

TANGATA WHENUA RESPONSES TO PLAN CHANGE 26 HOUSING CHOICE - SUMMARY REPORT

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1. INTRODUCTION

This report provides a summary of tangata whenua responses to draft Plan Change 26 Housing Choice as well as recommendations sanctioned by Te Rangapū Manawhenua o Tauranga Moana Partnership (Te Rangapū). This report has been prepared by Antoine Coffin, a member of Ngai Te Rangī and Ngāti Ranginui who facilitated the workshops with Te Rangapū.

2. PLAN CHANGE

Draft Plan Change 26 prepared by Tauranga City Council proposes changes to the City Plan that:

- a) partially addresses Tauranga City residential development capacity constraints;
- b) enables a variety of housing choice through a greater range of housing typologies and site sizes across the city;
- c) reduces pressure on urban expansion and associated infrastructure investment requirements by enabling more intensification of existing urban areas;
- d) provides further policy guidance for higher density residential; and
- e) delivers on a more compact city as outlined in the Proposed SmartGrowth Future Development Strategy and Proposed Tauranga Urban Strategy 2050.

The plan change responds to current and upcoming national direction such as the proposed National Policy Statement on Urban Development, Bay of Plenty Regional Policy Statement, the proposed SmartGrowth Future Development Strategy and the proposed Tauranga Urban Strategy 2050. The Plan Change also compliments a 30-year Te Papa spatial framework that has been developed in consultation with tangata whenua and stakeholders.

The evidence base and testing required to the progress the plan change to public notification are still underway. This includes architectural and financial feasibility testing, understanding infrastructure capacity and working through the requirements of the natural hazard requirements of the Bay of Plenty Regional Policy Statement (RPS). The outcomes of this work are likely to

influence activity status and location of intensification. Draft provisions have been prepared based on the built form and architectural testing.

3. ENGAGEMENT WITH TANGATA WHENUA

Preliminary Consultation

At the initiation of this project, the project team have sought some assistance to facilitate workshops and prepare a report that summarises responses to the plan change. This is intended to fulfil schedule 1 requirements of the RMA, that is consulting with tangata whenua in the preparation of the plan change.

The Tauranga City Council has a partnership agreement with a tangata whenua forum called Te Rangapū Manawhenua o Tauranga Moana Partnership. Te Rangapū has been operating for some 10 years and is a key partner with Tauranga City Council. Te Rangapū includes representatives of some 17 iwi and hapu that have interests in Tauranga City. These include; Ngāti Ranginui Iwi, Ngāti Kahu, Ngāti Hangarau, Ngai Tamarawaho, Ngāti Ruahine, Ngai Te Ahi, Ngai Te Rangi Iwi, Ngāti He, Ngai Tukairangi, Ngāti Kuku, Ngāti Tapu, Ngā Potiki, Ngāti Kaahu Ki Mangatawa, Ngāti Pukenga Iwi, Waitaha-a-Hei, Tapuika, and Ngāti Whakaue ki Maketu.

Council staff have been engaging with Te Rangapū and other tangata whenua representatives on this plan change since early 2019.¹ This has included briefings, presentations and provisions of updates. There have been some seven workshops and more than ten hui.

In February 2020 a review of iwi management plans was completed. That review informs both Plan Change 26 and Plan Change 27 regarding Flooding from Intense Rainfall.² This review was provided to Te Rangapū members for their information.

Workshops

In February 2020, the Council sought assistance to facilitate a workshop and prepare a summary report for the plan change. This changed significantly as a result of COVID19 and the level 3 and 4 lockdown. Workshops which are commonly held in person were unable to be conducted and many of the members of Te Rangapū are considered vulnerable. Several options were considered to progress the plan change engagement in different ways.

Surveys, online interviews, desktop review and zoom workshops were considered. Zoom workshops were ultimately selected as they were as close to face to face workshops originally proposed, whilst maintaining social distancing.

Almost all members had access to zoom. Several required assistance with getting set up. The attendance to workshops was very high.

A total of four online workshops were held on:

- Friday 8 May 2020, 10am and 1pm
- Friday 15 May 2020, 10am and 1pm

Te Rangapū members were separated into two groups to facilitate more intimate and manageable numbers. This also assisted grouping members in loosely geographic areas. Group 1 was made up

¹ Tauranga Moana Collective, Te Rangapū Manawhenua o Tauranga Moana Partnership, Ngai Te Rangi, Tapuika, Waitaha, Te Papa Manawhenua and Resource Management Units.

² The review of iwi management plans identified 12 IMPs with relevant provisions related to housing choice and Flooding from intense rainfall. The review is 26 pages long.

of Ngati Ranginui members who have interests in the Te Papa side of the harbour. Group 2 was made up of Ngai Te Rangi and Te Arawa group, loosely the Mount, Papamoa, Te Tumu and Welcome Bay areas.

