

Summary Report community engagement April 2022



Te Puke Have your Say community engagement

Background / reason for engagement

Western Bay of Plenty District Council is required to update the District Plan to speed up and enable more housing in both Te Puke and Ōmokoroa. In December 2021 the Resource Management Act 1991 was amended (Enabling Housing Supply and Other Matters Amendment Bill) to improve housing supply in New Zealand.

More housing will be achieved by increasing the density of urban areas which will give people more choices about where they can live affordably with a wider variety of housing types.

A set of standards has been developed by central government, known as the Medium Density Residential Standards (MDRS). The MDRS will enable medium density to be built across much more of our urban areas but will not require it. It will result in fewer resource consents being required and a simpler process that avoids notification when a resource consent is needed.

The Te Puke community

As at 2022, the population in Te Puke is projected to be at 9,882 residents and in ten years projected to increased to 12,583 residents. The current 2022 year to date total dwellings in Te Puke is 3,138. By 2032, a further 1,074 dwellings (4,212) dwellings are projected to be in Te Puke. Development and population in Te Puke is increasing much quicker than originally anticipated, meaning that there needs to be an increase of housing to support the growth.

The age structure in Te Puke from the 2018 Census indicates that there is a higher proportion of people in the “young workforce age group” (25-35 years). The 2018 census also indicated that just over 60% of residents in Te Puke identified as European ethnicity, 26.5% of residents identify as Māori and 19.4% identify as Asian (15.3% of these residents identified as Indian) ethnicity. The ethnic diversity of Te Puke can be linked to the most prominent industry type of agriculture (kiwi fruit), forestry and fishing (close to 20%) in Te Puke as indicated by the 2018 census.

Overview of the engagement to date

The Western Bay ‘Have your say’ engagement hub is an online tool where residents can provide feedback on Council projects. Council provides key information about different projects, and it is designed to be Council’s ‘one stop shop’ for project related information. The Te Puke ‘Have your Say’ page provided background information on the project, a work programme timeline, an ideas board and the survey form.

Community engagement events were held on 26 and 27 April 2022 at the Te Puke Memorial Hall. Approximately 40 people attended these events. A total of 73 survey responses were received electronically or via hard copy feedback forms.

Purpose of this summary report

The purpose of this summary report is to provide an overview of the feedback received from the community engagement and highlight how Council intends to progress any issues highlighted.

The summary report provides an overview of the open-ended questions that were asked and highlights some of the most common response received.

A copy of the survey questions is also available at the end of this summary report.

Survey responses

‘What makes Te Puke a great place to live?’

The survey asked the community ‘What makes Te Puke a great place to live?’ a snapshot of the most common responses is provided below.

- The People
- A strong sense of community
- Multicultural, a diverse community with a range of interests and religions

- We embrace cultural diversity, but there is more we could do
- Low traffic environments
- Strong economy
- Geographically diverse and near seaside, native bush, agricultural / horticultural capability in a compact area.
- Rural nature
- Location to other towns
- Climate
- Fertile soil
- Schools
- Easy walking and cycling
- Small enough to feel connected
- The combination of both residential and rural living
- A place of opportunity.

The survey asked what type of housing is needed in Te Puke

Survey respondents selected the most important types of housing from the following list.

- Affordable housing
- First home buyers
- Housing for elders
- Rental housing
- Smaller houses (1 or 2 bed)
- Social / public housing

'Affordable housing' was the most selected response (84% of people that answered this question selected this answer). Rental housing was the second most selected option (65%).

Other responses to this question included:

- Seasonal workers accommodation
- Housing suitable for multiple generations
- Large rental properties for large families
- Mixed housing typologies to cater for seasonal workers, large families and single occupancy.

The survey asked;

'with more people and homes in the same space, buildings like low rise apartments could be built in your street. What are the important things that would need to happen to ensure the street remains a great place to live for everyone?'

'what challenges could more houses and more people bring to the town?'

Key focus - Challenges of higher density

- Retaining the character and amenity of our place

Many respondents expressed concern over the potential loss of the existing character and amenity of Te Puke that could occur with a significantly higher and more dense population.

