



Leadership
**Planning for the
Future**
Mahere ki
Raurangi



Planning for the Future Mahere ki Raurangi

Planning for the future includes the development of this Long Term Plan and other strategic plans, policies and bylaws to support the health, safety and general wellbeing of our communities.

What we provide

Policy and Planning

- Bylaws
- Policies
- Strategies
- S17A reviews
- Advocacy

Infrastructure Planning

- Development engineering

Resource Management

- Compliance
- Resource Consents
- Building Consents
- Structure Plans
- Growth Strategies

Why we provide this activity

Our community outcome

In consultation with our communities and guided by our sustainable development approach, we plan for the future.

- Develop, monitor, review and advocate policy and plans that support the achievement of our vision for the District, our community outcomes and the direction provided by SmartGrowth.



Planning for the Future

Overview

Our District is constantly changing and continues to experience rapid population growth and a consequent increase in housing, plus shifts in social and ethnic make-up. We inform our future planning through monitoring our demographic changes, development trends, the state of our environment and customer satisfaction.

Council maintains and develops strategic plans, policies and bylaws to support the health, safety and general wellbeing of communities. This involves responding to legislative changes, updating and developing new strategies, monitoring the impact of growth and development in our District, undertaking community engagement and working with key stakeholders and other agencies to plan for our future.

Planning for the future includes local government policy and planning, resource management planning and infrastructure planning activities. More particularly these activities help us to:

- Understand the characteristics of our District, the trends that are occurring and the pressures it is facing.
- Work with our communities to understand their aspirations for the future and ensure they have a voice in matters that affect their lives.
- Identify and respond to the resource management issues facing our District, including improvements in urban design quality and revitalisation of our town centres, maintaining rural production and amenity and protection of the environment.
- Develop policies and bylaws to support the health, safety and general wellbeing of our communities.
- Advocate for our communities, residents and District.

Climate change

Going forward we will be taking better account of the effects of climate change in our planning. We are currently developing a wider Climate Change Action Plan to better articulate the actions we will take to respond to the effects of climate change over the next 10 years.

Housing

We have also been active in the housing space, developing a Housing Action Plan which includes responding to homelessness, seasonal workers, healthy housing (such as Project Wai Ora, and Healthy Whare project), housing affordability and elder housing.

District Plan

We will be commencing a full review of the District Plan in 2021. This will include a new online plan that is fully interactive for public use. This will involve substantial engagement with Tangata Whenua, our community and key stakeholders as we progress through the review.

In terms of legislative reforms, there are a series of National Policy Statements being introduced which will have implications for the District Plan (such as urban development and highly productive land), and the Council as a service provider (such as freshwater management).



SmartGrowth – an overview

SmartGrowth is the growth management strategy for the western Bay of Plenty sub-region, comprising both the Western Bay of Plenty District and Tauranga City. This area has experienced population growth since the 1950s.

SmartGrowth is a collaboration between Western Bay of Plenty District Council, Tauranga City Council, Bay of Plenty Regional Council, Waka Kotahi NZ Transport Agency and Tangata Whenua. We work in partnership with Central Government, businesses, education groups, industry and the community.

The SmartGrowth strategy was developed in 2004 to outline a plan for sustainable urban and rural growth management. Fundamental to this management plan was the protection of versatile (productive) soils. SmartGrowth identifies 50-year land supply needs and sequences its release and development according to demand and the ability for it to be serviced by appropriate infrastructure and equitable funding. This is important as our District has a large land area and several distinct urban centres, so providing infrastructure is more expensive compared to a compact, single settlement like a city.

