

Smartgrowth Strategy 2023 – Submission on behalf of Upper Ōhauiti Landowner Group

December 2023

1. The draft Smartgrowth strategy intends to provide a 50 year direction for housing, employment and people's wellbeing in the sub region of the Western Bay of Plenty subregion. As such we are grateful for the opportunity to present our feedback to the draft strategy in respect to the South Ohauiti area.
2. My name is Carl Salmons and I am a licensed surveyor and director of Landplay and Maven which collectively employs approximately 180 engineers, surveyors and planners across various locations in New Zealand. I have lived and worked in Tauranga since 2012 and have lived in Tauranga South (Oropi and Ohauiti) the whole time. Much of my career has been focused on land development and in particular rural and lifestyle subdivision. I have been involved in numerous small and large scale conservation based subdivision projects, protecting thousands of hectares of indigenous bush and wetland in the course of delivering rural subdivisions. In the Western Bay of Plenty sub region, this includes being the lead subdivision consultant on developments creating approximately 1,000 new titles in the last 10 years.
3. Landplay collaborates with Landowners and Councils at an early stage in the development cycle to identify short and long term development potential, develop a vision for the development and build a strategy to unlock this in a sustainable manner. Maven provides planning, surveying and engineering support to bring these strategies and masterplans to fruition.
4. The Smartgrowth strategy is a visionary document which does a good job of weaving together a very complex set of challenges and opportunities to respond to current issues and set a blueprint for future generations.
5. A visionary document such as this, for it to be truly robust and represent the views of the community, relies on genuine community engagement.
6. Given its proximity to the Waikato and Auckland, Port, gentle climate, outstanding harbour and stunning coast I believe Tauranga and more broadly the Western Bay of Plenty subregion has a great deal of potential to become a leading New Zealand and South Pacific City and that we need to embrace growth of the city in various forms.

Background

7. Landplay along with Maven has been working with a group of land owners in rural Ohauiti who own land adjacent to urban Ohauiti, in the south of Tauranga, to explore long term opportunities for development of their land. Stemming from early enquires by landowner Chris Thompson into development potential for his property, the group of interested landowners grew quickly.
8. The journey so far has involved development of a high level masterplan, numerous meetings with representatives of the Western Bay of Plenty District, Tauranga City and Bay of Plenty Regional Councils and various submissions to their plan change documents over the last 3 years. In our most recent meetings with the Councils, we were encouraged to put forward

submissions to the 2023 Smartgrowth Strategy, which is seen as the preceding document to growth in the Western Bay of Plenty Sub-region.

9. A map of the landowners who are party to this submission is enclosed along with a copy of our written submission to the Draft Smartgrowth 2023 Strategy.
10. Interestingly TCC commissioned a Welcome Bay and Ohauti Planning Study in 2020 which canvassed a number of issues that are relevant to this submission. However it didn't extend beyond the TCC boundary other than making passing reference to the fact that the land west of Upper Ohauti Road, included within this landowner group was included as a future urban growth area.

The Land

11. Ohauti occupies a north-south ridge generally bounded by the Waimapu Stream to the west and the Kaitemako Stream to the east and north. The land generally slopes to the south towards Tauranga Harbour with a north facing aspect. Further to the west are the ridges occupied by Oropi and Pyes Pa Roads. Further to the east is Welcome Bay and Kaitemako.
12. The land is variable in topography from broad, relatively flat areas through to steep gullies. It is primarily in grazing with only minimal areas of horticulture unlike the rural land around Te Puke and Katikati. Lifestyle blocks have been created in a ribbon pattern along Upper Ohauti Road.
13. Like most of the land surrounding urban Tauranga, the geology comprises of a variety of volcanic ashes deposited over numerous eruptions. The ridge tops and gently sloping areas typically provide for safe and stable building sites.
14. The soils are for the vast majority classed as non versatile, being LUC class 4 or higher.
15. There are some small areas of plantation forestry within the submitters land and several of the landowners have undertaken substantial wetland, riparian margin and native bush restoration projects on their land.

Development in South Tauranga

16. Development in the South of Tauranga has, for obvious reasons followed the gentler ridges that lie north-south comprising Pyes Pa, Tauriko and Ohauti. Oropi was investigated historically but found to be compromised by the flood risk of the Waimapu river at its northern end and generally narrow developable ridge. Welcome Bay is constrained from substantial further development primarily by the limitations of Welcome Bay Road.
17. In its present form, Smartgrowth favours urban growth along the two western 'fingers' of Tauriko and Pyes Pa. Historically, upper Ohauti was included in a future urban zoning including much of the area represented in our submission west of Ohauti Road. This has been removed in recent editions of Smartgrowth strategies however.
18. Upper Ohauti has been overlooked from urbanisation potentially due to its fragmented ownership, but also because it is located in Western Bay of Plenty District and the cross boundary issues made it too difficult to progress. However, over time it has lost its rural

character and can already be described as a lifestyle zone due to the ribbon development that has occurred off Ohauti Road.