Several respondents explained that they prefer the 'slower pace' of Te Puke, and they enjoy the current lifestyle Te Puke offers compared with busy town centres. Specific points that were raised in relation to retaining amenity values include;

- mature trees
- character and history of some of the buildings
- birdlife
- native vegetation
- Maintenance of vegetation
- large section sizes providing a feeling of open space
- quiet areas
- green spaces
- Rural/ country / small town feel
- New developments being consistent with the existing landscape

The Resource Management Act describes Amenity values as the natural and physical qualities and characteristics of an area that contributes to people's appreciation of its pleasantness, aesthetic coherence and cultural and recreational attributes. It is also generally accepted that amenity values also relate to other factors such as noise, lighting, and odour.

Amenity values are maintained via District Plan standards and controls such as zoning, building sizes and location in relation to neighbours' boundaries, and noise limits. However local perceptions of amenity values are also important which is a key reason why engagement on the matter of the Medium Density Residential Standards is important.

In considering the values and perceptions that the community place on amenity values it is important that Council considers how these can be enhanced and protected in parallel with increasing the density of housing.

In some instances, Council will have little or no control over private on-site amenity aspects under the new Medium Density Residential Standards because of what will become permitted as of right. For example, three dwellings on one property will become a permitted activity. Medium density housing will overtime undoubtedly change the amenity of Te Puke. That is why it is important that Council carefully considers ways in which it can enhance the existing amenity in streets and shared spaces, i.e., the things that Council can have control over.

Council is developing an urban design guide 'Residential Design Outcomes' to provide information on best practice design for landowners and developers. Good urban design outcomes will ultimately improve on-site and

off-site amenity. This means ensuring public spaces such as roads and parks are attractive environments to be in, easy to access and enable people to interact together. Private amenity relates to the quality of living on individual sites, including access to sunlight, outdoor living areas and privacy. Development should aim to retain and respect the natural landform characteristics of an area. The protection of trees and stands of vegetation contribute to retaining the character and amenity of an area.

Heritage

Respondents shared that a part of what makes Te Puke special is the heritage of Te Puke. Bungalows, villas and the green environment contribute to the character of Te Puke. People referred to the 'rural heritage' nature of the town and described that increasing housing density puts this at significant risk of being lost. "Te Puke prides itself on being a leafy town with mature trees with an abundance of character homes".

A survey respondent felt that there is a need to 'take stock of the existing flavour and character of the Te Puke town and designate it as a character area in order to protect the existing trees/villa that make up the character of the area'.

The history of pre and post European settlement within the District has provided a rich legacy of trees, buildings, objects and sites of historic heritage value to both Māori and non-Māori. Examples range from residential and commercial buildings of architectural and/or historic value through to trees of historic or botanical value and sites of sacred and cultural value to tāngata whenua. New residential development needs to consider the environment, cultural, historical and community context and identify opportunities that contribute to the neighbourhoods wider sense of place. This includes protection and retention of heritage items and sites of cultural significance. Historic heritage is protected by the District Plan (Chapter 7).

The identification and conservation of these heritage elements of the District's historic heritage is a means that their distinct values can be safeguarded from disturbance, unsympathetic use or development, or outright destruction.

The District Plan includes a Schedule of Identified Significant Historic Heritage Features and Council may also implement Heritage Protection Orders. The latter type of protection is likely to be provided to items of national significance.

Open Space, walking and cycling

Several respondents to the survey recognised the need for an increase in open space provision and the need to make medium density areas suitable for walking and cycling.

Council has agreed levels of service which it will meet as the population grows. New development contributes to the provision of open space, either by it being included within the new development (usually in the case of 'greenfields' development, which are the large-scale developments on land that is zoned residential but is not currently in residential use) or by paying financial contributions for the provision of open space and increased amenity to offset the loss of onsite amenity.

Council undertakes a sportsfield supply and demand study on a three yearly basis. This report takes into account both winter and summer sporting codes and assesses the provision of sports fields across the District against population growth projections. The most recent report undertaken has identified the need for further provision of sports fields in Te Puke which will be considered through structure planning processes.

Key delivery of Council's levels of service are through reserve management planning supported by existing plans and strategies including Council's Walking and Cycling Action Plan and Recreation and Open Space Activity Plan. Council will continue to review its levels of services against what is provided in Te Puke to ensure we are meeting the expectations of our residents and providing a recreation and open space network which continues to contribute to the social, environmental, cultural and economic wellbeing of our community.

Community facilities

Survey respondents raised the need for adequate social infrastructure to keep up with the growing population.

