

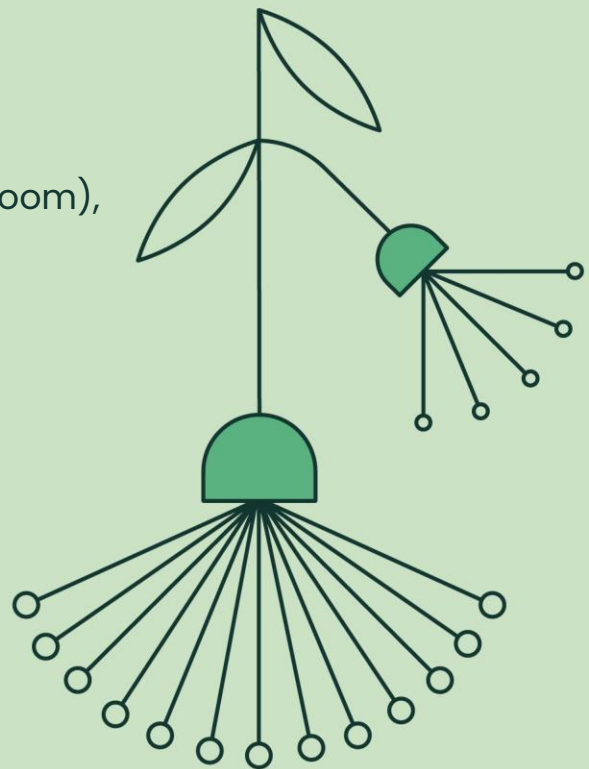
Mā tō tātou takiwā  
**For our District**

## Te Puke Spatial Plan Sub Committee

TPSP24-1

Thursday, 18 April 2024, 6.00pm

Te Puke Library and Service Centre (Boardroom),  
Jellicoe Street, Te Puke



# Te Puke Spatial Plan Sub Committee

## Membership:

<b>Chairperson</b>	Deputy Mayor John Scrimgeour
<b>Deputy Chairperson</b>	TBC
<b>Members</b>	<p>Cr Grant Dally</p> <p>Cr Andy Wichers</p> <p>Kassie Ellis – Te Puke Community Board (Chair)</p> <p>Dale Snell – Te Puke Community Board</p> <p>Karen Summerhays – Te Puke Community Board</p> <p>Neena Chauhan – Te Puke Community Board</p> <p>Darlene Dinsdale (Tangata Whenua representative)</p> <p>Helen Biel (Tangata Whenua representative)</p> <p>Mayor James Denyer (Ex-Officio)</p>
<b>Quorum</b>	6 (Six) must include at least one Councillor, one Community Board member and one Tangata Whenua representative.
<b>Frequency</b>	As required

## Role:

- To engage with key staff and over the development of the Te Puke Spatial Plan.
- To provide guidance, direction and support to the Te Puke Spatial Plan project team.
- To advocate the potential outcomes of the spatial plan to the wider Council and community.
- To approve options to test via targeted pre-engagement.
- To endorse the draft spatial plan to the Strategy and Policy Committee to consider adopting for community consultation.
- Listen to and receive the presentation of views by people and engage in spoken interaction in relation to any Te Puke Spatial Plan community engagement on whether under the Local Government Act 2002 or any other Act.

- Following consideration of submissions, to recommend changes to the spatial plan and endorse the final spatial plan to the Strategy and Policy Committee for adoption.

### Delegations:

To subcommittee is delegated authority to:

- To make all decisions necessary to fulfil the role of the Sub committee subject the limitations imposed.
- No financial delegations.

### Power to recommend:

To the Strategy and Policy Committee/Council as it deems appropriate.

### Power to sub-delegate:

No power to sub-delegate.

Notice is hereby given that a Te Puke Spatial Plan Sub Committee Meeting will be held in the Te Puke Library and Service Centre (Boardroom), Jellicoe Street, Te Puke on:  
Thursday, 18 April 2024 at 6.00pm

## Order Of Business

<b>1</b>	<b>Karakia</b> .....	<b>5</b>
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<b>3</b>	<b>In Attendance</b> .....	<b>5</b>
<b>4</b>	<b>Apologies</b> .....	<b>5</b>
<b>5</b>	<b>Consideration of Late Items</b> .....	<b>5</b>
<b>6</b>	<b>Declarations of Interest</b> .....	<b>5</b>
<b>7</b>	<b>Presentations</b> .....	<b>5</b>
<b>8</b>	<b>Minutes for Confirmation</b> .....	<b>6</b>
8.1	Minutes of the Te Puke Spatial Plan Sub Committee Meeting held on 22 November 2023.....	6
<b>9</b>	<b>Reports</b> .....	<b>16</b>
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- 1 KARAKIA**
- 2 PRESENT**
- 3 IN ATTENDANCE**
- 4 APOLOGIES**
- 5 CONSIDERATION OF LATE ITEMS**
- 6 DECLARATIONS OF INTEREST**
- 7 PRESENTATIONS**

## **8 MINUTES FOR CONFIRMATION**

### **8.1 MINUTES OF THE TE PUKE SPATIAL PLAN SUB COMMITTEE MEETING HELD ON 22 NOVEMBER 2023**

**File Number:** A6072256

**Author:** Horowai Wi Repa, Governance Systems Advisor

**Authoriser:** Greer Golding, Governance Manager

#### **RECOMMENDATION**

1. That the Minutes of the Te Puke Spatial Plan Sub Committee Meeting held on 22 November 2023 be confirmed as a true and correct record and the recommendations therein be adopted.
2. That the Chairperson's electronic signature be inserted into the confirmed minutes.