The Opportunity

19. Not often do multiple adjoining land owners on the periphery of a rapidly growing city get together to provide a cohesive submission to the local authority requesting for their land to be considered for growth. In our view, this collaboration in Upper Ohauti represents a once in a generation opportunity to augment Tauranga's housing growth with a well planned lifestyle zone.
20. There exists the opportunity to create 400-500 self servicing lifestyle lots over 280 hectares, with areas that are also suited to higher intensity development such as retirement villages, schools or more intensive urban developments. Within the development area, 88 ha or 32% is proposed to be in indigenous vegetation in the form of riparian areas, wetlands and restored native bush. Tracks for walking and cycling in and around these areas will ensure connectivity and high quality recreation opportunities within the masterplanned area catering for existing and new residents of Upper Ohauti.
21. Apart from the community hall, there is a distinct lack of community infrastructure in Ohauti. As part of the masterplanning exercise, we have considered potential locations for a community hub/commercial areas containing spaces for co-working, restaurant, cafe, recreation areas and the like. Areas are available and suitable for retirement villages, allowing for elderly residents to retire close to family and enjoy the amenity of the area.
22. The development of this area based on enhancing ecological areas presents an opportunity for the city to create its first ecological 'precinct'. This allows for in the long term the Waimapu and Kaitemako stream catchments to be partially restored and ecological corridors to follow the roads and development as the city marches to the south away from the harbour.
23. Given the views across the harbour from and central location of the submitter's land we would be expecting the lots on average to be highly prized. Design and landscaping controls will assist to ensure architecture responds well to the ecology theme which will result in an attractive development outcome.
24. It is important for a thriving city to provide housing choice. Smartgrowth is focused on centralising development intensively around services, however this does not necessarily result in development that everyone who lives in a community favours.
25. Folk from a rural background, those with large families or those who prefer larger lot living are part of the community, and many managers and business people who live in the city favour larger homes on larger lots. If Smartgrowth does not deliver these in a meaningful way, this will potentially affect the location choices of future families who are significant contributors to the local economy.

Archaeology & Cultural Sites

26. Ohauti has always been a significant area to iwi and hapu of the sub region. There is a significant pa at the west of the site and likely many more archaeological and culturally significant sites within the submitters area which are yet to be identified and mapped. Further

work with iwi and hapu supported by appropriate archaeological expertise is necessary in conjunction with the development of the masterplan and future plan changes. It is important to the landowner group that we get this right and that the legacy and future aspirations of tangata whenua is woven into the eventual development outcome.

Roading Infrastructure

27. Upper Ohauti Road is a rural road which would require some upgrading works to service development in Upper Ohauti. This would include widening, realignments in some places and general safety improvements. However based on our assessment there are no critical issues which would affect the viability of utilising Ohauti Road as the primary access to these sites.
28. Throughout our consultation process with Council, the desire for another east-west road joining Welcome Bay with Oropi/Pukemapu has been raised. A link through here takes some pressure off Welcome Bay Road. Welcome Bay Road is mostly a two way, two lane road at or close to sea level in many places. It cannot easily be widened or raised without considerable cost and therefore presents a risk to the Welcome Bay community in the long term. As shown in our submission, a potential east-west link has been identified from Kaitemako Road through to Neewood Road, connecting to Pukemapu Road and Oropi Road.
29. Within the submission area, we have undertaken a preliminary look at potential road corridors along with connecting cycle and walking trails which are shown on the masterplan document. These roads, paths and cycleways would be designed to suit the ultimate needs of the development.

Stormwater Management

30. The catchment sits above streams which ultimately drain into Tauranga Harbour, being the Waimapu and Kaitemako. These streams are important ecological corridors through the city which also present flooding risk to lower lying areas. By proposing low density 'lifestyle' development and attenuating runoff from paved areas, stormwater flows during heavy events will actually be reduced as water will stay in the upper part of the catchment for longer, reducing pressure down stream.
31. Water quality will be greatly improved by removing most of the stock from the catchment and introducing riparian planting and rehabilitated slopes. Any stream crossings required will need to provide for wildlife passage.

Wastewater Management

32. For the lifestyle zones, wastewater will be disposed of on site, using appropriately designed septic tank systems. Typically we would expect to see individual pre-treatment biocycle/package plant type systems depending on the particular soil type on site.
33. There is the opportunity to create a low pressure wastewater system to connect to downstream TCC infrastructure, however further work needs to be done to determine whether that is a desirable approach.
34. For any intensively developed areas (e.g. a retirement village), an on site solution would be investigated alongside a connection to TCC's network. The premise of the submission is that the development does not place any load on TCC's network, and that a future conversation

with TCC would yield any information about capacity for connecting some or all of the development areas in due course.

Water Supply

35. TCC presently operate and maintain a water reservoir within the subject area about half way up. It is likely that a further reservoir could be built at a higher elevation to service the entire site, also providing additional storage for TCC.
36. Typically, lifestyle zones provide for their own water supply by collecting roof water, and there is no reason this couldnt occur in this area. However given the nearby water infrastructure, the cost of extending the TCC network is worth investigating.

Earthworks

37. The masterplan layout has been prepared on the basis of minimal earthworks. If a more dense urban development is desired leading to smaller lots, then this would introduce more significant earthworks. In our experience it becomes challenging and expensive in the ash soils to undertake large cuts and fills to convert land such as this to land that is suitable for intensive urban development. There are areas of the site which could relatively easily be intensified however.

Summary

38. There is an overall shortfall of housing in the sub-region of Western Bay of Plenty. Additional housing in urban areas will take considerable infrastructure to activate. This land is able to be developed with relatively minor infrastructure upgrades. Further work is required to understand the detail, however if the land is included in the Smartgroth strategy as a growth area this gives confidence to the landowners to continue to invest, and also signals to the Councils to consider it in their growth and infrastructure plans.
39. We are in a fortunate, but temporary situation where the major land owners are all in alignment as to seeing the land re-zoned to facilitate development. This enables the relatively rapid creation of 400 – 500+ homes and community infrastructure without requiring major upgrades to infrastructure.
40. Residential Development of the submission area does not affect horticulture or large areas of versatile soils, unlike most of the other areas focused on by Smartgrowth.
41. 3 waters services are able to be managed onsite or by simple upgrades to existing services.
42. There is an important opportunity to provide an east-west roading link between Welcome Bay and Oropi that warrants further investigation. Otherwise roading upgrades are straightforward.
43. Additional vehicle traffic would be imposed on the local roading network, however this would occur over time allowing upgrades to be investigated and made.
44. The ecological enhancement, already commenced by the landowners provides the opportunity for the community to establish an ecological precinct, or 'village' in an ecologically important part of the city.