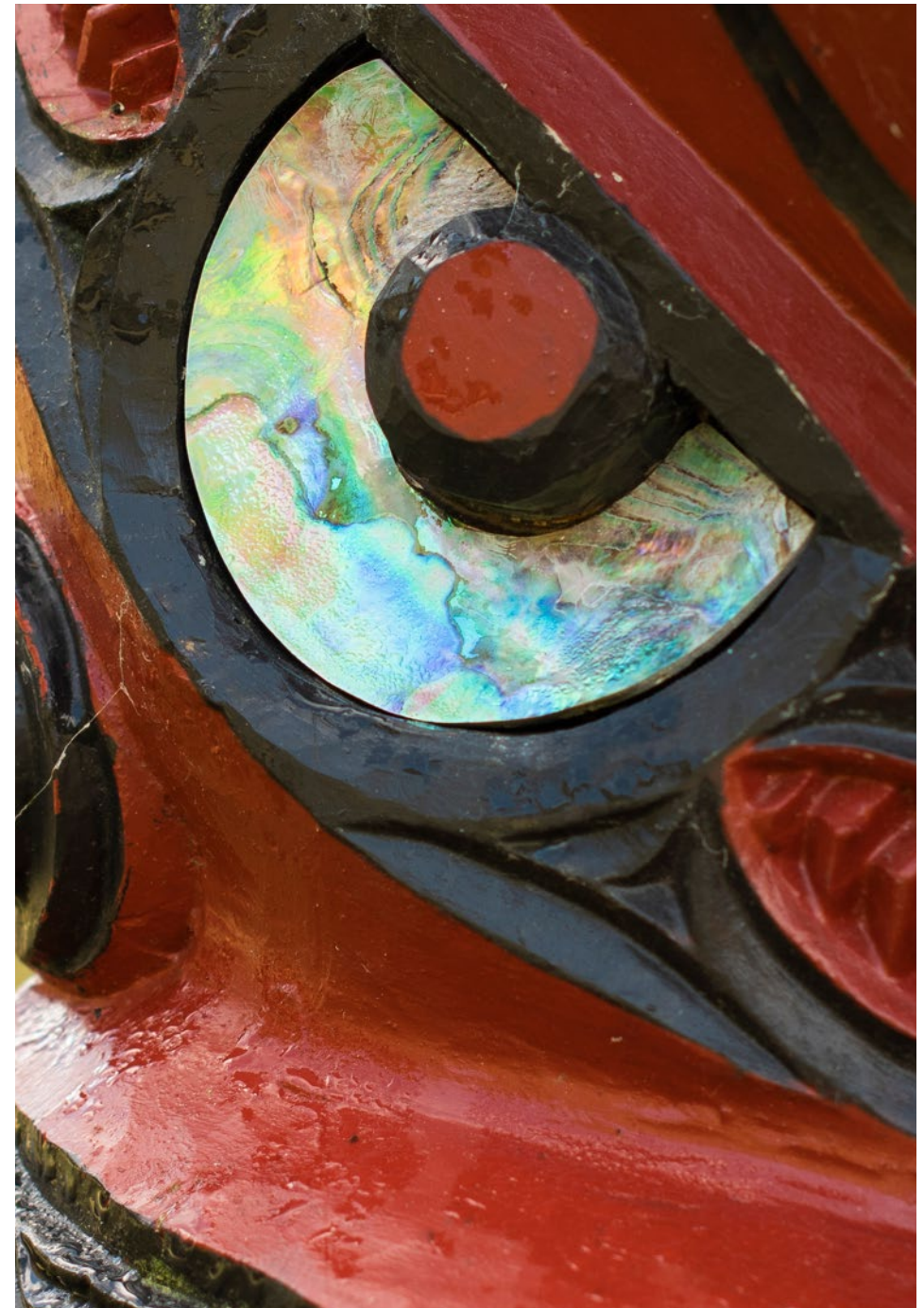
The SmartGrowth strategy is anchored through the Regional Policy Statement (RPS) and the Long Term Plans and District Plans of the partner councils, and is an effective channel for securing Central Government funding to progress the Western Bay of Plenty sub-region.

Alongside Tauranga City's implementation of the Compact City initiative agreed through SmartGrowth, we are reviewing the housing provisions in our District Plan, to ensure a range of housing typologies are provided to meet the needs of the community.