#### **ATTACHMENTS**

1. **Minutes of the Te Puke Spatial Plan Sub Committee Meeting held on 22 November 2023**

**MINUTES OF WESTERN BAY OF PLENTY DISTRICT COUNCIL  
TE PUKE SPATIAL PLAN SUB COMMITTEE MEETING NO. TPSP23-1  
HELD IN THE TE PUKE LIBRARY AND SERVICE CENTRE (BOARDROOM),  
JELLCOE STREET, TE PUKE ON WEDNESDAY, 22 NOVEMBER 2023 AT 6.00PM**

## 1 KARAKIA

Whakatau mai te wairua	Settle the spirit
Whakawātea mai te hinengaro	Clear the mind
Whakarite mai te tinana	Prepare the body
Kia ea ai ngā mahi	To achieve what needs to be achieved.
Āe	Yes

## 2 PRESENT

Deputy Mayor J Scrimgeour (Elected Chairperson), Cr G Dally, Mayor (Ex Officio) J Denyer, Cr A Wichers, Cr R Crawford (Elected Deputy Chairperson), Te Puke Community Board Chairperson K Ellis, Te Puke Community Board Member D Snell, Te Puke Community Board Member K Summerhays, Tangata Whenua Representative D Dinsdale (Ngāti Moko) and Tangata Whenua Representative H Biel (Tapuika Iwi Authority).

## 3 IN ATTENDANCE

R Davie (Deputy CEO/General Manager Strategy and Community), E Watton (Strategic Policy and Planning Programme Director), A King (Strategic Advisor: Legislative Reform and Special Projects), M Va'ai Matatia (Senior Environmental Planner), C Nepia (Planning Coordinator) and C Irvin (Senior Governance Advisor).

## PROCEDURAL MATTER

Mayor Denyer opened the meeting and chaired proceedings until Deputy Mayor J Scrimgeour was elected as the new Chairperson (Item 8.1).

## 4 APOLOGIES

### APOLOGY

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**RESOLUTION TPSP23-1.1**

Moved: Cr R Crawford

Seconded: Te Puke Community Board Member D Snell

That the apology for lateness for Cr A Wichers and Tangata Whenua Representative H Biel (Tapuika Iwi Authority) and for absence from Member N Chauhan, be accepted.

**CARRIED**

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**5 CONSIDERATION OF LATE ITEMS**

Nil

**6 DECLARATIONS OF INTEREST**

Nil

**7 PUBLIC EXCLUDED ITEMS**

Nil

**8 PUBLIC FORUM**

Nil

**9 PRESENTATIONS**

Nil

**10 REPORTS****8.1 APPOINTMENT OF CHAIRPERSON AND DEPUTY CHAIRPERSON TO THE TE PUKE SPATIAL PLAN SUB COMMITTEE**

The Subcommittee considered a report dated 22 November 2023 from the Senior Governance Advisor. The report was taken as read.

Mayor Denyer advised the Subcommittee to choose which voting system to use to elect a Chairperson and Deputy Chairperson: System A or System B under Clause 25(4), Schedule 7 of the LGA 2002.

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### RESOLUTION TPSP23-1.2

Moved: Deputy Mayor J Scrimgeour

Seconded: Cr G Dally

1. That the Senior Governance Advisor's report dated 22 November 2023 titled 'Appointment of Chairperson to the Te Puke Spatial Plan Sub Committee' be received.
2. That the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.

**CARRIED**

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### RESOLUTION TPSP23-1.3

Moved: Mayor (Ex Officio) J Denyer

Seconded: Cr G Dally

3. That in accordance with Clause 25(4), Schedule 7 of the LGA 2002 the Te Puke Community Board adopts **System B** for the election of the Deputy Chairperson.

**CARRIED**

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### RESOLUTION TPSP23-1.4

Moved: Mayor (Ex Officio) J Denyer

Seconded: Tangata Whenua Representative D Dinsdale

1. 4. That, in accordance with Clause 26, Schedule 7 of the Local Government Act 2002, Deputy Mayor John Scrimgeour be appointed as Chairperson of the Te Puke Spatial Plan Subcommittee.

**CARRIED**

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6.04pm Cr Wichers entered the meeting.

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**RESOLUTION TPSP23-1.5**

Moved: Mayor (Ex Officio) J Denyer

Seconded: Deputy Mayor J Scrimgeour

5. That, in accordance with Clause 26, Schedule 7 of the Local Government Act 2002, Councillor Richard Crawford be appointed as Deputy Chairperson of the Te Puke Spatial Plan Subcommittee.

**CARRIED**

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6.05pm Tangata Whenua Representative H Biel (Tapuika Iwi Authority) entered the meeting.

Upon being elected as Chairperson, Deputy Mayor J Scrimgeour assumed the role of Chairperson for the remainder of the meeting.

**8.2 TE PUKE SPATIAL PLAN - PROJECT PLAN AND COMMUNICATION AND ENGAGEMENT STRATEGY**

The Subcommittee considered a report dated 22 November 2023 from the Strategic Advisor: Legislative Reform and Special Projects who provided the following points:

- Creating a subcommittee for the Te Puke Spatial Plan was to give mana and create a space to collaborate.
  - This meeting was to go through the Project Plan and the Communication and Engagement Strategy, which a number of people had been involved in preparing, and which was part of understanding how the Te Puke Spatial Plan was to be prepared.
  - The Project Plan had the scope, background, objectives and intended outputs of the project, including the governance structure, key risks and key project phases. The key project phases were intended to match the Communication and Engagement Strategy.
  - Included in the scope was community aspirations and outcomes, housing delivery across the housing continuum, hard and social infrastructure needs, locations, direction for existing planned projects and direction for District Plan changes.
  - The geographical scope of the plan had not been confirmed because staff wanted to converse with the Subcommittee and the community around establishing whether there were some parts that should be left out and/or parts that should perhaps be included that had not been considered.
  - The intention was to connect Manoeka Road and Waitangi village areas to Te Puke in terms of infrastructure, and how to facilitate this.
-

- Work had been undertaken by Waitaha and Tapuika Iwi Authority in terms of planning for the hapū with the intention of finding out how this could be aligned with the Spatial Plan to create a more action-based outcome.

Mayor Denyer:

- Council had decided it was important to involve the Te Puke Community Board and Tangata Whenua in this process to work closely together in partnership, noting that Waitaha and Waitangi would be integral parts of the Spatial Plan.
- Mayor Denyer welcomed everyone, stating that would be good to be working alongside them.