45. Practically, it may be easier for the local government boundary to shift to incorporate the submitters land, however this seems academic as there are very few issues which require cross boundary involvement.

46. Thank you for your time hearing our submission.





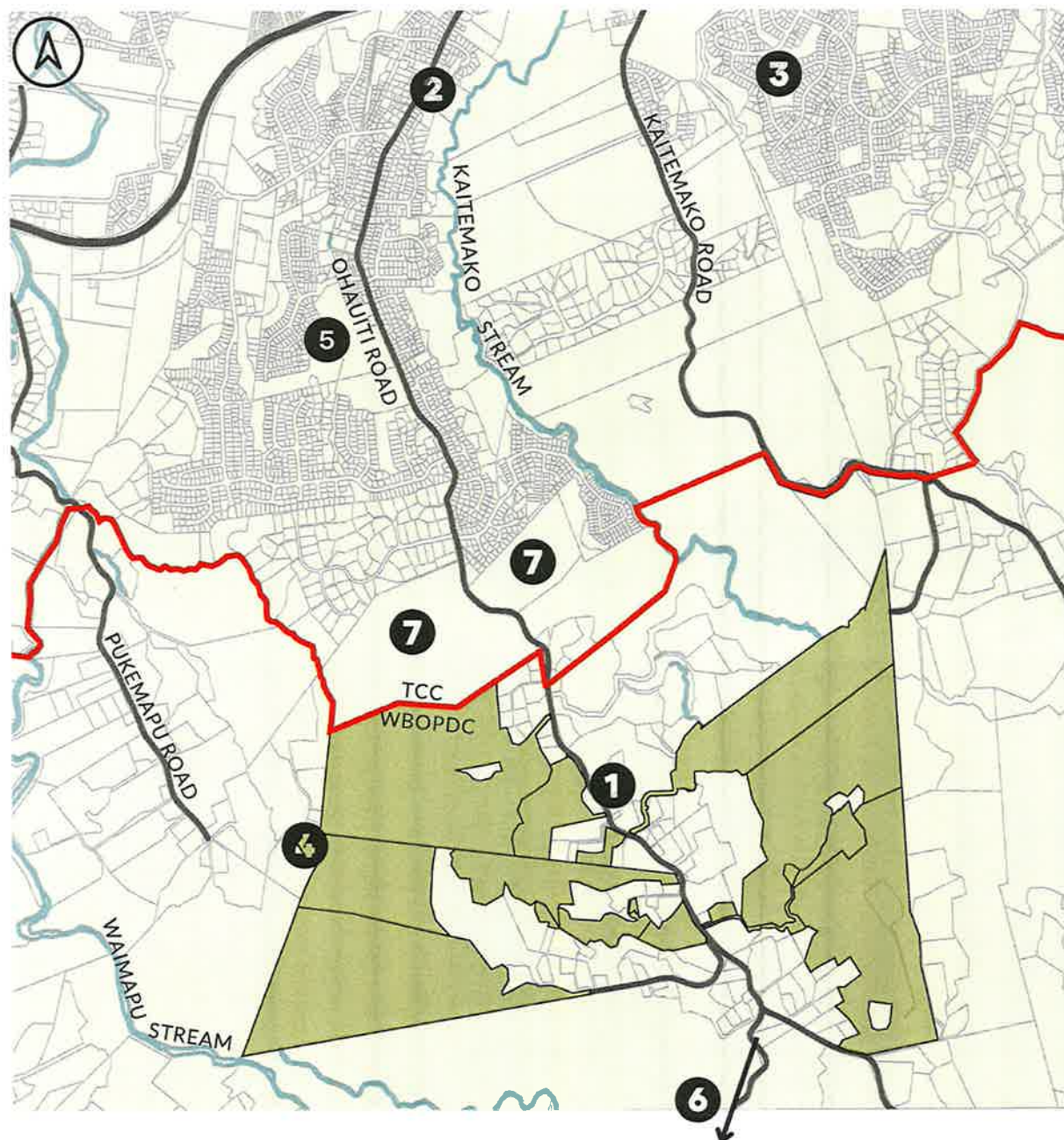
land || play

UPPER OHAUTI MASTER PLAN

This is a discussion document for consultation purposes only and subject to further development

