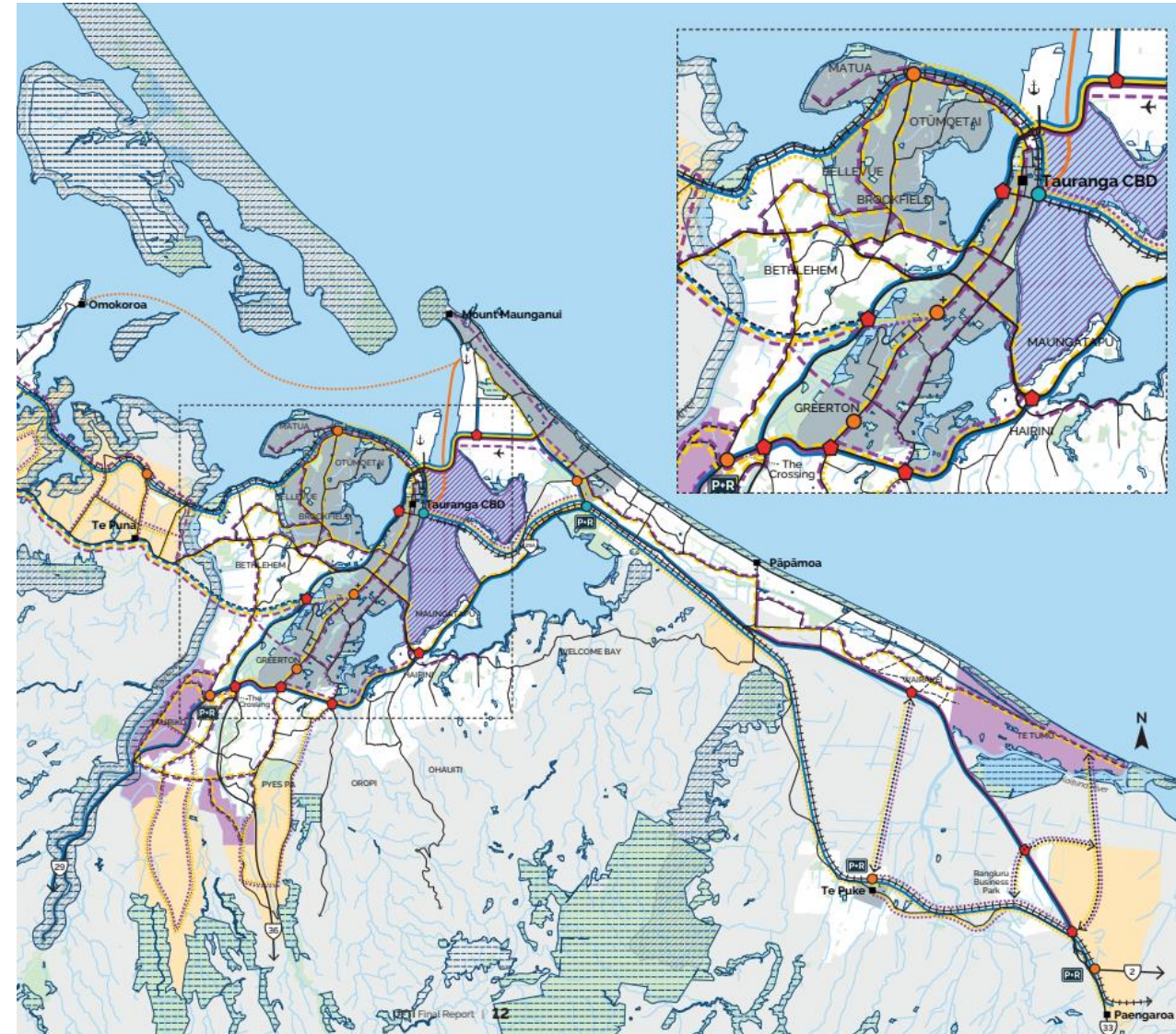
Proposed projects – future planning

- SmartGrowth Industrial Land Study as part of SmartGrowth HBA / FDS – 2022/23
- Mount future vision setting – early 2023
- Mount Industrial zoning study – 2023
- Mount Spatial Plan – 2023