## **PROJECT PLAN**

Staff and Committee Member's Responses and Comments:

Strategic Advisor: Legislative Reform and Special Projects:

- Council had received some feedback from Waitaha and Tapuika Iwi Authority as part of the Tō Wāhi engagement, as well as some other work and feedback expected in terms of key actions from Waitaha. Other information was expected to come through.
- COLAB was only working on the community-led engagement and had worked on Tō Wāhi. It was anticipated that they would help with the second phase of engagement because of the connections they had. There would also be some targeted engagement with particular stakeholder groups, as well as consultation on the draft Spatial Plan.

Deputy CEO/General Manager Strategy and Community:

- In the lead into the Te Puke Spatial Plan, there had always been an assumption that Council would work with Mana Whenua to define how hapū/iwi wished to engage with their whānau during this process. There was never an assumption that COLAB was undertaking engagement with or on behalf of Tangata Whenua. This was a fundamental reason why a partnership approach was being taken, and to gain an understanding of how hapū/iwi may wish to be engaged in this process and be guided by this.

Tangata Whenua Representative D Dinsdale (Ngāti Moko):

- To gain an understanding of how hapū/iwi wished to be engaged in the process, Ngāti Moko needed to provide a report. The suggestion was to try to get this on their agenda after the Annual General Meeting (AGM).

Strategic Advisor: Legislative Reform and Special Projects:

- Part of the reason hard deadlines had not been put against the plan was that Council wanted to ensure that all processes had been worked through and all voices heard before phases of the plan had been finished.

Te Puke Community Board Member K Summerhays:

- The impact of other communities on the Te Puke area needed to be taken into consideration, in particular their impact on Te Puke's infrastructure. This couldn't be a ring fenced activity, but should be expanded and more targeted to show the impact of the green fields around us.

Strategic Advisor: Legislative Reform and Special Projects:

- 'Grey Field' areas were commercial and retail environments that were old areas no longer functioning as intended. 'Brown Field' were areas for development (some thought contaminated land or land for reusing an area that had already been developed on), and 'Green Field' was not being used but could be.
- The relationship to SmartGrowth and Urban Form and Transport Initiative (UFTI) was not in the report, but was being considered in terms of how they could be applied, what the SmartGrowth strategy was proposing, and how this was relevant to the Te Puke Spatial Plan.

Strategic Policy and Planning Programme Director:

- At this point in time, the SmartGrowth strategy, based on the UFTI program completed in 2020, did not envisage a huge amount of growth or progress in Te Puke. Staff had not had an opportunity to have Te Puke Spatial Plan process talks, in order to build a picture of what this looked like going forward. The timelines were awkward, but both parties needed to be talking to each other.

Deputy CEO/General Manager Strategy and Community:

- Staff across the partner councils and Tangata Whenua were well aware that the Te Puke Spatial Plan was progressing. This was reflected in a number of documents that fed into the SmartGrowth strategy. One of the biggest possibilities recognised was the potential for unlocking Māori land and having a connected marae spatial plan processes. This was being looked at quite closely, particularly how it might work for Tangata Whenua Spatial Planning.

Te Puke Community Board Member K Summerhays:

- Ideally, Central Government should be at this table, working very closely with the Subcommittee, to avoid creating plans that did not align each other and could be years apart. A more up front and closer relationship was needed.

Strategic Advisor: Legislative Reform and Special Projects:

- The intention was to have working groups with these stakeholders. Staff had already met with the Minister of Education to start having these conversations early on, to avoid planning something that would then not be able to be facilitated. The best option would be to create a 'Government Working Group'.
- When starting the project, some dates were added, however, as more work was put into the Project Plan and Communication and Engagement Strategy, it

became apparent that dates/deadlines could not be clarified. It became more important to ensure the project 'phases' were correct in terms of the steps needed to be taken. This was also important in terms of obtaining funding.

Strategic Policy and Planning Programme Director:

- This was not a project or process where legislation dictated that it needed to be finished at a certain date. It was more important to work through the correct process and have meaningful conversations at an appropriate pace, all the while keeping in mind that there was a common goal to be reached.

Strategic Advisor: Legislative Reform and Special Projects:

- The language around transport modelling could be moved and put in 'Scope' so it was more of a priority.

Deputy CEO/General Manager Strategy and Community:

- It was important to note there was always an intention that there would be traffic modelling within the Te Puke boundary/the Spatial Plan area. It was believed there was budget for transport modelling but this needed to be confirmed. This would be seen as a critical input into the spatial plan process. Staff would look into this.

Strategic Policy and Planning Programme Director:

- Council had operational budgets that could be used for spatial planning, within a reasonable mindset, within the current financial year.

Deputy CEO/General Manager Strategy and Community:

- There were provisions and a separate budget in place for Hapū Management Development plans.

Tangata Whenua Representative D Dinsdale (Ngāti Moko)

- Ngāti Moko, and possibly other marae, would need to start developing Hapū Management Plans.

Strategic Policy and Planning Programme Director:

- The idea was that this subcommittee would provide a strong steer on how it went about the community engagement and what it would look like.

## **COMMUNICATION AND ENGAGEMENT STRATEGY**

The Strategic Advisor: Legislative Reform and Special Projects provided the following points:

- At this stage, this was a high level, over-arching strategy of how staff want to manage the Spatial Plan. Following this meeting, more work would be done which would involve the Subcommittee and COLAB.

- It was not intended to deliver key messages now, as these would be delivered as the program was worked through. However, there were some over-arching ones that had been developed based on knowledge and previous engagement which had shown what was important to the Te Puke community.
- The project phases were meant to align but items/steps could be changed around if needed.
- Phase One was information gathering, where work in Tō Wāhi was carried out. Phase Two was pre-engagement /project introduction which aimed to gather all information needed and develop options for Phase Three.
- It was unknown what Phase Three options would look like at this time, but this would be shaped by Phase Two. Targeted engagement would be used to then inform the draft spatial plan itself and then full community engagement would commence.