1 | LOCATION

UPPER OHAUITI MASTERPLAN



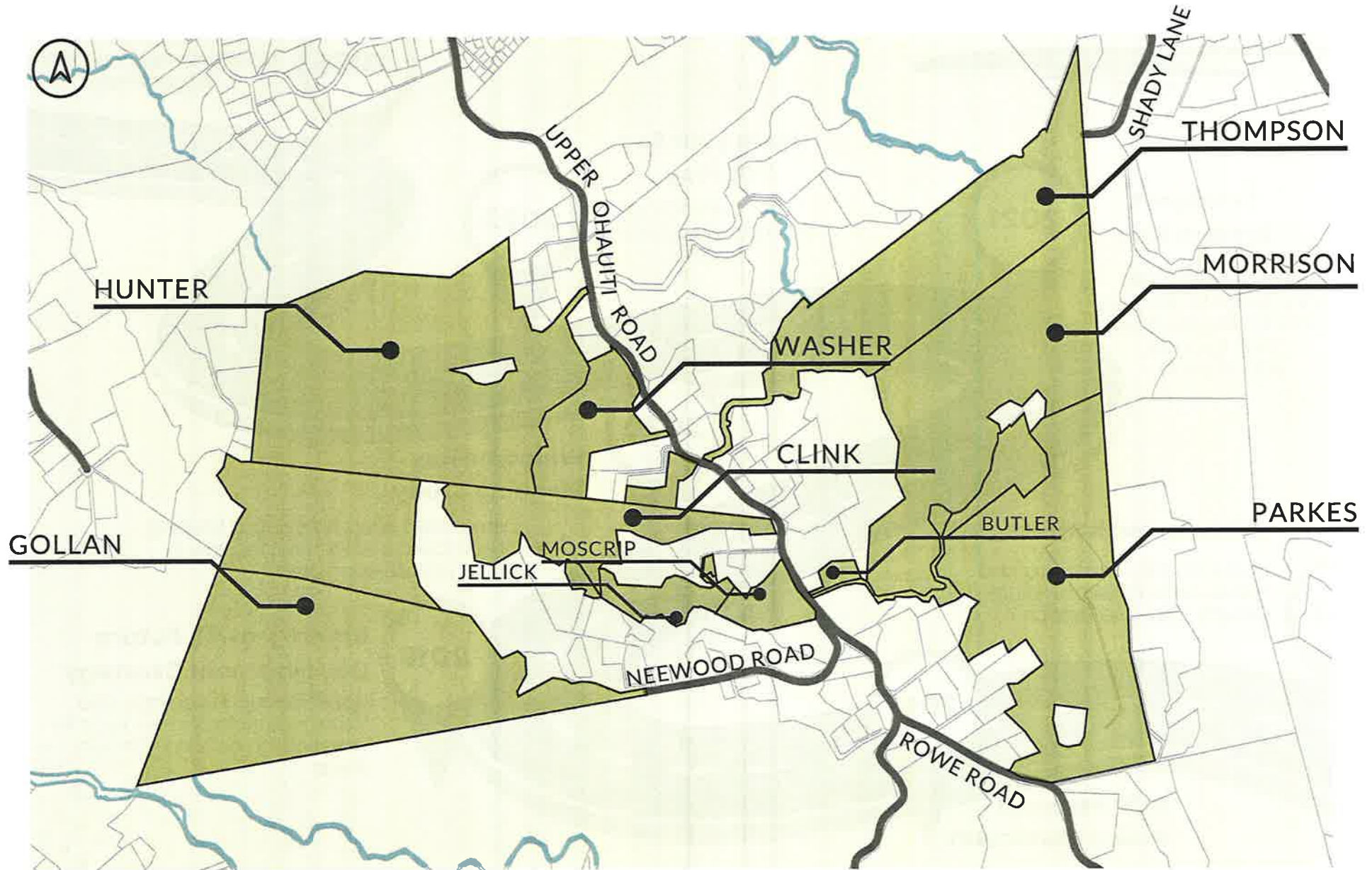
The Upper Ohaiti Master Plan Area is a response to the significant population and urban growth forecast for Tauranga and beyond. It is a unique collection of northerly facing rural landholdings with the Ohaiti Settlers Hall at its heart. The adjoining TCC Growth Area and proximity to the CBD make this a logical expansion of the urban boundary.

- 10-16 minute drive to Tauranga Hospital
- 10-15 minute drive to Tauranga Crossing shopping complex
- 12-20 minute drive to Bayfair Shopping Centre
- 14-20 minute drive to downtown Tauranga and the waterfront
- 20-30 minute drive to Mount Maunganui
- 15-25 minute drive to Tauranga Airport

- ❶ OHAUITI SETTLERS HALL (0mins)
- ❷ FOURSQUARE OHAUITI (5mins)
- ❸ SELWYN RIDGE PRIMARY SCHOOL (10mins)
- ❹ PĀ SITE (NZAA ID: U14/20)
- ❺ OHAUITI RESERVE (3mins)
- ❻ OROPI PRIMARY SCHOOL (18mins)
- ❼ TCC EXISTING GROWTH AREA