Members of Te Rangapu were provided with a summary of the plan change, a copy of the iwi management plan review and an overview of how the workshops will be run.

The first 2 workshops were information sharing workshops; an opportunity to describe the plan change, test to see what might be of interest to members and respond to clarification and questions.

The second 2 workshops covered topic areas; what was heard at first workshops, links to other agencies and programmes, future aspirations of tangata whenua.

Each workshop was 2 hours long. In the next section the particular issues and opportunities are articulated. The notes of the workshops are included in Appendix 1.

Further feedback

Members of Te Rangapū and Resource Management Units (RMUs) were provided an opportunity for further feedback. This involved sending the draft summary of workshops report, asking RMU's of they would like to meet and receive a presentation on the plan change, and following up on questions and clarifications. Whareroa Marae, Te Kapu o Waitaha and Tapuika Iwi Authority requested hui and these were held during July 2020.³

4. ISSUES OF CONCERN

The key issues raised by tangata whenua in the engagement are discussed below.

Housing Choice for Papakainga and Māori land

This issue of concern received the most interest from iwi and hapu representatives. Tangata Whenua have been advocating and promoting housing on Māori land in the Western Bay of Plenty sub-region. The production of a Papakainga Toolkit, education and capability programmes and a range of planning tools have been implemented by tangata whenua and a number of agencies.

The Operative City Plan has planning provisions for residential development within reservations⁴, adjacent to marae and on several small Maori land blocks. These are the Urban Marae, Rural Marae and Papakainga Zones.⁵ The source of these 'zones' has its beginnings in the Maori community zones of the 1970s prepared under the Town and Country Planning Act and the first operative plans under the RMA 1991. Whilst there has been several iterations of the District and City Plans, the zones are fundamentally similar in that they provide for restricted numbers of detached dwellings. They may require some further work to reflect the sophisticated and more diverse needs of Māori communities including housing to provide recognition of Māori communities wishing to live on ancestral lands, particularly around marae.⁶

³ Whareroa Marae hui on 8th July 2020, Te Kapu o Waitaha on 22 July 2020, Tapuika Iwi Authority on 29 July 2020.

⁴ Crown grants of land allocated in the period 1866-1886 following the confiscation of all Tauranga lands.

⁵ Tauranga City Plan. Chapter 12F.2 Marae Community Zones, Ngati Kahu Papakainga Zone and Matapihi Papakainga Scheduled Sites.

⁶ Antoine Coffin. A study of Environmental Planning in Tauranga Moana since 1991. Prepared for the Waitangi Tribunal September 2006. Page 66.

The draft plan change 26 has exposed the iwi and hapu representatives to a number of typologies that they believe could be well suited to the local circumstances. For example, members were positive towards duplexes, 2-3 storey apartments and townhouses. They cited the requirement of less land than detached dwellings, and facilitating different ownership and rental arrangements could be an efficient use of resources and if improved visually, provide aesthetically pleasing comprehensive developments.

Members were eager to identify localities that would benefit from typology choices including Matapihi, Welcome Bay and Ohauti and some members wondered if a wider application may be appropriate.

The upcoming Tauranga city plan review appears to be the most present opportunity to consider housing choice not only at those locations identified by participants at the workshop but across the city.

It would be prudent to consider all the marae / papakainga zones, Māori land including settlement land across the city. This could include a 'fresh look' at the provision of housing choice for Māori, Māori landowners and iwi and hapu members.

Infrastructure for Māori land

One of four key barriers⁷ identified during the workshops to residential development on Māori land was the availability and accessibility of infrastructure including wastewater, water supply, electricity, telecommunications.

TCC Staff described how the Welcome Bay and Ohauti Planning Study is looking at how infrastructure can be provided to rural land which in Kaitemako Road and Ranginui Road. Council and Maori landowners were still trying to understand whether the constraints around transport can be overcome. We heard from the hapu representative that Ranginui Road 12 located in Welcome Bay has successfully been provided infrastructure from Council. They have asked what could be the opportunity for other land blocks within the Ranginui blocks at Welcome Bay.

Consistency across council boundaries

A number of iwi and hapu have interests that extend across the boundaries of Tauranga City and Western Bay of Plenty. This is particularly the case with Welcome Bay, Te Tumu, Tauriko and Wairoa (River). As an example, much of Welcome Bay Road is the boundary between the Councils, however whānau live on both sides of the road and are subject to different planning rules. Representatives asked if there could be better alignment with TCC and WBOPDC. TCC staff responded positively to this request and raised the matter with their colleagues at WBOPDC. The existing charter agreement between the respective Councils also facilitates the flow of information and working together.

The upcoming review of the City Plan appears to be one of the most present and important planning processes to consider and address consistency across the council boundaries. Under s74(2)(c) Council has to have regard to the extent to which the district plan needs to be consistent with the plans or proposed plans of adjacent TA's. It is also understood that WBOPDC are to review their district plan shortly, which will provide opportunities for project teams to co-ordinate and discuss inconsistencies.