#### Staff and Committee Member's Responses and Comments:

##### Strategic Advisor: Legislative Reform and Special Projects:

- One of the main things that staff were working on at the moment was the baseline report, which set out what was happening in Te Puke now. The expectation was to be able to bring this back to the Subcommittee once other key staff members had included their input.

##### Te Puke Community Board Member K Summerhayes:

- Schools had been included in the stakeholder group but not youth. There was a gap between 18 to 24 year olds as well as disabled groups and accessibility groups.

##### Other groups suggested to be added to the stakeholder group:

- Kabaddi (an Indian sport), Churches, Disk Golf groups, and engaging with Recognised Seasonal Employers and/or the entities that manage the workers.
-

**RESOLUTION TPSP23-1.6**

Moved: Mayor (Ex Officio) J Denyer

Seconded: Cr G Dally

1. That the Strategic Advisor: Legislative Reform and Special Projects' report dated 22 November 2023, titled 'Te Puke Spatial Plan – Project Plan and Communication and Engagement Strategy', be received.
2. That the subcommittee endorse the Te Puke Spatial Plan Project Plan and Communication and Engagement Strategy (Attachment 1 and 2 of this report).
3. That any amendments to the Te Puke Spatial Plan Project Plan and Communication and Engagement Strategy agreed at the meeting are completed and final versions of the documents provided to the subcommittee.

**CARRIED**

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**The Meeting closed at 6.57pm.**

**Confirmed as a true and correct record by Te Puke Spatial Plan Sub Committee on 18 April 2024.**

## 9 REPORTS

### 9.1 GOVERNANCE MATTERS

**File Number:** A6004029

**Author:** Greer Golding, Governance Manager

**Authoriser:** Emily Watton, Acting General Manager Strategy and Community/Strategic Policy and Planning Programme Director

#### EXECUTIVE SUMMARY

1. The purpose of this report is for the Te Puke Spatial Plan Sub Committee to confirm their approach to the leadership and membership of the sub committee.

#### RECOMMENDATION

1. That the Governance Manager's report dated 18 April 2024, titled 'Governance Matters' be received.
2. That the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy
3. That, in accordance with Clause 26, Schedule 7 of the Local Government Act 2002, ..... be appointed as Deputy Chairperson of the Te Puke Spatial Plan Sub Committee.
4. That in accordance with Clause 31, Schedule 7 of the Local Government Act 2002 the Te Puke Spatial Plan Sub Committee recommend to Council that a representative be appointed from Waitaha Iwi as a member of the Te Puke Spatial Plan Sub Committee.

#### BACKGROUND

2. The Te Puke Spatial Plan Sub Committee and Terms of Reference was established by resolution at the Council meeting held on 30 August 2023.
3. The purpose of the sub committee is to provide guidance, direction, and support to the project team in the development of the Te Puke Spatial Plan (TPSP).
4. At the sub committee meeting on 22 November 2023 it was resolved to elect Deputy Mayor Scrimgeour as Chairperson and Councillor Crawford as Deputy Chairperson.
5. We want to acknowledge the dedication and enthusiasm Councillor Crawford held for his community, and note that due to his passing, a new Deputy Chairperson will need to be elected.



6. At the workshop held on 7 March 2024 the sub committee had discussions regarding their governance arrangements and what is going to work best for the sub committee. There were two items discussed:
- a. The idea of a co-chairing arrangement was proposed however clause 26, Schedule 7 of the Local Government Act 2002 does not allow for this.
    - At the annual general meeting for Local Government New Zealand (LGNZ) held on 26 July 2023, Northland Regional Council proposed that LGNZ explore and promote options that enable councils to make greater use of co-chair arrangements for standing committees, joint committees and sub-committees. There was a 69% majority vote to support this. It could mean that co-chairing could be an option in the future.
  - b. Representatives from Bay of Plenty Regional Council and Waitaha could be appointed to the subcommittee.

### **ELECTION OF CHAIRPERSON AND DEPUTY CHAIRPERSON PROCESS**

With the Deputy Chairperson role vacant, the sub committee needs to elect a new Deputy Chairperson.

The process for electing a chairperson or a deputy chairperson occurs by way of nomination in the meeting.

- i. When the item comes up on the agenda any member of the sub committee may nominate a member to be chairperson or deputy chairperson.
- ii. This then is required to be seconded by another member.
- iii. The nomination can then be voted on by the members of the sub committee, this will determine whether the sub committee is in support of the nomination or if someone else needs to be nominated.

The role of the Deputy Chairperson is to support and assist the Chairperson as well as fulfil the role of the Chairperson in their absence. It could be an opportunity for the Deputy Chairperson to be able to learn and grow their skillset as a Chairperson.

### **APPOINTMENT OF OTHER MEMBERS TO THE SUB COMMITTEE**

Under clause 31 of Schedule 7 to the Local Government Act 2002, a committee may appoint a person who is not a member of the Local Authority (including Council and Community Boards) if the committee is of the opinion that the person has the skills, attributes or knowledge that will assist the work of the committee or sub committee.

At the workshop held on 7 March 2024 the subcommittee had discussions regarding their governance arrangements and what is going to work best for the subcommittee. There was a proposition about a Bay of Plenty Regional Council representative and a Waitaha representative being appointed to the sub committee.

The sub committee will need to discuss in the meeting whether there is a desire for this to proceed or not, and then make a recommendation to Council to have the member appointed to the sub committee.

#### **ENGAGEMENT, CONSULTATION AND COMMUNICATION**

No engagement or consultation is required to elect a Chairperson or Deputy Chairperson of a sub committee.

#### **STATUTORY COMPLIANCE**

The recommendations in the report are in accordance with Clause 26, Schedule 7 of the Local Government Act 2002.

#### **FUNDING/BUDGET IMPLICATIONS**

There are no financial or budgeting implications for the election of a Chairperson and Deputy Chairperson.