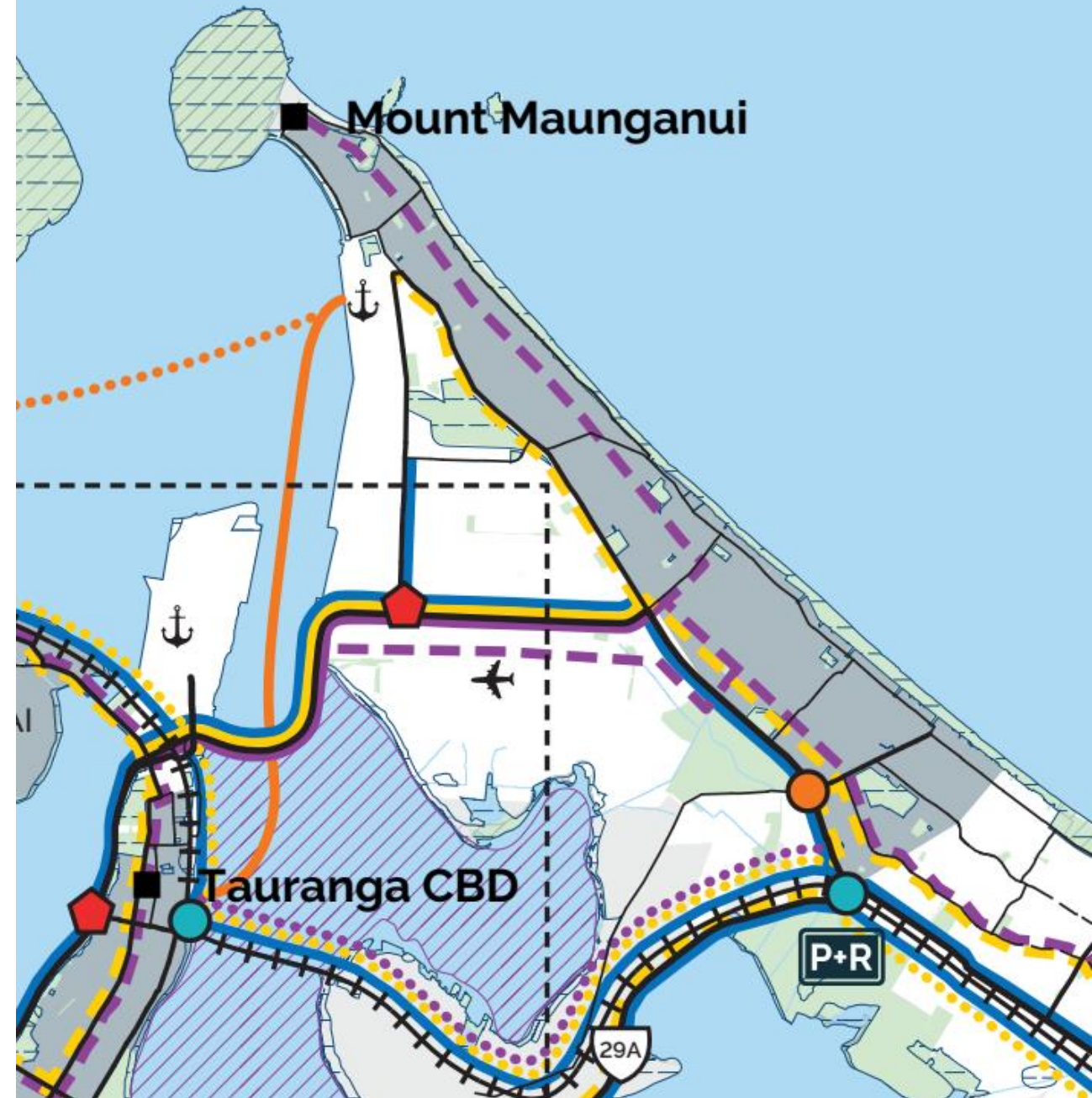
SmartGrowth Industrial Land Study as part of FDS – 2022/23

- Western Bay of Plenty sub-region, to inform the SmartGrowth HBA / FDS / Joint Spatial Plan
- Identify industrial land locations for the sub-region over the next 30 years to ensure that there is sufficient supply to meet demand including areas for industry that require separation
- The outputs of this study will be used to support future decision-making on industrial land
- Ensure there is sufficient industrial land supply over the long-term
- Reconcile demand and supply over the short, medium and long-term