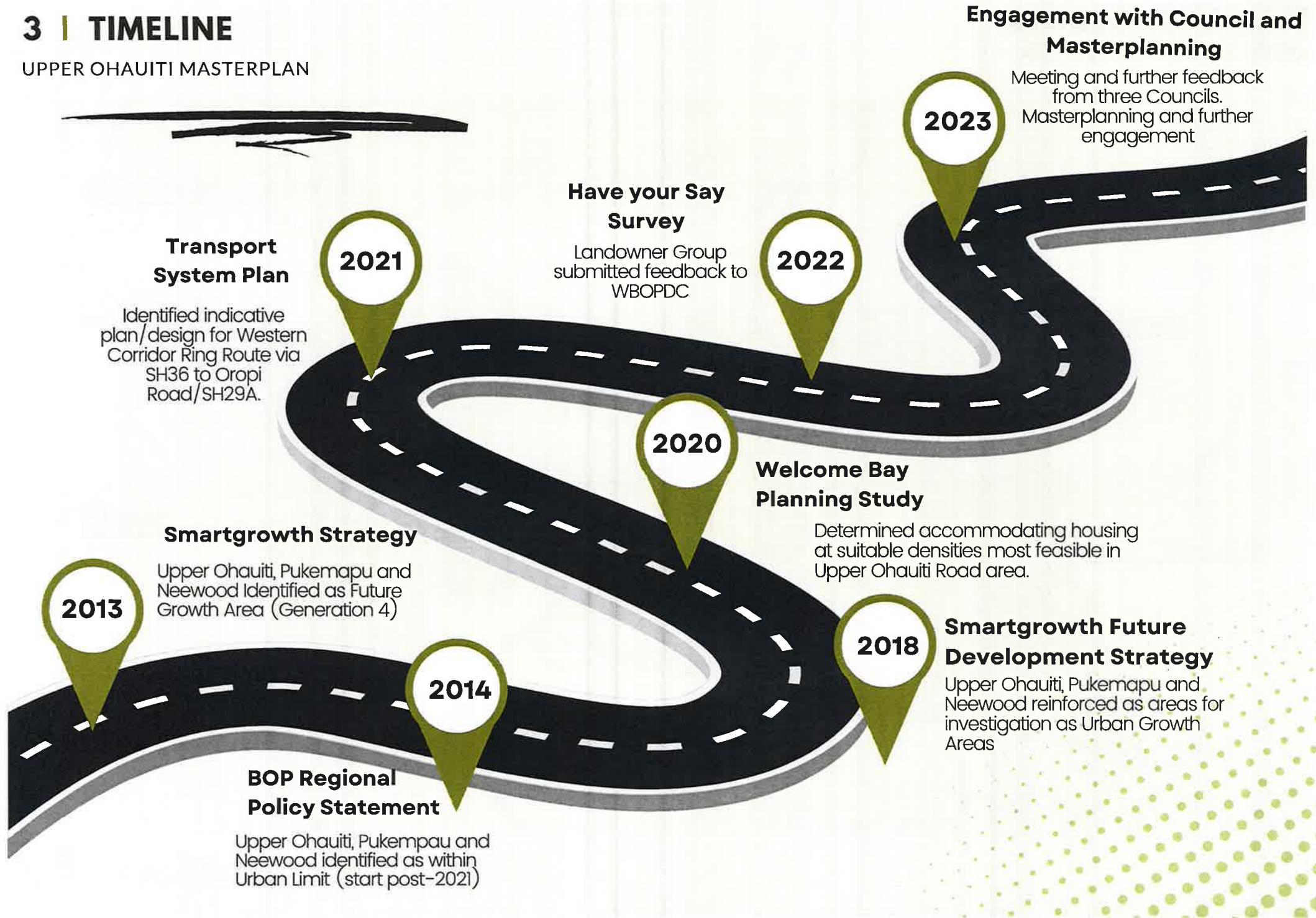
2 | LANDHOLDING

UPPER OHAUTI MASTERPLAN



3 | TIMELINE

UPPER OHAUITI MASTERPLAN



Transport System Plan

Identified indicative plan/design for Western Corridor Ring Route via SH36 to Oropi Road/SH29A.

2021

Have your Say Survey

Landowner Group submitted feedback to WBOPDC

2022

Engagement with Council and Masterplanning

Meeting and further feedback from three Councils. Masterplanning and further engagement

2023

Smartgrowth Strategy

Upper Ohauiti, Pukemapu and Neewood Identified as Future Growth Area (Generation 4)

2013

Welcome Bay Planning Study

Determined accommodating housing at suitable densities most feasible in Upper Ohauiti Road area.

2020

Smartgrowth Future Development Strategy

Upper Ohauiti, Pukemapu and Neewood reinforced as areas for investigation as Urban Growth Areas

2018

BOP Regional Policy Statement

Upper Ohauiti, Pukempau and Neewood identified as within Urban Limit (start post-2021)

2014

4 | TIMELINE - FURTHER CONTEXT

UPPER OHAUITI MASTERPLAN

JUNE 2022 - HAVE YOUR SAY SURVEY

WBOPDC called for feedback as part of the 'Have Your Say Survey'. The Upper Ohauti group of landowners collectively agreed to provide feedback.

The essence of the feedback was that the collective properties as part of the Upper Ohauti area close to the Tauranga City urban boundary provide a logical area for lifestyle zoning as part of the next District Plan Review.

MARCH 2023 - MEETING WITH COUNCIL

Following the Survey, we have engaged further with WBOPDC. The landowners met with various Council representatives in March 2023, following which further feedback was obtained from Tauranga City Council and Bay of Plenty Regional Council.

Council consideration was given to the various Regional and District Plans, National Policy Statements and other Council-initiated studies or documents, including the Welcome Bay Planning Study.

Further work has continued to be done to develop the basis for a lifestyle zoning of the area.

PLANNING BACKDROP

Upper Ohauti has already been identified as a future growth area in Regional Planning Documents and SmartGrowth.

An property adjoining one of these properties, within the TCC boundary, is currently subject to a plan change to rezone the subject property residential. TCC is also driving development within Ohauti having recently acquired 20 houses to facilitate access and traffic movement. A new primary school is also being planned for this area.

The properties on the western side of Upper Ohauti Road have previously been identified as within the Urban Limits (starting post-2021) in the Bay of Plenty Regional Policy Statement.

These properties, as part of the Upper Ohauti area (referred to as Ohauti South), have been recognised as within a Identified Urban Growth Area (SmartGrowth Strategy 2013) and also been identified as a Future Greenfield UGA Area by Smartgrowth (SmartGrowth Development Trends 2021). One of the recommendations was for Council to progress investigations into the Upper Ohauti sub-precinct (in line with the Regional Policy Statement and indicative provisions regarding the sequencing of growth areas.

Although there are some areas in the Upper Ohauti area which may be appropriate for residential development, there are various reasons why the general Upper Ohauti Area is most suited for lifestyle zoning, rather than either rural or residential. Some of these were recognised in the Section 32 Report for Proposed Change 4 (Tauriko West Urban Limits Change 2018). If that is the case, then lifestyle zoning will not detrimentally impact prospects for future residential development.