⁷ Capital, access to infrastructure, land administration and planning compliance.

Is there capacity in the infrastructure to provide for housing choice?

This question was motivated by the wish to ensure that the success of the plan change to enable housing typologies would be matched by the capacity of infrastructure, in particular wastewater to service these developments. Another reason for the question of capacity related to recent instances of overflows in the wastewater network. At the time of the workshops there had been two failures in two weeks. TCC staff are following up on these overflows to understand the underlying reasons for the failures.

TCC staff confirmed that modelling had confirmed there would be capacity in the current network. It would be prudent to confirm the modelling findings of that there is sufficient capacity at the time of notifying the section 32 evaluation.

Does the Council understand the Māori demographics and housing demand?

This question was part of a discussion regarding housing choice on Māori land. Te Rangapū members consider an evidence base that considers the Māori demographic will best enable opportunities for Māori preferences in housing choice.

Commissioning a report on current and forecasted Māori demographics would be helpful in more informed input into the upcoming review of the City Plan. This will be particularly helpful in predicting, when and how much land needs to be made available for Māori housing. At present the assumption is that Māori land may provide the bulk of housing for Māori. Whilst this is a strategic objective and outcome of SmartGrowth there may be a disconnect with whānau choices and compromises made around price points, income, employment, education, and lifestyle choices.

Affordability

The Te Rangapū members shared a concern for the affordability of housing choice typologies. Their perception is that they will prevent Māori from occupying the central city and Te Papa peninsula because they will be too expensive. They were of the view that 'affordable housing' was unlikely to be achieved in Te Papa, developers will be seeking a profit, and low-income families could be pushed out.

There are a number of properties within Te Papa owned by social housing providers such as Accessible Properties that are following the proposed plan change to enable them to redevelop their sites. The Council has also been liaising with Kainga Ora.

Te Rangapū members emphasised the point that social housing and affordable housing are two different things and advocated that the Council needs to promote affordable housing.

No specific recommendations are made on this point, rather that Te Rangapū members are concerned and cognisant of the unintentional social impacts of redevelopment and want affordable housing at the forefront of strategic considerations.

Viewshafts

This matter was consistently raised throughout the workshops. Viewshafts were assessed and provided for in the last iteration of the City Plan. Staff have confirmed that they do not expect any changes to the view shafts included in the plan as a result of this plan change.

Visual amenity effects may be a more important local consideration, however this was not raised at the workshops.

Maori Design Input and Tauranga Moana Principles

Ngai Tamarawaho representatives shared their experiences having input into the design of key projects in the CBD, the Farmers Building, the University of Waikato Campus and Latitude Apartments. Mr Mikaere described the meetings and discussions with developers to discuss the history of the area and how this can be incorporated into the design. This area of work emphasises the need to have available Māori designers who will have experience working with tangata whenua and understand the source of the design principles.

Te Rangapū members shared their wish to see the Tauranga Moana principles being more visible. A lot of work has been undertaken in partnership with TCC to prepare the Tauranga Moana principles. Methods of achieving this included a more accessible web link to the document and making the document more available in different formats. There are also a series of principles in the 2006 Tauranga Urban Design Strategy. It is not clear if these sets of principles are superseded by the recent work or complimentary.

The Tauranga Moana principles are included in the front section of the residential objective's framework, and some of the principles are integrated into the 8 outcomes later in the document, particularly where they address matters in the private realm. Te Rangapū members are supportive of the principles that have been pulled through to the Residential Outcomes Framework. They see this as positively encouraging their use and relevance in urban spaces, public and private.

5. CONCLUSIONS

Tangata whenua representatives are comfortable with the plan change 26 housing choice and the Councils objectives to address those matters set out in section 2 of this report.

Tangata Whenua representatives see great value in considering a range of housing typologies as part of the upcoming city plan review, particularly as it relates to the provision of housing for Māori across the city. There is a desire to review the planning provisions affecting Māori land and settlement land including the papakainga zones.

6. RECOMMENDATIONS

This section sets out a list of the recommendations and the responses to the recommendations from TCC at the time of the report.