## 9.2 ENDORSEMENT OF THE TE PUKE SPATIAL PLAN BASELINE REPORT

**File Number:** A6004021

**Author:** Ariell King, Strategic Advisor: Legislative Reform and Special Projects

**Authoriser:** Rachael Davie, Deputy CEO/General Manager Strategy and Community

### EXECUTIVE SUMMARY

1. Endorsement is sought from the Subcommittee for the Te Puke Spatial Plan Baseline Report.

### RECOMMENDATION

1. That the Strategic Advisor: Legislative Reform and Special Project's report dated 18 April 2024, titled 'Endorsement of the Te Puke Spatial Plan Baseline Report', be received.
2. That the Te Puke Spatial Plan Subcommittee endorse the 'Te Puke Spatial Plan Baseline Report'.

### BACKGROUND

2. The Subcommittee endorsed the Te Puke Spatial Plan - Project Plan in November 2023. One of the outputs in the project plan is a Baseline Report.
3. The purpose of the Baseline Report is to provide a foundation for the development of the Te Puke Spatial Plan. It is a 'snapshot in time' that provides an overview of the status across a range of matters for Te Puke e.g. population growth, housing information, infrastructure.
4. The draft report was circulated to the members prior to the Subcommittee workshop on 7 March 2024. At the workshop an overview of the report was presented to the members and feedback sought. This feedback resulted in changes to the draft that are shown as track changes in the attached report.
5. In some instances, the feedback did not result in changes as it represented the identification of issues or other matters which need to be explored as part of the development of the draft spatial plan. The attached table illustrates the outcome arising from the feedback provided.
6. There are differences between some of the numbers and values provided in this report when compared against the report 'Economic assessment of Te Puke and surrounding areas' prepared by Benje Patterson Limited (also included for endorsement in this agenda). Where possible these differences have been aligned. Generally, the most current available data has been used where appropriate e.g. Census data. However, there are several reasons where the values differ for good

reason e.g. information covers a different geographical area – the Eastern Corridor vs the Western Bay of Plenty Subregion (which includes Tauranga City). In some instances, information has been removed altogether as it was more appropriate for the information to sit solely within the Economic Assessment.

7. Following endorsement of the report, a final edit will be undertaken. This will capture any grammatical and formatting matters that need to be addressed before the report is finalised.
8. The report will be available online as part of the next phase of engagement (May – June 2024) and will sit alongside several other outputs that provide information for the community to consider as part of the development of the spatial plan.

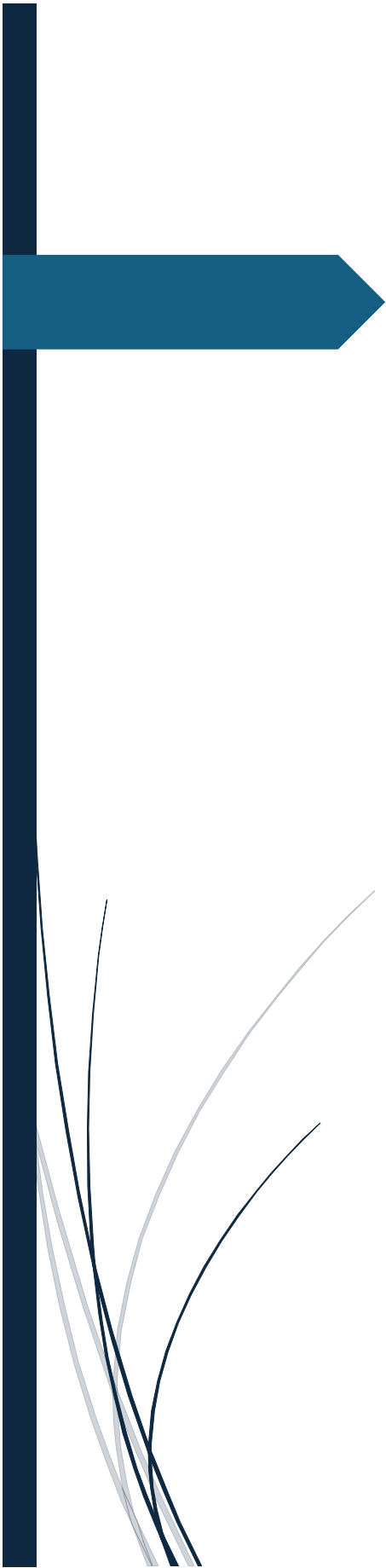
### ATTACHMENTS

1. **Feedback from subcommittee workshop 7 March 2024**  
2. **TPSP Baseline Report March 2024**  

**Baseline Report feedback – Subcommittee workshop 7 March 2024**

<b>Comment</b>	<b>Outcome</b>
12 schools in Te Puke/wider area. Can get updated roll data if required.	Amended report
Data discrepancy p25 home ownership 41% and the economic assessment says 66%.	Amended report to align with Economic Assessment
Economy p49 – million vs billion kiwifruit contribution	Amended report to align with Economic Assessment (see below)
Economic report data conflicts with other information – to be discussed further when more advice received from Benje Patterson Limited.	Comments provided from Benje Patterson Limited to address this matter
P9 reference to the Wairoa River.	Amended report
P19 range of stores needs to be expanded. Gift stores, liquor stores, vape shops.	Amended report
P19 or 20 MDRS rules – make comment about the implications for parking.	Noted, to be considered in the development of the spatial plan.
P20 – Indian population needs to be expanded out. Missed out the Catholics. Say Christian instead of range.	Amended report
P21 – add a stat on how many students travel outside of Te Puke to go to school.	Unable to find data to support this point.
P22 – last para. Accessible housing design is not only for disabled but also ageing population.	Amended report
P23 – limited capacity for smaller homes to cater for smaller family units.	Noted, no amendment to the report
P24 – community land trusts. Tenures are not available to suits different needs, other places are investing in community land trust.	Noted, to be considered in the development of the spatial plan.
Nationally 450,000 people retiring with mortgages too big to retire on the pension – implications for rental market.	Noted, no amendment to the report
P28 – importance of trees as green infrastructure in responding to climate change.	Noted, to be considered in the development of the spatial plan.
P29 – have we done any studies on our ecosystem's capacity in the surrounding district?	Noted, to be considered in the development of the spatial plan.
Question the capacity of Te Puke Highway to meet our needs p30.	Amended report
Missed out how we support electric vehicles and transition towards these.	Noted, to be considered in the development of the spatial plan.
P34 – make better use of gullies and how they can be used for passive recreation.	Noted, to be considered in the development of the spatial plan.
P34 – water supply is vulnerable to pollution from volcanic ash.	Amended report
Query the sustainability of groundwater bores. Do we know the recharge rates of our aquifers? Vulnerability to different intrusions like salt etc.	Noted, to be considered in the development of the spatial plan.
P36 – water capture in rain gardens and swales could be consider for stormwater in the future.	Noted, to be considered in the development of the spatial plan.