5 | VISION

UPPER OHAUITI MASTERPLAN



RECREATION



REGENERATION



SUSTAINABILITY



CULTURAL
CONNECTION



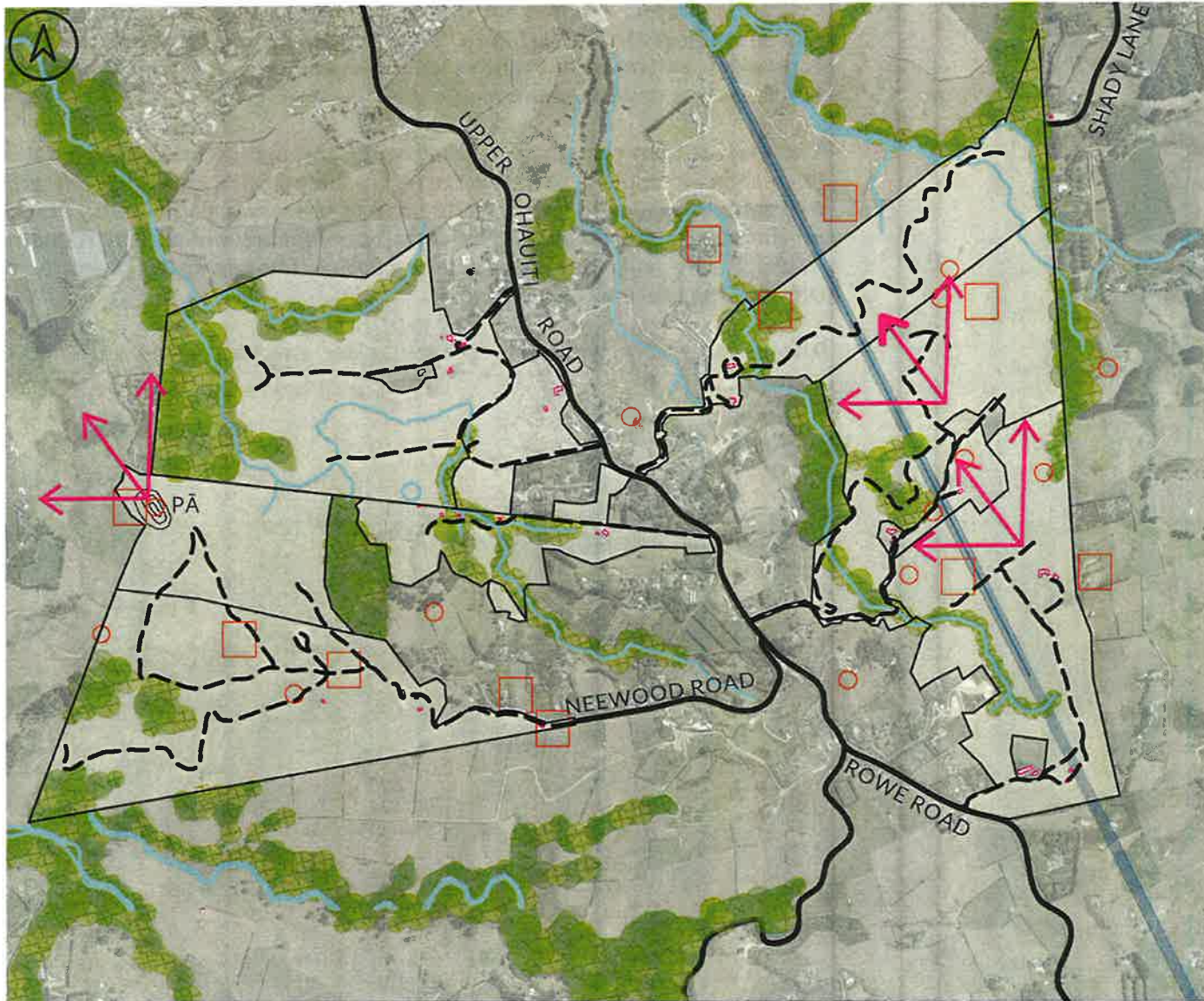
DIVERSITY



DESTINATION

6 | CONSTRAINTS & OPPORTUNITIES

UPPER OHAUITI MASTERPLAN



Natural features and existing elements provide distinct cues for the development framework. These have been used as organising elements to guide a design that strengthens the character and amenity of the area.

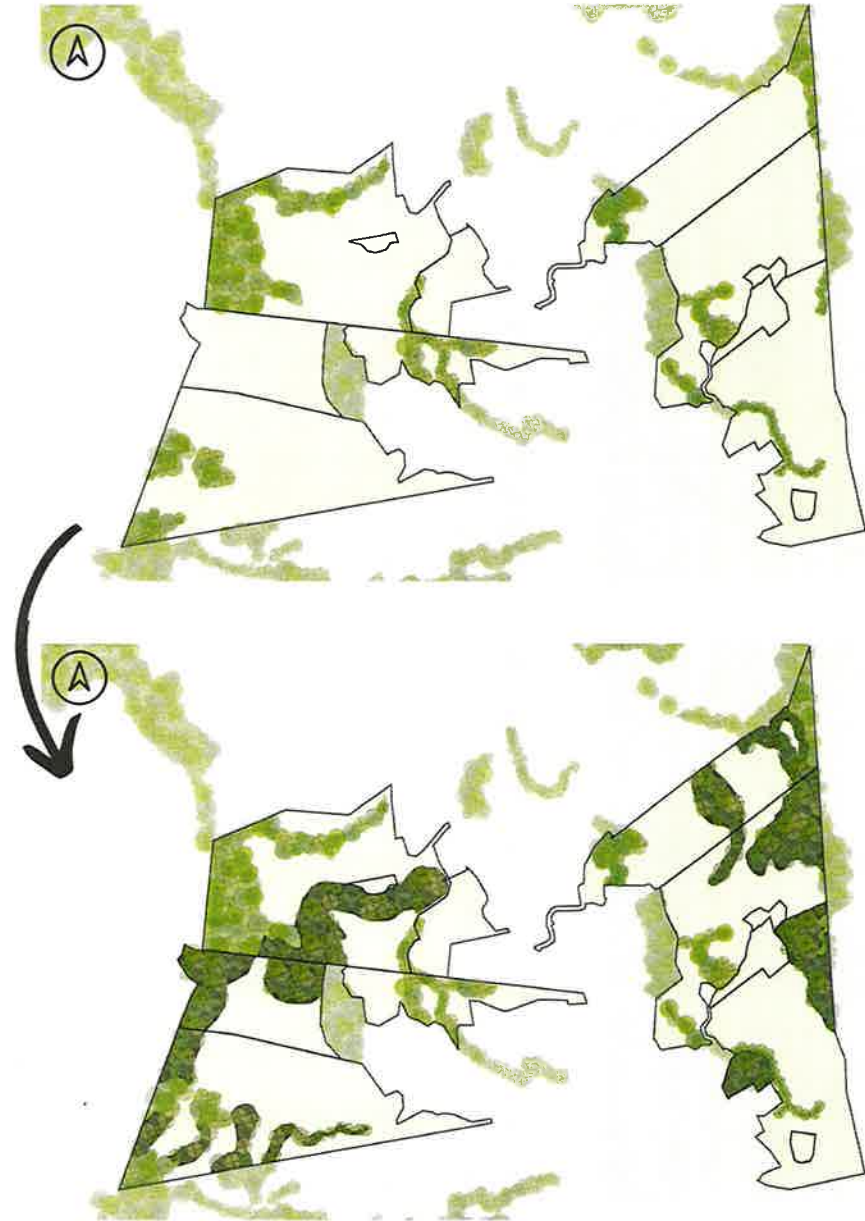
The east and west blocks separated by Upper Ohauti Road, present different constraints and opportunities. The western block has clear viewshafts to Tauranga Harbour, Mauao and the Kaimai Ranges. The western block is secluded and tranquil with an accessible interface with stream edge, native bush, and linkage to culturally important pā site.