#	Recommendation	Response
1	TCC staff are following up on recent wastewater overflows to understand the underlying reasons for the failures. Report back to Te Rangapū.	Work in progress

2	Include a specific consideration of the planning provisions affecting the provision of residential development for Maori (including Papakainga and Marae Community zones) across the city as part of the upcoming City Plan review. This may include extending the housing typologies that can be enabled.	To be considered as part of the City Plan Review.
7	Commissioning a report on current and forecasted Maori demographics as part of the upcoming review of the City Plan.	To be confirmed, possibly as part of SmartGrowth.
3	Consider and address consistency across the TCC and WBOPDC council boundaries during the upcoming review of the City Plan	TCC/WBOPDC Charter Staff have discussed with their colleagues at WBOPDC. To be considered as part of the City Plan Review
4	Confirm the modelling findings that there is sufficient capacity at the time of notifying the section 32 evaluation. Present this to Te Rangapū.	Agreed.
5	Find a more visible place for the Tauranga Moana Principles on the TCC website.	Work in progress
6	Consider how the Tauranga Moana Principles and the tangata whenua section of the Tauranga Urban Design Strategy 2006 relate to each other.	To be considered when finalising plan change for notification.
6	Council staff will report back separately on the Welcome Bay and Ohauti Planning Study on this to the members.	Council staff working on this at present.
8	Protecting viewshafts are an important issue for tangata whenua. The retention of viewshafts is recommended and potentially further work on understanding visual amenity in local neighbourhoods from a tangata whenua perspective.	This has been provided for in the Operative plan. Amenity values are considered as part of the ROF.

7. APPENIDX 1 – MINUTES OF WORKSHOPS AND MEETINGS

Minutes

Roopu 1 – Housing Choice – Plan Change 26

Date: 08/05/2020

Time: 10.00am – 11.30am

Location: Zoom Meeting

Attendees:

Irene Walker (Ngai Te Ahi)
Pare Rahiri (Ngati Kahu)
Des Tata (Ngai Tamarawaho)
Rondell Reihana
Matire Duncan (Te Rangapu Chair)
Te Pio Kawe (Ngai Te Ahi)
Carlton Bidois (Ngati Ranginui)
Buddy Mikaere (Ngai Tamarawaho / Ngati Pukenga)
Josh Te Kani (TCC)
Kirsty Graveling (TCC)
Janine Speedy (TCC)
Corinne Frischknecht (TCC)
Antoine Coffin (Te Onewa Consultants)

Apologies:

Manu Seddon

1. Overview:

- Des Tata opened meeting with a Karakia
- Agenda was discussed

2. Discussion

Overview of the issue/opportunity the plan change proposes to address

- What is the difference between the colours on the map in the presentation?
 - The Plan Change applies to the purple area which is the Suburban Residential Zone. The white areas are other zones.
- Matapihi provides for papakainga housing, the plan change should cover this area as well.
- Maori Land Trusts need to be cognisant of what opportunity they have for their land.
- The provisions need to apply to papakainga as well.
- Maori Land Trusts need to have a level of awareness of what opportunity they have for their land.
 - City Plan review can consider this further.
- Ranginui Road 12 has successfully been provided infrastructure from Council. What is the opportunity for other land blocks within Ranginui?
 - The Welcome Bay and Ohauti Planning Study is looking at how infrastructure can be provided to rural land which in Ranginui Road. We are still trying to understand whether the constraints around transport can be overcome.
- Can we have a conversation on how we can have a better alignment with TCC and WBOPDC. Tangata Whenua don't see those boundaries.
- Agrees that is hard to understand where everything is.
- In the development of the city in the future, Matapihi is a key area. What is the impact on that community?

Duplexes

- Are there costings for these duplexes?
 - There has been financial feasibility assessments, but this doesn't go into detail about the house cost, because there are so many factors such as the cost of the land and specification of the buildings.
- What is the projected demand for this kind of housing?
 - We are seeing a change in our demographics with a projected need for 1 and 2 bedroom in the future. Currently the market primarily delivers 3-4 bedroom.
 - Staff can provide more numbers on this.
- What is the site size?
 - Size is a 400m² site with a duplex (2 houses).
- There are many good examples of duplexes that are being developed.

Comprehensively designed development (terraced housing).

- Central government are keen to make it easier to develop. How does this plan change do this?
 - The terraced housing is currently a Discretionary Activity.
 - The proposed plan change is to make this Restricted Discretionary non-notified if you meet all the requirements.
- Will that affect setbacks?
 - In the Suburban Residential Zone it is proposed to retain the current setbacks, but along the Te Papa peninsula where we are proposing additional height, we are revisiting setbacks and overshadowing.
- Do we have the infrastructure to enable these developments? There have been overflows over the last 2 weeks into our waterways. Don't want this to happen again.
 - Staff to follow up on these overflows to understand why they have happened.
- Does this include affordability?
 - The purpose of the plan change is to provide greater housing choice for the city.
 - It does not provide for affordability but will enable more choice which will assist in affordability.
- Is Council involved in the procurement that requires a % of tangata whenua employment? Auckland City Council have a good model.
 - Staff are not aware of this and will need to follow up with procurement.
- Tangata Whenua population is young and growing. Has this taken into consideration Maori?
- Covid19 has shown the homeless in the city and changes in people moving into the city.