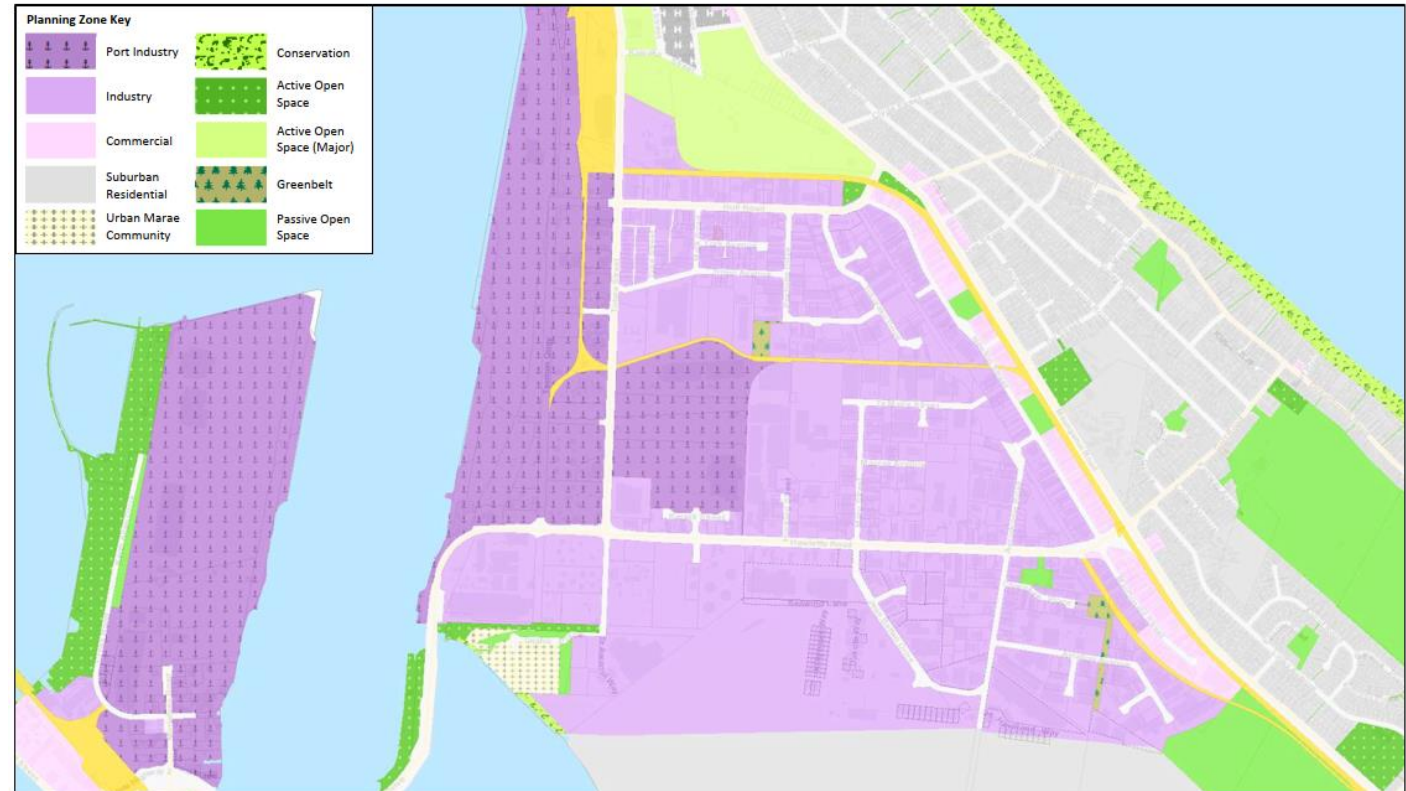
Mount future vision setting

- Early 2023
- Workshops with key stakeholders and partners
- Problem statements
- Assumptions
- Workstreams to move forward:
 - Mount Spatial Planning
 - Industrial planning
 - Other workstreams
- **Integrated** approach between workstreams