<b>Comment</b>	<b>Outcome</b>
BOPRC regional councillor should be on this subcommittee.	Included on agenda for subcommittee meeting
P39 Kaituna catchment control scheme. No acknowledgement as to the rating implications arising from this scheme.	Amended report
P42 – community facilities – doesn't acknowledge the pressure from Papamoa and Te Tumu residents on use of Te Puke facilities. What facilities will be provided there that might influence our service provision/usage.	Noted, to be considered in the development of the spatial plan.
Tree canopy stocktakes – understand implications of development.	Noted, to be considered in the development of the spatial plan.
P44 – bridge crossings – access problem needs clip on bridge or similar.	Noted, to be considered in the development of the spatial plan.
P45 – need social infrastructure as a chapter – libraries, halls, lack of strategic properties available to the community.	Noted, to be considered in the development of a social and cultural wellbeing assessment.
Economy – doesn't measure the social economy. What is coming in from government and philanthropic funders. Money that comes from outside the district but spent here i.e. Karen's salary.	Noted, no amendment to the report
Are we getting our fair share of Western Bay services – those based in Tauranga but funded to deliver in Te Puke.	Noted, to be considered in the development of a social and cultural wellbeing assessment.
P54 – disengagement needs to be replaced with a better term.	Amended report.
List of documents – missing Te Puke Community Plans.	Amended report
Equitable future for Māori. Growing population and housing needs. Ensure whanau have decent homes.	Noted, to be considered in the development of the spatial plan.
Growth needs to be tempered by nature. Need to work with nature (climate change implications).	Noted, to be considered in the development of the spatial plan.
Extensive wetlands in the past, need to balance against	Noted, to be considered in the development of the spatial plan.
28 waterways and streams. Don't want a repeat of the Waiari. Want to be part of planning, not told about the decision.	Noted, no amendment to the report
Economic development – shouldn't be at the expense of better outcomes for all people.	Noted



# Te Puke Spatial Plan

Baseline Report – March 2024

**Ariell King** Te Puke Spatial Plan – Project

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## 1. Purpose of this baseline report and spatial plan

The purpose of this baseline report is to provide information of the status quo in Te Puke. It is the starting point for the development of a spatial plan for Te Puke. The baseline report helps us to better understand Te Puke and lays the foundation for building the spatial plan and implementation plan.

The aim of spatial planning is to create a more rational territorial organisation of land use and the linkages between them, to balance demands for development with the need to protect the environment, and to achieve social and economic activities.<sup>1</sup>

The spatial plan that will be developed for Te Puke looks at the potential growth, within identified growth areas and development for the coming 30 to 50 years. It will be progressed with a high level of community involvement and will integrate thinking that can bring about a vision for Te Puke that brings Tangata Whenua, the community, landowners and stakeholders together. The community of Te Puke have a strong sense of place and purpose in their town. An implementation plan that accompanies the spatial plan will set out proposed timing and sequencing of events to ensure that the spatial plan can be made a reality.

Te Puke faces various challenges and opportunities which are discussed further in this baseline report. They include:

1. Population growth and a high youthful population, ethnic diversity and managing the significant population growth from the last ten years.
2. Lack of housing supply, a limited range of housing options and declining housing affordability.
3. Infrastructure challenges include managing the three waters network and transportation issues such as roading and congestion; and community infrastructure such as public facilities and reserves.
4. Economic growth of the subregion and the local economy, access to jobs and other opportunities.

The above issues in one way or another are all impacted by climate change. Climate change is putting increasing pressure on our natural environment, wellbeing, safety, security, economic prosperity, and cultural identity.<sup>2</sup> This critical issue and its impact on Te Puke will be discussed throughout this report.

This baseline report is set out to first understand the strategic framework in which the spatial plan is being developed; secondly to broadly discuss climate change; thirdly, Tangata Whenua within the Te Puke area; and fourthly the geography and landscape of Te Puke. It also discusses people and community, housing, infrastructure and economy and jobs.

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<sup>1</sup> Spatial Planning accessed via Science Direct [Spatial Planning – an overview | ScienceDirect Topics](#)

<sup>2</sup> New Zealand's Environmental Reporting Series: Our atmosphere and climate 2023

The Te Puke Spatial Plan is being developed with the support and oversight of the Te Puke Spatial Plan Sub-committee comprised of the members of the Te Puke Community Board, the Te Puke—Maketū councillors and Tangata Whenua representatives. Partnership with iwi and hapū of the rohe is through engagement, working alongside Te Ihu o te Waka o Te Arawa forum and recommended representatives on the Subcommittee.

It's intended that this baseline report will provide a better understanding of what Te Puke 'looks like' – and provide a solid starting point for moving forward.

## 2. Strategic and regulatory framework

The strategic framework with which the spatial plan may be developed is discussed to highlight the complexities of the framework, and to clarify how this spatial plan will work alongside other important planning and strategic documents. Various strategic planning studies and documents<sup>3</sup> affirm the importance of Te Puke as:

1. An area with potential for further urban development and growth,
2. A significant support centre for horticultural-related employment and industry; and
3. A key geographical location which does and can provide effective and efficient connections within the wider transportation network link with other urban centres.<sup>4</sup>

### Legislative framework:

In August 2023, two Acts called the Natural and Built Environment Act ('NBEA') and Spatial Planning Act (SPA) were passed to repeal/replace the Resource Management Act 1991 (RMA). In December 2023 the new Government passed an Act that repealed the NBEA and SPA and to reinstate the RMA. A small portion of the NBEA was retained such as fast-track consents. Fast track consents are available for specific types of projects and intended to expedite obtaining a resource consent for the activity applied for.