Te Papa Peninsula

- No confidence that this provides affordable housing.
- Will it just be developers making a profit?
 - There are a number of properties within Te Papa owned by social housing providers such as Accessible Properties that are following the proposed plan change to enable them to redevelop their sites.
 - Have been liaising with Kainga Ora
- Should be across the development community.
- Don't want to push low income families out of Te Papa.
- Viewshafts were submitted on through the last review. Will this change?

- The viewshafts will not change as a result of the plan change.
- Social housing and affordable housing are two different things.
- Council needs to promote affordable housing.
- The SHA's failed on affordability.
- No benefit to tangata whenua unless it's transferred to the rural area.
- All papakainga land needs its own rules and should be situational. Can't pick and choose where we buy our land.
- Need enabling rules.
- Need to provide for our own community first.

Commercial Zone, Residential Outcomes Framework

- Need to do some more work on what this means for Maori.
- Some local examples would be good for these.
- This looks quite depressing for Maori which relates to cost. Is there an opportunity for Council to develop?
- Need to do something real and meaningful for Maori.

3. Wrap-up

- Overview of what will be covered next week.
- Timeframes and next steps were explained.
- Hard copies can be provided if anyone needs them
- Carlton closed the meeting with a Karakia.

Request for hard copy:

19 Henderson Crescent
Parkvale
Tauranga 3112

Minutes

Roopu 1 – PC26 Housing Choice

Date: 15 May 2020 **Time:** 10.00am-11.30am

Location: Zoom Hui

Attendees: Alison Flavell (Ruahine), Irene Walker (Ngai Te Ahi), Matire Duncan (Chair – Te Rangapu), Des Tata (Ngai Tamarawaho), Te Pio Kawe (Ngai Te Ahi), Antoine Coffin (Te Onewa Consultants), Corrinne Frischknecht (TCC), Kirsty Graveling (TCC), Janine Speedy (TCC), Josh Te Kani (TCC), Buddy Mikaere (Ngai Tamarawaho/Ngati Pukenga), Charlie Rahiri (Ngati Kahu/TPK), Pare Rahiri (Ngati Kahu)

Apologies: Manu Seddon

1. Overview:

- Meeting opened with Karakia
- Overview and agenda for meeting provided

2. Discussion

Background & What We Heard

- Link to the Housing Demand and Need in Tauranga and Western Bay
https://www.smartgrowthbop.org.nz/media/1971/smartgrowth-housing-need-and-demand-report_final-dec-2017-002.pdf
- Interested in the age of the smaller households and how this relates to retirement villages.
- Opportunity for retirement villages to be repurposed?
- Is there the ability to be more creative in the design of buildings?
 - Urban design has been a gap in the City Plan.
 - The proposed plan change is proposing the RDF to incorporate more than design.
- Request for further clarification on Matapihi.
 - Matapihi has been acknowledged as an area where they are looking at their iwi management plan and land use.
- The new Farmers development has a substantial cultural input into it. Latitude apartments also has some input from Ngai Tamarawaho.
- There needs to be better communication on what tangata whenua are doing in the design space.

Relationships of Projects

- The Te Papa Spatial Plan needs to be connected to areas across the city.
- During the Te Papa design sprint, it was discussed that this is the heart/hub and where we bring people in.
- The connectivity of the peninsula brings the community in.

Tauranga Moana Principles & ROF

- A lot of work was done with Clinton from TCC to prepare the Tauranga Moana principles.
- There have been meetings and discussions with tangata whenua and developers to discuss the history of the area and how this can be incorporated into the design.

- The principles have been pulled through to the Residential Outcomes Framework outcomes which is good.
- The principles need to be upfront. Could have the principles on the website to encourage them to be part of the design of developments.
- There are opportunities for Maori designers to be involved.
- It might be good to have a look at what the Wellington 10ths have done with some of their residential development projects in Wellington.
- These examples and involvement in developments is good to see as tangata whenua have pushed to be involved in projects and their design.
- Manawa development was undertaken prior to the principles being prepared. It was designed for the community. Need to acknowledge that iwi and hapu have approached these principles differently.
- Want to see all the principles in the outcomes, not just picking some.

Housing Choice on Maori/Settlement Land

- The amount of Maori land left is finite and we need to identify the best designs that we want to see on our land.
- There can be consideration of additional height so we have more open space.
- There is opportunity for a mix of home ownership and housing typology.
- Have a look at Ngati Whatua's model.
- What are Council doing about infrastructure and shovel ready projects?
 - Tauranga have lodged a bid for the shovel ready projects.
- The main restrictor as I see (Buddy Mikaere) it is access to funding/finance. Land beneficiaries yes, but there are many who are beneficiaries for real. There is a real challenge to allocate housing amongst shareholders.
- The major barrier is capital. There are opportunities to sit at the table with ministers to discuss funding. The issues of funding for Maori need to be put forward.
- Staff to find out who the ministers are that will be involved in SmartGrowth going forward.
- It would be good to look at the old models and it is better when these are setup out in the districts.
- Is it possible to get someone to do a matching exercise between the budget announcements made yesterday in respect of housing?
- Hapu should be encouraged to prepare recovery plan from covid-19. Look at the built and social environment.