The National Policy Statement on Urban Development Capacity required the growth councils of New Zealand to produce a Future Development Strategy that identified the short (three-year), medium (10-year), and long term (30-year) land requirements for housing. As part of this process, SmartGrowth initiated a project called Urban Form and Transport Initiative (UFTI) to ensure integration between housing provision and transportation requirements. Both of these processes have been brought together along with a review of the SmartGrowth Strategy to produce a Joint Spatial Plan for the sub-region.

Te Ara Mua

Council will continue to work with Tangata Whenua to implement Te Ara Mua - the pathway forward. Te Ara Mua provides Ngā Whetu, a framework for identifying issues of significance to Māori in line with the Treaty of Waitangi principles that have been adopted by Council, and the clear statutory obligations Council has to Māori. The Plan also outlines Ngā Kaihoe, an annual work programme to drive actions that address issues of significance.



How we will achieve our community outcome

Goal	Our approach
<p>Develop, monitor, review and advocate policy and plans that support the achievement of our vision for the District, our community outcomes and the direction provided by SmartGrowth.</p>	<p>Our people and communities</p> <ul style="list-style-type: none"> • Undertake our planning collaboratively to ensure people have a voice in matters that affect their lives. • Make it easier for people to understand our processes and how to participate in them (for example Annual Plan, Long Term Plan and District Plan processes). • Recognise, plan and advocate for the needs of diverse groups within our communities, to support people from different cultures, older people, younger people and people with disabilities to meet their social needs, maximise their potential for development and enhance their wellbeing. • Build the capacity of Tangata Whenua to support the development of comprehensive Iwi and Hapū Management Plans. • Improve capability and capacity to engage with and respond to Tangata Whenua.
	<p>Resource management planning</p> <ul style="list-style-type: none"> • Ensure an operative District Plan is in place and kept up to date. • Manage growth by implementing the SmartGrowth Strategy based on the following principles: <ul style="list-style-type: none"> - Residential growth centres to accommodate most additional population growth and provide for a range of urban living opportunities. - Employment growth centres to provide for employment opportunities of local and regional significance. - Rural development opportunities that protect the productive land resource while also allowing for rural lifestyles. - Transport corridors linking the region internally and externally. - Ideally, costs of development are to be met by the developer and not by the community.
	<p>Strategic planning</p> <ul style="list-style-type: none"> • Ensure a Long Term Plan is in place and review it every three years. • Develop and review our strategies.
	<p>Community planning</p> <ul style="list-style-type: none"> • Work with communities to develop and monitor Community Development Plans (environmental, social, economic, cultural and infrastructural) for each of our District's communities. • Promote improvements in design and urban design quality in our District. • Support crime prevention through environmental design plans. • Plan to support town centre revitalisation. • Understand the social infrastructure requirements of our communities to support individuals, families, groups and communities to meet their social needs, maximise their potential for development and enhance their wellbeing.

Goal	Our approach
<p>Develop, monitor, review and advocate policy and plans that support the achievement of our vision for the District, our community outcomes and the direction provided by SmartGrowth.</p>	<p>Infrastructure planning</p> <ul style="list-style-type: none"> • Undertake investigations and feasibility studies to provide information for decision making on infrastructure projects. <hr/> <p>Policy and bylaw development</p> <ul style="list-style-type: none"> • Develop policies and bylaws to support the health, safety and general wellbeing of communities. • Review our bylaws and policies in accordance with legislative requirements. <hr/> <p>Monitoring and review</p> <ul style="list-style-type: none"> • Monitor, review and report progress towards community outcomes. • Monitor trends and changes in legislation to determine the impact on our activities. • Monitor the state of the environment and effectiveness of our District Plan. • Monitor the impacts of growth and development on our District in accordance with District and sub-regional monitoring frameworks. <hr/> <p>Collaboration and advocacy</p> <ul style="list-style-type: none"> • Work with key stakeholders and other agencies to take a collaborative approach to planning for the future. • Influence legislation and national policy. • Advocate for our communities, residents and District.