- Swimming pool
- Library
- Community event centre
- Shared spaces

To meet the increased demand of the growing population, Council has budgeted for a new swimming pool and a new Library & Community Centre in Te Puke. The projects are included in Council's Long-Term Plan 2021-2031. The swimming pool is planned to be constructed by 2026 and the Library & Community Centre by 2028. It is planned that the new Library and

Community Centre will provide a community events venue and shared space for residents to use.

It's also important to also consider provision of schools. There has been growth in primary school and intermediate school populations in Te Puke however Te Puke High School has a lower population now than 10 years ago, probably due to the opening of Papamoa College.

Shadowing and Privacy

Some survey respondents highlighted the issue of shadowing from multi-story buildings blocking sunlight to neighbouring properties and some raised concerns around the lack of privacy with too many buildings on a site.

The MDRS has nine rules that must be included in the District Plan as a permitted activity. This means no resource consent is needed and Council has no control over these aspects. In relation to shadowing and privacy the following rules will apply.

Rules in relation to shadowing and privacy

No. of dwellings	up to 3
Height	up to 11 mmeters (3 storeys)
Overshadowing	up to 4m high and 60° recession
Setbacks	as close as 1.5m on front boundary 1m on side boundaries

The MDRS says buildings must be set back a minimum of 1.5m on the front boundary and a minimum of 1m on side boundaries. This setback will be larger depending on the height of the building, to avoid overshadowing neighbouring properties. The MDRS says buildings must be setback from the boundary at a distance where the edge of the roof is on a 60 degree recession plane measured from 4 metres vertically above ground level from all boundaries. This means that taller buildings must be further away from their boundaries.

The National Policy Statement on Urban Development (NPS-UD) requires Western Bay to ensure adequate supply of land for residential and commercial purposes. Council is required to enable development that will create high quality liveable urban environments. As a Tier 1 high growth area the NPS-UD includes specific requirements to facilitate intensification. These include ensuring building heights and density are

not limiting factors for development. The NPS-UD requires that Tier 1 local authorities include intensification policies to allow for high density housing. The Council is required to set minimum targets for sufficient, feasible development capacity for housing.

The proposed design guidelines aim to guide medium and high-density development so that it is provided in such way to minimise adverse effects such as lack of privacy and noise and to provide attractive streetscapes.

Traffic, Carparking, Public Transport, Footpaths and Streetlighting

Traffic congestion

Some survey respondents raised the issue of traffic congestion and safety in general as a result of more people living in Te Puke. Specific examples include;

- Traffic congestion on Jellicoe Street.
- Speed and safety of traffic in Oxford Street, Boucher Ave, and Cameron Road.

Council will need to consider measures such as traffic calming and speed limits to ensure medium density environments are safe. statement on how we manage increased traffic on local roads.

Council is currently developing a project to investigate traffic volumes/movements on Te Puke Highway and identify intersections that need to be upgraded with traffic signals to improve traffic efficiency and pedestrian safety.

Council does not manage state highways, these are controlled by Waka Ko Tahi (New Zealand Transport Agency).

Road network maintenance levels of service will be reviewed as part of the procurement process for the next Maintenance Contract.

Carparking

Many survey respondents raised the issue of needing adequate on-site parking so that the road carriageway does not become clogged up by cars parking on the road. Pedestrians and cyclists can be at greater risk with reliance on more on street carparking.

The Council can no longer require onsite car parking as required by central government. This is due to the requirements set out in the National Policy Statement on Urban Development (NPS-UD). This doesn't stop on-site car parking being provided by choice, but those decisions will be made by landowners and property developers.

It was suggested by a submitter that Council should consider clearly marking car parking on local roads.

The Council's Infrastructure Development Code sets the requirements for road widths for urban and rural roads. This includes design guidance for cycle lanes. The Development Code is currently being reviewed and will need to consider appropriate design solutions in medium density areas particularly in relation to off site parking.

Council will work with developers to ensure that appropriate recessed car parking is provided wherever possible which will enable on-street parking without restricting lane widths.

Council sets requirements for parking and control of traffic on roads, public places and parking areas under the care, control or management of Western Bay through the Traffic and Parking Enforcement Bylaw 2019.