3. Wrap-up

- Wrap-up and overview of discussion
- Meeting closed with Karakia
- Provided next steps with the Te Rangapu for Plan Change 26.

Meeting closed at: 11.30am

Minutes

Roopu 2 – Housing Choice – Plan Change 26

Date: 08/05/2020

Time: 1.00pm

Location: Zoom Meeting

Attendees:

Antoine Coffin (Te Onewa Consultants)
Maru Tapsell (Waitaha)
Ropata Stephens
Hori Ahomiro
Matire Duncan (Te Rangapau Chair)
Puhirake Ihaka (Ngati Tapu)
Pine McLeod (Ngati He)
Nathan Jones
Reg Hodge (Ngati Whakaue ki Maketu)
Whitiora McLeod (Ngai Te Rangi)
Keren Paekau (TCC)
Kirsty Graveling (TCC)
Janine Speedy (TCC)
Corinne Frischknecht (TCC)

Apologies:

1. Overview:

- Puhi opened meeting with a Karakia
- Agenda was discussed

2. Discussion

Overview of the issue/opportunity the plan change proposes to address

- What is greenfield?
 - These are areas that are rural and identified for future housing and growth.
 - Brownfield development is in existing areas of the city that are already developed, but could be redeveloped.
- Do the rates change when you can subdivide this rural land?
 - Rates are based on the land valuation rather than whether it has been subdivided.
- What is the definition of social and affordable housing?
 - It is difficult to define and there are different views. There is a difference between social and affordable housing and this is acknowledged. Social tends to be government assisted housing and affordable housing is how much you spend on housing ie income vs cost of housing and that you don't spend all your income on housing.

Duplexes

- What is the land area? And house area?
 - House Area
Studio – 35m²

1 bed – 45m²

2+ bed – 60m²

- 400m² for the land area (2 dwellings)
- What is the open space?
 - 45% of the site can be covered by buildings.
 - 70% of the site can be impervious.
 - 30m² for a dedicated outdoor living area.
- Can it be subdivided? Or cross lease?
 - They can be subdivided but they need to get a building consent first for the duplex.

Comprehensively designed development (terraced housing).

- What is the maximum height?
 - The current height limit in the Suburban Residential Zone is 9m which we have proposed to be retained.
- When is the infrastructure brought in?
 - Infrastructure planning and stress testing is underway. The early modelling is that much of the infrastructure is already there and has capacity.
- What is the cost?
 - There has been financial feasibility assessments, but this doesn't go into detail about the house cost, because there are so many factors such as the cost of the land.
 - There are good examples where affordable housing has been built for tangata whenua with buying agreements.

Te Papa Peninsula

- This is not going to happen everywhere, it will happen slowly over a long time. Sites often need to be amalgamated to achieve additional height.
- What will happen with viewshafts?
 - Not proposing to change viewshafts. We are taking that into account when we do our mapping.

Commercial Zone

- Do you have other examples other than what was provided in the presentation?
 - The presentation shows the architectural drawing that have been prepared. Two options were prepared for each rule framework.
- The apartments on Owens Place was raised as development that is not a good example.
- Can these provisions or opportunities be on Māori owned land?
 - Yes, this is a good point and an opportunity for tangata whenua to explore.
- Need to increase height to provide more opportunity for Māori land.

Residential Outcomes Framework

- How are the Tauranga Moana design principles in the ROF?
 - They are referred in the front end of the document and pulled through to the 8 outcomes where possible.
- What are you doing about water use?
 - Sustainability is one outcome in the ROF which is then fed through to the objectives in the City Plan.
- Should consider new subdivisions differently and provide for sustainability.

- What about where all the waste is going?
 - Wastewater has been modelled and shown that there is existing capacity in the network.

3. Wrap-up

- Overview of what will be covered next week.
- Timeframes and next steps were explained.
- Hard copies can be provided if anyone needs them
- Ropata Stephens closed the meeting with a Karakia.

Hard Copies to:

Maru Tapsell

Pine McLeod

Whiti McLeod

Minutes

Roopu 2 – PC26 Housing Choice

Date: 15 May 2020 **Time:** 1.00pm-2.30pm

Location: Zoom Hui

Attendees: Puhirake Ihaka (Ngati Tapu), Reg Hodge (Ngati Whakaue ki Maketu), Whitiara McLeod (Ngai Te Rangi), Antoine Coffin (Te Onewa Consultants), Keren Paekau (TCC), Kirsty Graveling (TCC), Janine Speedy (TCC), Maru Tapsell (Waitaha), Nathan James, Hori Ahomiro, Matire Duncan (Chair Te Rangapu), Ropata Stephens, Hayden Henry (Ngai Tukairangi).