What are we planning to do

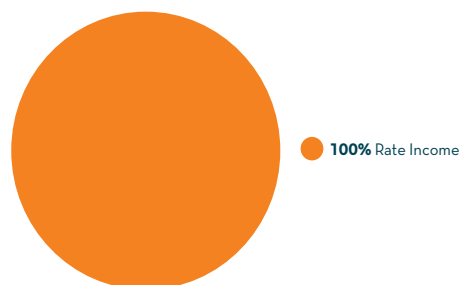
All information from 2023 - 2031 includes an adjustment for inflation.

Project number	Project name	\$'000									
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
151102	Reserve Management Plans - Te Puke/Maketu	20	-	-	-	-	-	-	-	-	26
151103	Reserve Management Plans - Katikati/Waihi Beach	-	-	-	-	-	-	24	-	-	-
151105	Reserve Management Plans - Kaimai	-	-	-	22	-	-	-	-	-	-
151107	Policy & Planning - Reserve Concept Plans	5	5	5	6	6	6	6	6	6	7
175602	Policy & Planning - Management of LTP Review	50	124	107	-	137	117	-	148	127	-
175910	Policy & Planning - Policy Development and Review	10	10	11	11	11	12	12	12	13	13
252208	Planning - Smartgrowth Implementation Coordination Share	150	155	160	165	171	175	180	185	190	195
287702	Solid Waste/Joint Waste Management And Minimisation Action Plan Review	-	21	11	-	-	-	-	25	13	-
288702	Strategy Review	-	21	-	-	23	-	-	25	-	-
293002	Policy & Planning - Bylaw Review And Development	10	5	5	11	6	6	6	-	-	-
294208	Resource Management - Ōmokoroa Structure Plan Stage 3	20	-	-	-	-	-	-	-	-	-
296301	Monitoring Reports - Annual Residents Survey	50	52	53	55	57	58	60	62	63	65
346201	Te Ara Mua Implementation	20	21	21	22	23	23	24	25	25	26
346401	Natural Hazards Collaborative Planning	150	155	-	-	-	-	-	-	-	-
353801	Planning - Wellbeing Plan Implementation of Agreed Actions	180	186	192	-	-	-	-	-	-	-
354101	Resource Management - District Plan Review	562	666	831	529	-	-	-	-	-	-
354901	Resource Management - Eastern Town Concept Plan	-	-	-	-	-	-	-	62	63	-

Where the money comes from

Please refer to 'Policies, Summaries & Statements' for the Revenue and Financing Policy for the planning for the future activity.

Funding sources for 2021-22





How we will track progress



What we do	How we track progress	Result 2020	Target				
			2022	2023	2024	2025-27	2028-31
Develop, monitor, review and advocate policy and plans that support the achievement of our vision for the District, our community outcomes and the direction provided by SmartGrowth.	Key Performance Measure Plans, strategies and policies are developed or reviewed in accordance with Council-approved programme.	90%	100%	100%	100%	100%	100%
	Key Resident Measure Level of resident satisfaction with the impact of growth on: <ul style="list-style-type: none"> • range of housing choices • personal safety • time taken to travel around their area • employment opportunities • road safety • overall pleasantness. Based on a two yearly surveys.	No survey	≥70%	No survey	≥70%	≥70%	≥70%
The District Plan is updated to meet the needs of our District.	State of the Environment reporting is completed on a five yearly basis.	Not required	Yes	Not required	Not required	Yes	Not required
	Plan changes and the District Plan review meet statutory requirements.	New measure	100%	100%	100%	100%	100%
	Structure Plans are developed and reviewed to ensure there is greenfield land to accommodate growth as required by the National Policy Statement on Urban Development Capacity.	<10 years supply	≥10 years supply	≥10 years supply	≥10 years supply	≥10 years supply	≥10 years supply
Council processes comply with the statutory requirements.	LTP, Annual Plan and Annual Report are each adopted within statutory timeframes.	New measure	100%	100%	100%	100%	100%
	The percentage of Council bylaws that are reviewed within statutory timeframes.	New measure	100%	100%	100%	100%	100%