Public transport

Specific feedback included;

General

- Medium density housing must be in close proximity to public transport options
- Public transport needs to be improved to mitigate the increase demand on the roads as a result of more housing
- A transport plan is needed
- NZ has a strong car culture, we do not have the density to affordably support efficient public transport
- Transport planning for seasonal workers to get to and from place of work

Different types of Public Transport needed

- Passenger trains from Te Puke to Tauranga are needed
- A need for more shared transport options
- A more regular public transport system needed
- Public transport within town and out of town to beaches, Papamoa Hills Park etc.

Buses

- Buses are not always practical for people's lifestyles
- A need for more designated bus stops/public transport stops.

The intention of the National Policy Statement on Urban Development is that medium density housing would be developed in centres with good links to public transport options.

Western Bay of Plenty District needs to work closely with the Bay of Plenty Regional Council to ensure the best possible public transport solutions are being provided.

Footpaths and streetlighting

Feedback from the community in relation to footpaths and streetlighting includes;

- Footpaths needed on both sides of the road
- Existing footpath issues need fixing
- Footpaths need to connect throughout the town to allow people to walk where they need to go
- More streetlighting is needed
- Greater focus needed on prioritising pedestrians over vehicles
- Footpaths need to be accessible for all, including those with mobility scooters
- Footpaths need to be improved and made safe for elderly people

Council need to investigate options for better walkway and cycleway connections throughout the town and review the existing maintenance schedule of footpaths. Council currently has a list of sites where small sections of cycle-path are required to connect existing sections of the cycle-path network. The Te Puke Community Board has set aside \$100k to fund construction of 'infills' at locations to be approved by the Board.

Water supply

Feedback from the community in relation to water supply includes;

- The need for support to provide water supply to more remote areas
- Sufficient water supply for increase of population
- Existing water restrictions are of concern
- Our water is used to supply other towns
- Need for onsite water storage in new homes
- Sustainable water use, grey water tanks supplying homes, composting toilets
- Incentivise water tanks for irrigation and emergencies
- Water infrastructure has to keep up with growth

As part of the Plan Change process Council is reviewing the water supply network to see where improvements are needed. Greater use of onsite storage and sustainable options will be looked as part of the wider District Plan Review.

Wastewater

A few respondents noted the issue of sufficient wastewater capacity in terms of demand and growth being restrained by the capacity of the wastewater pipeline.

The Wastewater treatment plant is being upgraded currently to meet the future demand. The network is also being reviewed to see where specific upgrades may be needed.

Stormwater

- Protect the gullies for stormwater and biodiversity
- Better stormwater drainage measures are needed.

New structure plan rules are set to limit the impervious services within Te Puke to 50% - 70%. This will enable better management of stormwater runoff from development and ensure that downstream impacts are minimised. A series of modelling is being undertaken to ensure the increased intensification will not result in additional flooding. WBOPDC has a catchment management plan (CMP) for Te Puke which aims to ensure that stormwater runoff does not have any impact on gullies or biodiversity. This CMP will be reviewed and updated to reflect new intensification within Te Puke.

Community wellbeing and safety

It was highlighted in some feedback from the community that Te Puke has a high level of social deprivation. With an increase in housing density the possibility of an increase in social housing may result in the need for more social services.

Accessible Properties Limited have taken over the previous State Housing in Te Puke and are looking to upgrade housing stock in terms of quality and quantity.

It was also raised that living in densely populated areas has an impact on peoples wellbeing, due to reduced access to open spaces and sunlight.

Refer to page 5 on open space and page 6 regarding housing standards for medium density residential development.

Attachment 1 – Survey Questions

Survey tool

Imagine Te Puke in 20 years in the future

There are 3000 more people living in town than there is now.

The streets feel similar but there are more houses in each street more variety in housing options to suit people's lifestyles, including low-rise apartment buildings, terraced houses and units.

1. What types of housing do you think Te Puke needs the most [tick which are the most important – no limitation on ticks]
 - Affordable housing
 - First home buyers
 - Housing for elderly
 - Rental housing
 - Social/public housing
 - Smaller houses (one / two-bedroom)
 - Others we may have missed [free text box]
2. With more people and homes in the same space, buildings like low-rise apartments could be built in your street. What are the important things that would need to happen to ensure the street remains a great place to live for everyone?
Examples to think about: footpaths, green spaces, public transport, infrastructure.
3. What makes Te Puke a great town to live in? What do we need to protect and grow now, so Te Puke remains a great place to live?
4. What challenges could more houses and more people bring for the town?
5. Is there anything else we need to consider?