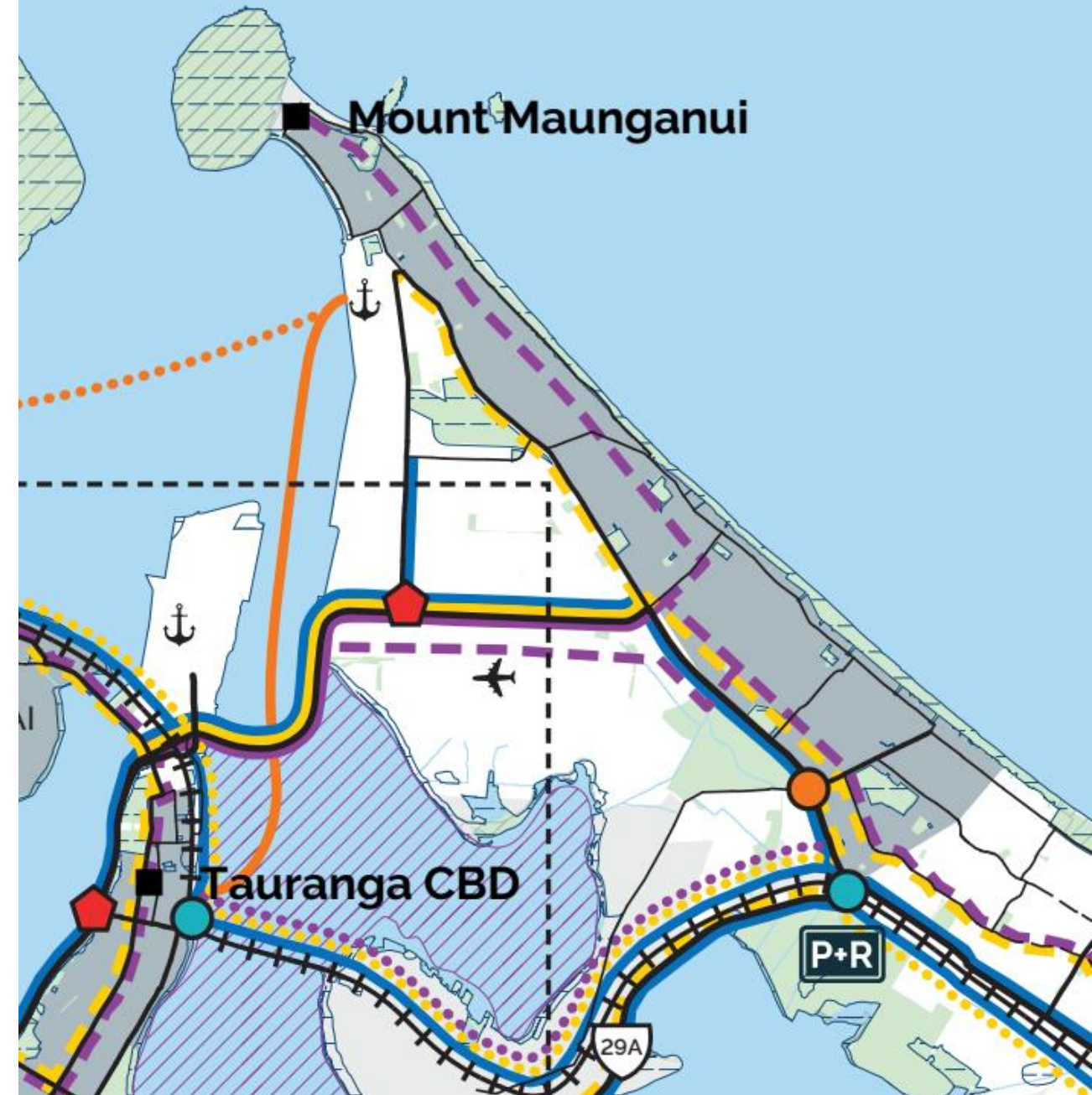
Mount Industrial zoning study – 2023

- Builds off problem statements and assumptions
- Engagement with partners and key stakeholders
- **Develop and assess options** to achieve vision / preferred outcomes
- **Short, medium and long term actions**