Key assumptions

Assumption	Description	Risks
SmartGrowth participation	Our SmartGrowth Strategy partners remain committed to the implementation of the Plan, according to the timetable of actions adopted by the partners.	Without the commitment of our Strategy partners to the adopted SmartGrowth principles, planning for expected growth in the sub-region would be less effective.
Regional Policy Statement	Through our own plans we are required to give effect to the direction provided in the Regional Policy Statement prepared by the Bay of Plenty Regional Council.	If the direction provided by the Regional Policy Statement changes when it is reviewed we may be required to review our own plans sooner than we would otherwise have planned which could lead to increased operating expenditure.
Legislative changes	The Resource Management Act may be substantively reviewed in the next 10 years. Urban development powers given to Kainga Ora will mean more development of social housing/affordable housing in our District, however this is also expected to consume significant staff time.	RMA reform may require extensive changes to the District Plan, impacting on Council's resources. The extent of development powers under the Urban Development Bill may change and may impact on Council's resources in turn.

Significant effects of providing this activity

Wellbeing	Positive	Negative	How are we addressing these effects
 <p>Social</p>	<ul style="list-style-type: none"> Engaging communities in planning and policy development processes enables them to have a voice in matters that affect their lives. Community safety is enhanced by plans that adopt Crime Prevention through Environmental Design principles. Community planning processes assist in defining community identity, encourage community leaders to emerge and provide a framework for realising community aspirations. Engagement processes enable community members to hear and appreciate views different from their own. Ensuring appropriate and timely social infrastructure is available to meet new communities' social needs, maximize their potential for development and enhance their wellbeing. 	<ul style="list-style-type: none"> Communities may not have the capacity for engagement on all plans and policies. Policies and plans can be of advantage to some individuals or groups at the expense of others. 	<ul style="list-style-type: none"> Using innovative approaches for connecting with communities to enhance planning and policy development. Ensuring equal opportunities exist for different stakeholder groups to make submissions and access information.
 <p>Cultural</p>	<ul style="list-style-type: none"> Identifying and protecting cultural heritage sites. Community development approaches recognise the diversity of their cultural and ethnic make-up. Better understanding of the cultural traditions and heritage of people living within our District. Engaging Tangata Whenua in planning and policy development enables their input into matters that affect their lives. Supporting Hapū Management Plans assists iwi and hapū in improving resource management, as well as progressing their social and economic development. 	<ul style="list-style-type: none"> None identified. 	

Wellbeing	Positive	Negative	How are we addressing these effects
 <p>Environmental</p>	<ul style="list-style-type: none"> • Protection of significant landscape features and sites of ecological significance. • Improvements in the quality of the natural environment (for example waterways, air, native flora and fauna). • Protecting versatile soils. • Protecting amenity values. • Enhanced understanding of how well our natural environment can adapt to change and absorb the impact of human activities. • Minimising adverse environmental effects of our decision making protects and improves the environment. 	<ul style="list-style-type: none"> • Environment Court appeal processes are costly for all parties. 	<ul style="list-style-type: none"> • Ensuring robust pre-engagement processes are undertaken to minimise the risk of appeal or challenge.
 <p>Economic</p>	<ul style="list-style-type: none"> • Land use and transport planning are more integrated. • Areas for business growth are identified and planned for to provide a range of quality employment opportunities. • Sensitivity issues that arise from incompatible activities being side-by-side are avoided. • Well-planned town centres and a quality-built environment present an attractive investment proposition. 	<ul style="list-style-type: none"> • Some policy decisions take time to consult upon and may take months (or even years) to develop. • Environment Court appeal processes are costly for all parties. 	<ul style="list-style-type: none"> • Ensuring robust pre-engagement processes are undertaken to minimise the risk of appeal or challenge.