LEGEND

-  EXISTING PLANTING
-  ARCHAEOLOGICAL SITE
-  ARCHAEOLOGICAL SITE
-  EXISTING STREAMS
-  EXISTING TRACKS
-  EXISTING BUILDINGS
-  VIEWSHAFTS

7 | GREEN SPACE NETWORK

UPPER OHAUITI MASTERPLAN



EXISTING

Existing vegetation patterns are characterised by rural landuse, shelter belts and pasture enclosed by steep escarpments. Some native planting has already been undertaken around the stream corridors. Further ecological enhancement and green movement will form the building blocks of this development.

The master plan recognises the amenity and significance of the natural landscape. Proposed planting corridors blend with the adjacent green belt infrastructure to link the site back to the wider community. Planting on the steep escarpments and riparian boundaries will play a crucial role in stabilising soil, improving water quality, increasing biodiversity and offering long term erosion control.

The development will promote access to, and recreation within these spaces.

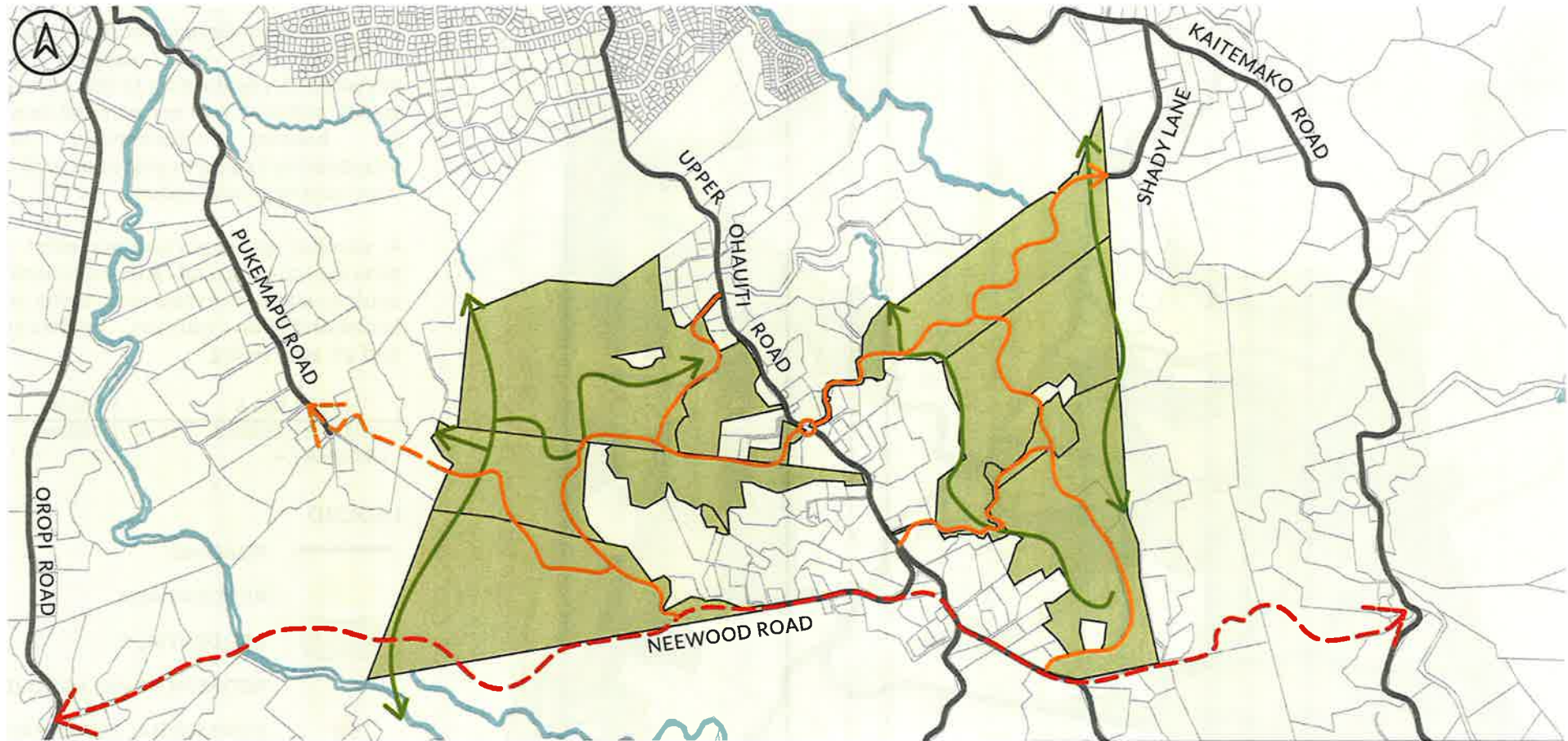
EXISTING & PROPOSED



CONNECTION & NETWORK

8 | ROAD NETWORK

UPPER OHAUITI MASTERPLAN