The RMA provides the starting point for the legislative framework when developing a spatial plan. The purpose of the RMA is to promote the sustainable management of natural and physical resources. In the Act 'sustainable management' means the managing, use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural wellbeing and for their safety.<sup>5</sup> This Act manages the air, soil, freshwater and coastal marine areas, land use and provision of infrastructure. From the RMA flow the development of other significant documents that inform the development of New Zealand such as: District/City Plans, Regional Policy Statements, National Policy Statement and National Environment Standards.

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<sup>3</sup> Including SmartGrowth and the Bay of Plenty Regional Policy Statement

<sup>4</sup> Plan Change 92 Ōmokoroa and Te Puke Enabling Housing Supply and other supporting matters – s32 Evaluation Report p.14

<sup>5</sup> Section 5 of the Resource Management Act 1991.

### SmartGrowth

SmartGrowth is a collaboration between representatives from Tauranga City Council (TCC), Western Bay of Plenty District Council (WBOPDC), Bay of Plenty Regional Council (BOPRC), tāngata whenua and central government. SmartGrowth sets the strategic vision and direction for growth and development in the western Bay of Plenty sub-region. Over the last 10 years, a number of SmartGrowth initiatives have been developed which have culminated in the development of the draft SmartGrowth Strategy 2023-2073 (which also includes the Future Development Strategy 2023/2024).

### National Policy Statement on Urban Development (NPS-UD) and Future Development Strategy

The NPS-UD is about ensuring New Zealand's cities and towns are well-functioning urban environments that meet the changing needs of our diverse communities. The Western Bay of Plenty District (WBOP) is classified as a Tier 1 Urban Environment under the NPS-UD due to the rapid growth of the district and sub-region. That means that Council has obligations under the NPS-UD to ensure the provision of sufficient land for development for the short, medium and long term growth.<sup>6</sup>

The Future Development Strategy (FDS) was developed by SmartGrowth in response to the NPS-UD. This was to ensure that the Councils in the WBOP sub-region were able to provide sufficient development capacity to meet the requirements of NPS-UD. Te Puke was not identified as a growth area within this FDS but was identified specifically in relation to its significance within the horticultural industry (essentially kiwifruit) as a major employer, and consumer of both business land and of housing for both permanent and seasonal workers.

### Urban Form Transport Initiative (UFTI) and Connected Centres: (2020)

UFTI is a collaboration between SmartGrowth, NZ Transport Agency, iwi and community leaders. It is a commitment to developing a refreshed, coordinated and aligned approach to key issues across the WBOP sub-region such as housing, transport and urban development. UFTI focusses on supporting liveable community outcomes – finding answers for housing, intensification, multi-modal transport and network capacity. UFTI recognises the proposed NPS-UD requirements and incorporated these into its testing. UFTI worked from the basis that the sub-region needed to accommodate a future population of 400,000 people over the next 30-50+ years. The detailed planning assessments assumed a need to accommodate total dwellings of 62,000 (30+ years).

The UFTI report also recommended actions at a regional level such as completing the Rangiuuru Business Park interchange (within the SH2 eastern link expressway) and similarly the Pāpāmoa eastern interchange. This infrastructure coupled with the recently

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<sup>6</sup> Long Term Plan 2021-2031: Infrastructure Strategy – Informing our Planning

completed Baypark interchange at Mt Maunganui will enable rapid heavy freight transport from within the sub-region to the Mt Maunganui port and inland destinations.

The outcome from UFTI is known as the Connected Centres program. The Connected Centres programme is a settlement pattern in the sub-region that contributes to more affordable housing, and more competitive land and job markets through up, and out, future development. The supporting transport improvements will enable greater access, increased transport choice, and improve safety, while also maintaining important freight access, particularly to the Port of Tauranga.<sup>7</sup> The settlement pattern and programme have identified spatial constraints and hazards and seek to avoid or moderate any future development in relation to these (identified in Figure 2.1 below). The new growth areas for the 30 years plus are indicative and their actual spatial intent will be tested further before inclusion into regional and local planning statutory frameworks.

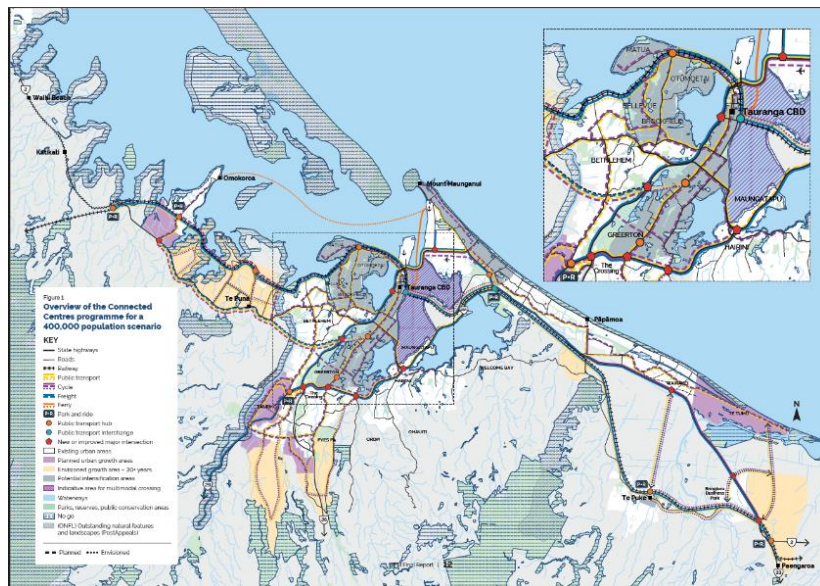


Figure 2.1: UFTI constraints map setting out constraints known from 2021.