Apologies: None

1. Overview:

- Meeting opened with Karakia
- Overview and agenda for hui

2. Discussion

What We Heard

- Te Reti, Hairini blocks, Mangatawa, parts of Wairoa are examples of areas that are in the Suburban Residential Zone and therefore where the plan change is proposed.
- Provide a PDF of the Suburban Residential Zone map (see attached to minutes).
- A lot of infrastructure that skirts Māori owned land, want to have the discussion on how we connect to these services if we want to.
- Need to plan for our future generations if they want to connect.

Relationship of Projects

- Tangata Whenua may have a different view of what the NPS-UD requires.
 - Still waiting for the NPS-UD to be approved and will wait to see what it requires.
- The RMUnits need to understand what the NPS-UD means.
 - The proposed NPS-UD provides opportunities for iwi and hapu to identify aspirations and issues of concern and ensures these are considered and there are parts that are quite directive.
- There are going to be challenges for Māori land, need to go back to the past of trades training rather than office jobs.
- Urban Form and Transport Initiative, Future Development Strategy & Tauranga Urban Strategy have all been worked on for a while, tangata whenua have been involved in this, they are all at different stages - how do we bring them together.
 - All of these documents are at different levels of detail. UFTI is high level looking at growth over the region and what that looks like over the next 30-50 years and then Te Papa Spatial Plan is much more fine grained and looks at the Te Papa peninsula in much more detail on how this will grow over time and how we implement this. Agree that these documents all need to be well aligned.

Tauranga Moana Principles

- Yes, the Tauranga Moana Principles apply to the public realm, but can they be included in the City Plan.
 - Three principles that have been pulled through to the Residential Outcomes Framework which then link to the City Plan
- How does this relate to the southern pipeline and future growth?
 - All of the existing wastewater networks have been used in the wastewater modelling to understand whether we have capacity in the network.
- How do we know there is wastewater infrastructure?
 - Wastewater modelling and stress testing has been undertaken, which shows that there is capacity in the network.
- Tangata Whenua have been involved in wastewater strategies and need to understand what this means for the future.

Housing Choice on Maori / Settlement Land

- Infrastructure is what is important, the houses need to be warm and dry, but you need infrastructure to be able to build these houses.
- Would like to look at what the opportunities are for Kaitemako, and how is this going to be affordable.
- There are aspirations but we need the capability and capacity to realise it, need to have support to be resourced
- Need infrastructure to Maori land, all the infrastructure goes to existing urban land.
- Need to look at the Maori economy and how we build affordable houses on Maori land.
- Want the basics of safe, warm and dry, with infrastructure.
- There are challenges for Matapihi that this area is squeezed between Tauranga and the Mount. Also challenges with flight paths and lending criteria. Want to see more productive outcomes than just korero.
- Need to have better wastewater systems in Matapihi. The southern pipeline has provided connection for some house and kura in Matapihi. Matapihi want to have further connections for wastewater and provide for more houses
- Need to look at water and wastewater to all Maori blocks. Land trusts and hapu need to be resourced to prepare plans for the future.
- Need to understand housing demand for Māori.

3. Wrap-up

- Overview of discussion

Meeting closed with Karakia

Meeting closed at: 2.30pm

Draft Minutes

PC27 Flooding from Intense Rainfall, PC 26 Housing Choice, PC30 Earthworks

Date: 08 July 2020 **Time:** 4:30pm-6:30pm

Location: Whareroa Marae

Attendees: 16pp Ngāti Kuku and Ngai Tukairangi including Carlo Ellis and Joel Ngātūere.

Presentors: Antoine Coffin (Te Onewa Consultants), Manasi Vaidya (TCC), Janine Speedy (TCC), Keren Paekau (TCC)

Apologies: none

Overview

1. Dinner
2. Karakia provided at opening.
3. Antoine Coffin introduced team.
4. Manasi Vaidya presented PC 27 and Janine Speedy presented PC 26 and 30 - slideshow.
5. Janine Speedy and Manasi Vaidya answered questions.

Plan Change 27

6. How deep will the water be, 10, 30, 80, 100 years.
7. Whānau would like to live here, once it is safe – papakainga.
8. How high do we have to live here, raising up the soil or lifting up homes.
9. Sites around us need to be sorted as they are flooding. The container yard had a 1 in 3 week flood which flows down to Whareroa with poor water quality.
10. What do you do in the meantime until the 'trigger' for consent on sites, some sites are already developed. The City Plan can only control future development and any redevelopment. TCC can work with the Marae to discuss solutions to all the issues raised.
11. Whareroa Marae have talked to stormwater people at TCC, they said a 'wetland won't make a difference to chemicals, contaminants – need to sort at source'.
12. Why can't you go in and stop them, change them. Without redevelopment, TCC does not have the authority to do this. The authority to override existing use rights sits with the Regional council, eg. Awatarariki Fanhead, Matatā..
13. At what point did Council know that water will move from northeast through Whareroa.
Answer: 2 years ago, Council was using 1:50 years as planning horizon.