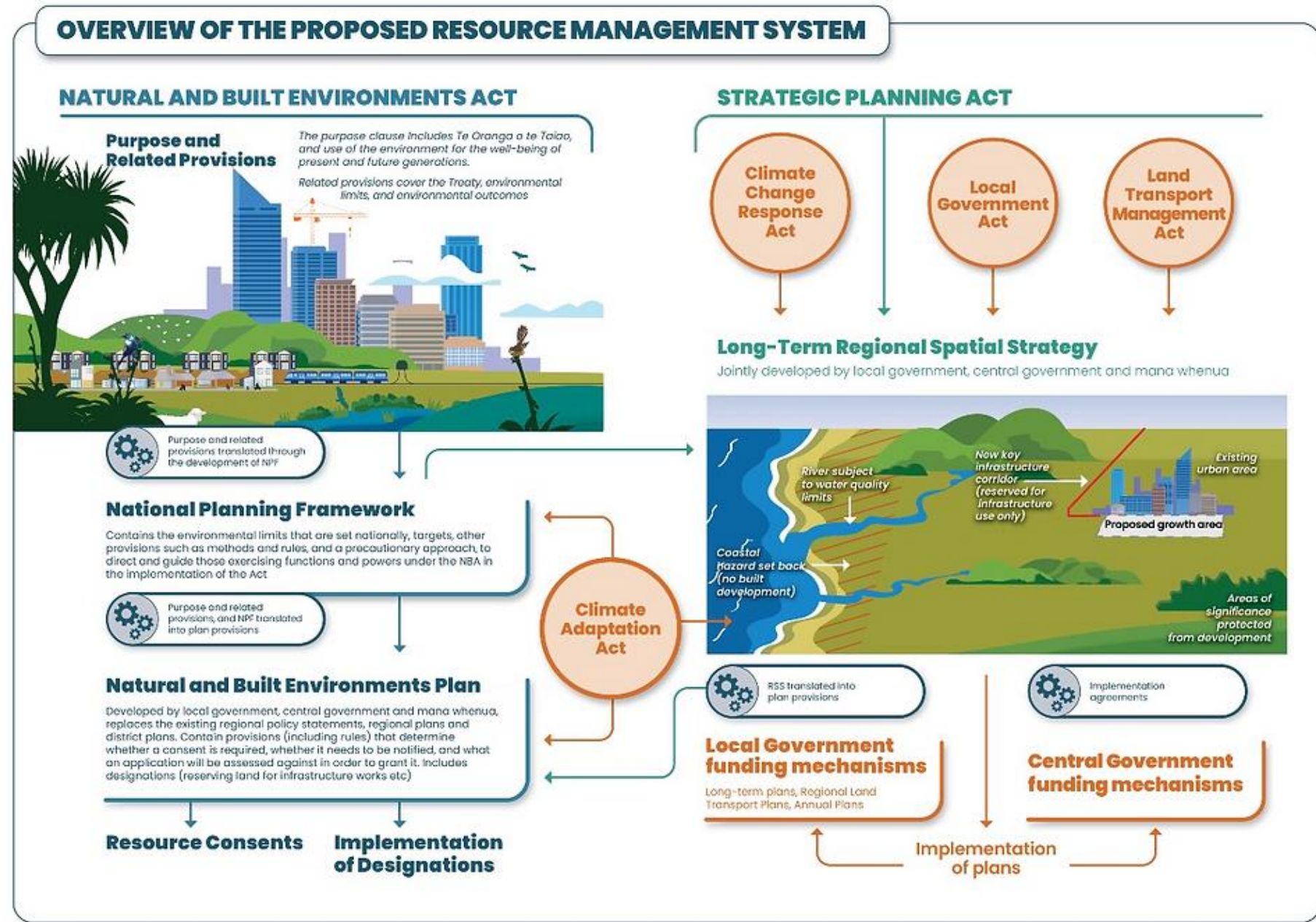
Mount Spatial Plan – 2023

- Focus on Mount North and coastal strip, in line with UFTI
- To provide a comprehensive and integrated implementation plan for the Mount Maunganui/ Arataki residential and commercial area
- Provide a plan that will respond to future growth demands for the areas considering future land use planning, transport, culture and heritage, three waters, open space, community facilities and urban realm.
- Informs strategic planning, long-term planning and investment.



Planning Reform

- Consolidation of planning authorities and legislation
- Potential changes to planning frameworks, environmental standards and other laws



Questions and Discussion