UFTI also identifies 'no-go' and 'go carefully' areas, identified in the map (Figure 2.2). These areas are identified as areas that may be susceptible to flooding and erosion or are instability risks area. They may be areas with highly productive soils, which means that they have policy constraints. There are also areas which are significant natural areas and/or have cultural heritage or significance.

<sup>7</sup> Urban Form and Transport Initiative (UFTI) Final Report 2019 p. 64



















































































































### 9.3 ENDORSEMENT OF THE REPORT 'ECONOMIC ASSESSMENT OF TE PUKE AND SURROUNDING AREAS'

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#### EXECUTIVE SUMMARY

1. Endorsement is sought from the Subcommittee for the economic assessment that supports the development of the Te Puke Spatial Plan.

#### RECOMMENDATION

1. That the Strategic Advisor: Legislative Reform and Special Project's report dated 18 April 2024, titled 'Endorsement of the report 'Economic assessment of Te Puke and surrounding areas'', be received.
2. That the Te Puke Spatial Plan Subcommittee endorse the report 'Economic assessment of Te Puke and surrounding areas'.

#### BACKGROUND

2. The Subcommittee endorsed the Te Puke Spatial Plan – Project Plan in November 2023. One of the outputs in the project plan is an economic assessment.
3. The report 'Economic assessment of Te Puke and surrounding areas' (attached) was prepared by Benje Patterson Limited.
4. The purpose of the report is to provide:
  - analysis of the current state of play in Te Puke and the Eastern Corridor across a range of economic, labour market, demographic, and entrepreneurship indicators.
  - an assessment of the area's journey to its present state by exploring historical growth trends in indicators and setting that against the macro context.
  - forward looking projections for where Te Puke and the Eastern Corridor could be in the future from a demand perspective.
5. The draft report was circulated to the members prior to the Subcommittee workshop on 7 March 2024. At the workshop an overview of the report was presented to the members and feedback sought. This feedback resulted in changes to the draft report that have been incorporated into the final report.



6. Some of the feedback has not resulted in amendments to the final report. However, a number of the comments will be particularly useful for staff to consider as we develop options for consideration. This includes comments relating to our relationships with other areas including Whakatane, Opotiki and Kawerau; comments relating to the challenges that will be faced by those living on a pension and who do not own their own home; and ongoing challenges relating to seasonal accommodation.
7. The following has also been provided by Benje Patterson Limited to provide further context and respond to some of the points and questions raised by the members at the workshop:
- (a) **The headline population data** comes from Statistics New Zealand subnational population estimates. These estimates are broken down by age groups and are available up to 2023. For most other demographic indicators (ethnicity, educational attainment, workforce characteristics, etc.) we use administrative data sources (mostly via the Stats NZ administrative census 2022). Both sources from Statistics New Zealand draw on administrative datasets from information housed within a range of government departments and allow for much more up-to-date insights than the 2018 Census. We have only used the 2018 Census for variables that are not available from administrative data sources (eg. housing tenure). All future population projection scenarios also come from Statistics New Zealand, to ensure consistency with the SmartGrowth Strategy.
  - (b) **Jobs data** also comes from administrative data sources. We primarily rely on business demography from Statistics New Zealand, which gives a very rich picture of employment in an area, including an industry breakdown – this data comes from the business register matched against PAYE taxation records. The main limitation is that it excludes self-employment, and it is only available as an annual snapshot (February). We therefore complement it with other data sources to build a full picture of employment in an area, including Infometrics estimates of self-employment rates and what they mean for Te Puke, as well as overall employment participation from the administrative census. Self-employment data operates with a longer lag due to filing deadlines with IRD.
  - (c) **Kiwifruit industry.** We understand there are questions about the GDP attributable to the kiwifruit industry based on a 2017 report by the University of Waikato – which covered a wider area of all of Bay of Plenty. Conceptually we need to distinguish between revenue and GDP. Top line revenue in the kiwifruit industry is largely based on export receipts – which in 2022 totalled around \$2.9 billion with 80% of fruit grown coming from the Bay of Plenty. GDP, on the other hand, is the economics equivalent of an accounting profit and is what ends up in the hands of capital owners and workers in the industry. The University of Waikato report estimated that about one in every

*three dollars of kiwifruit revenue directly contributes to regional GDP for kiwifruit growers across the Bay of Plenty, with a similar amount of GDP also flowing on indirectly into a range of other industries providing goods and services to the kiwifruit sector. The University of Waikato report considered all of the Bay of Plenty and so not all of this GDP ends up in Te Puke and the rest of the Eastern Corridor, as some ends up in other parts of the region. Any processing and related activities (eg. sales, marketing, financing, insurance, coolstores, shipping) that occur outside the Eastern Corridor (e.g. in Tauranga) won't be directly reflected in data for Te Puke and the Eastern Corridor. We are comfortable that the total GDP estimate in our report is of an adequate magnitude to incorporate kiwifruit growers' direct contribution locally – but also reflect the range of other industries in Te Puke, many of which rely on kiwifruit, but many of which also perform work that feeds into a range of other sectors. Our estimate of the Eastern Corridor economy's GDP sits at \$1.31 billion, which represents 10% of the entire Tauranga-Western Bay economy – this benchmarking has occurred using regional GDP estimates from Infometrics.*

8. There are differences between some of the numbers and values provided in this report when compared against the 'Te Puke Spatial Plan Baseline Report' (also included for endorsement in this agenda). Where possible these differences have been aligned. Generally, the most current available data has been used where appropriate e.g. Census data. However, there are several reasons where the values differ for good reason e.g. information covers a different geographical area – the Eastern Corridor vs the Western Bay of Plenty Subregion (which includes Tauranga City).
9. The report will be available online as part of the next phase of engagement (May – June 2024) and will sit alongside several other outputs that provide information for the community to consider as part of the development of the spatial plan.

## ATTACHMENTS

1. **Final Economic assessment of Te Puke and surrounding areas** 



























































