14. TCC is still in the process of mapping flood risk and Whareroa is the first group, outside of TCC staff to see what the flooding might look like in a 1-100 yr event with 1.25m sea level rise and climate change to 2130.
15. We want a plan for Whareroa – a holistic plan. One that deals with all the issues and opportunities.
16. Sea level rise, rain, inundation. Would like to know more about the other ‘flooding’ issues the data, modelling, assessments, mapping.
 - a. Answer: Working to a 1.25m sea level rise.
 - b. Whareroa Marae would like Presentations + consistent communication is important. This includes communicating the results of data modelling.
17. Privately owned land – what they want to build. Are we or they going to have a scoop?.
Answer: When people build on privately owned land, they will have to step through the PC27 rule framework to ensure that flood risk is reduced on-site and does not increase downstream.
18. Concern for whare tipuna and raising Kaumatua housing. 300-400mm flooding in the area has occurred.
19. Remediation costs: Feasibility.
20. Inundation work by Boffa Miskell – see Cam Larking (TCC) – water tables.
 - a. Antoine to follow-up.
21. We (TCC) want to work with you over the next 4 years to work through these issues as part of the City Plan Review.
22. Whareroa desire their own community plan as well.
23. Thank you for coming and talking with us face to face.

Plan Change 26 Housing Choice

24. Housing choice – presentation and questions
 - a. Tauranga Moana principles incorporated and housing choice in papakainga zone to be reviewed for City Plan Review.

Plan Change 30 Earthworks

25. Plan Change 30 – earthworks controlling sediment. *does this work on site or all their sites (applicant) *be firm on [scally wags – naughty applicants]. *next door neighbour sort out next door neighbours who are storing sediment.

- a. Answer: TCC are doing education first, doing workshops. We rely on the community to let Council know if someone is not following the rules, then the monitoring will go out and investigate.

26. If there a couple of people who are a problem why don't you close them down.

Meeting closed at: 6:30pm

Meeting Notes

22 July 2020 – PC27 & 26 & 30 Waitaha meeting at 2 Dunlop Place, 1:00pm-2:30pm

Attending: Vivienne Robinson, Whareoteriri Rahiri, Janine Speedy (TCC), Manasi Vaidya (TCC), Antoine Coffin (Consultant)

Apologies: Carlo Ellis (TCC), Keren Paekau (TCC)

1. Karakia/ mihi whakatau – Whareoteriri Rahiri
2. Whanaungatanga – Whare, Vivienne, Janine, Manasi, Antoine

Plan Change 27 – Flooding from Intense Rainfall

3. Manasi went through PC27 overview

Feedback: generational homes – may be a huge cost to re-develop homes.

4. Economic costings - \$170,000 for flood remediation v \$5,000 future proof
5. Protecting life, property and infrastructure

Feedback: have you had feedback from insurers

Feedback: additional to those factors, what about trees and nature. Developments in Papamoa-East, stormwater gardens. Will we see more of those types of things.

Feedback: Golden Sands got flooded in the last few weeks.

Feedback: Wairākei Stream, we had discussed getting an outlet in Tangata Whenua Liaison Group.

Feedback: Te Houhou Pā may not have a overland flowpath to the sea, may be affected.

6. What's your aspiration for Te Houhou?

Feedback: We have a whole range of encumbrances. We are working on a connected, integrated, development. We arehave a large stormwater pond. The pā is in conservation area, SMA, etc. This is home for us.

Feedback: We need to be reviewed for City Plan – capacity to engage needs to be taken into account by the three Councils.

7. Provided overview of what we heard in workshops.

Feedback: What happens when people say don't build in this place or that place. Maru and Whare keep saying this was wetlands/swamps. Can't we just stop development along the coast wetlands. It's just a matter of time.

PC 26 – Housing Choice

8. Janine provides an overview. Explained typologies and location.

Feedback: From a commercial point of view – Te Houhou.

For many families whānau are coming home.....

This PC would enable people to build different types of housing on their land depending on their own situation, as long as the development remains within the existing building envelope.

9. Feedback from workshops – would be good to provide for housing choice on Māori land.

Feedback - we have been working with low or no infrastructure for a long time. Have TCC got a policy on relocation of housing.

Example – duplex on one lot. Who pays rates?

10. Under Rating Powers Act – this Plan Change won't change existing rates arrangement.

Feedback – zoning – a SMA – wāhi tapu. We discussed development, others all around us have developed. Would a PC be revised. NO. Need a consent.

PC 30 Earthworks.

11. Janine provided overview.

12. Provided the 2 pager on earthworks. Janine to circulate electronic copy of presentation.