The primary road network follows the topography of the site and meanders through the landscape, creating a variety of outlooks and places of pause to take in the surrounds, without significantly altering the natural form of the land.

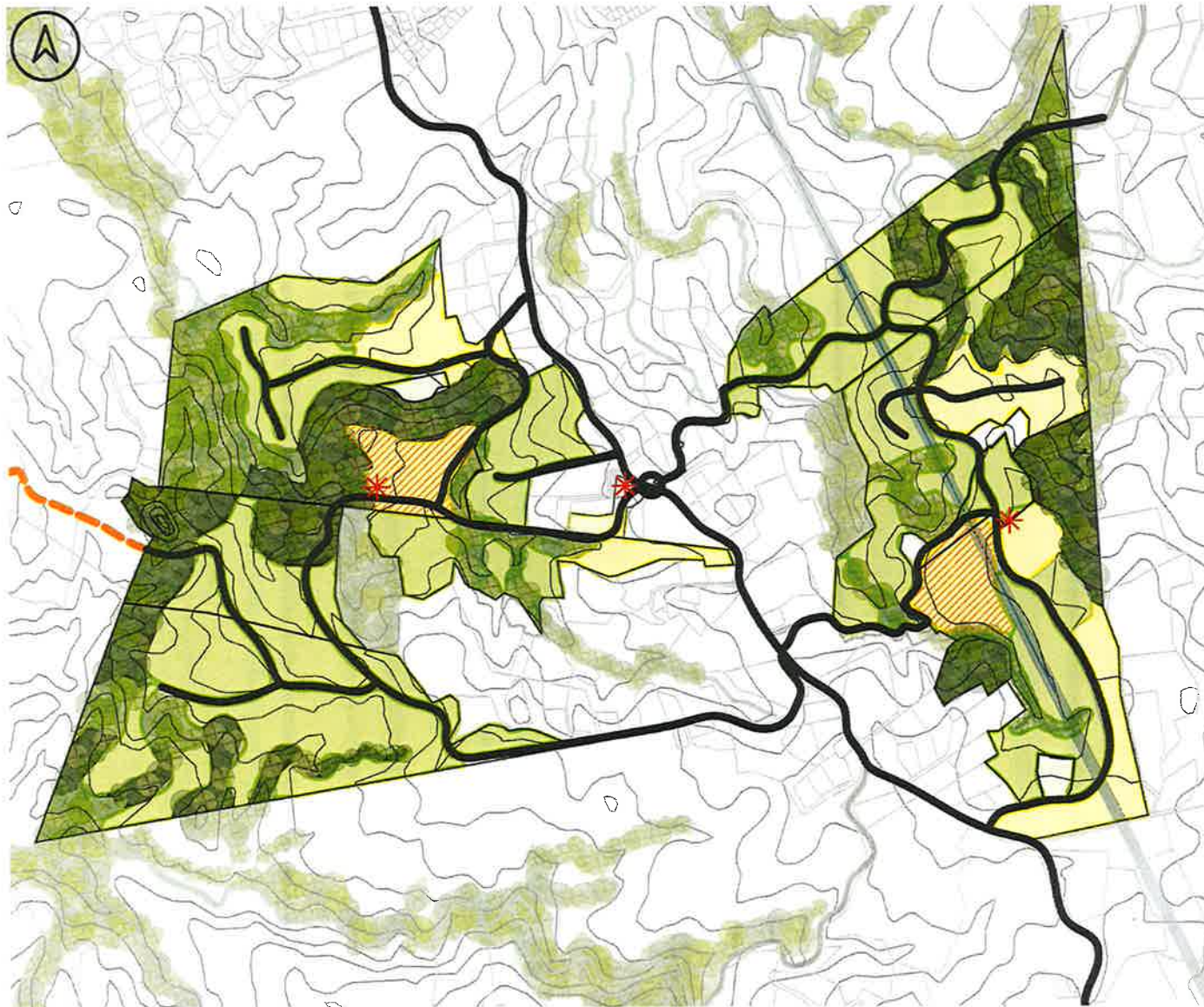
This development also provides an opportunity to incorporate a higher order east to west network linkage from Oropi Road to Kaitemako Road which would alleviate the pressure on the roading network at the State Highway 29 junctions. This linkage is indicative only and subject to further investigation.

LEGEND

- EXISTING ROADING NETWORK
- PROPOSED PRIMARY ROADING NETWORK
- PROPOSED GREEN CONNECTIONS
- - - POSSIBLE EAST - WEST CONNECTION
- - - POSSIBLE CONNECTION

7 | MASTERPLAN

UPPER OHAUITI MASTERPLAN



The proposed development provides a variety of land options and attractions, responding to the current social, cultural, and economical needs for housing affordability and adaptability (aging in place) as well as high quality public spaces.

A number of opportunities exist to provide commercial and community centres such as restaurants, cafes and accomodation options, healthcare and all ages living.

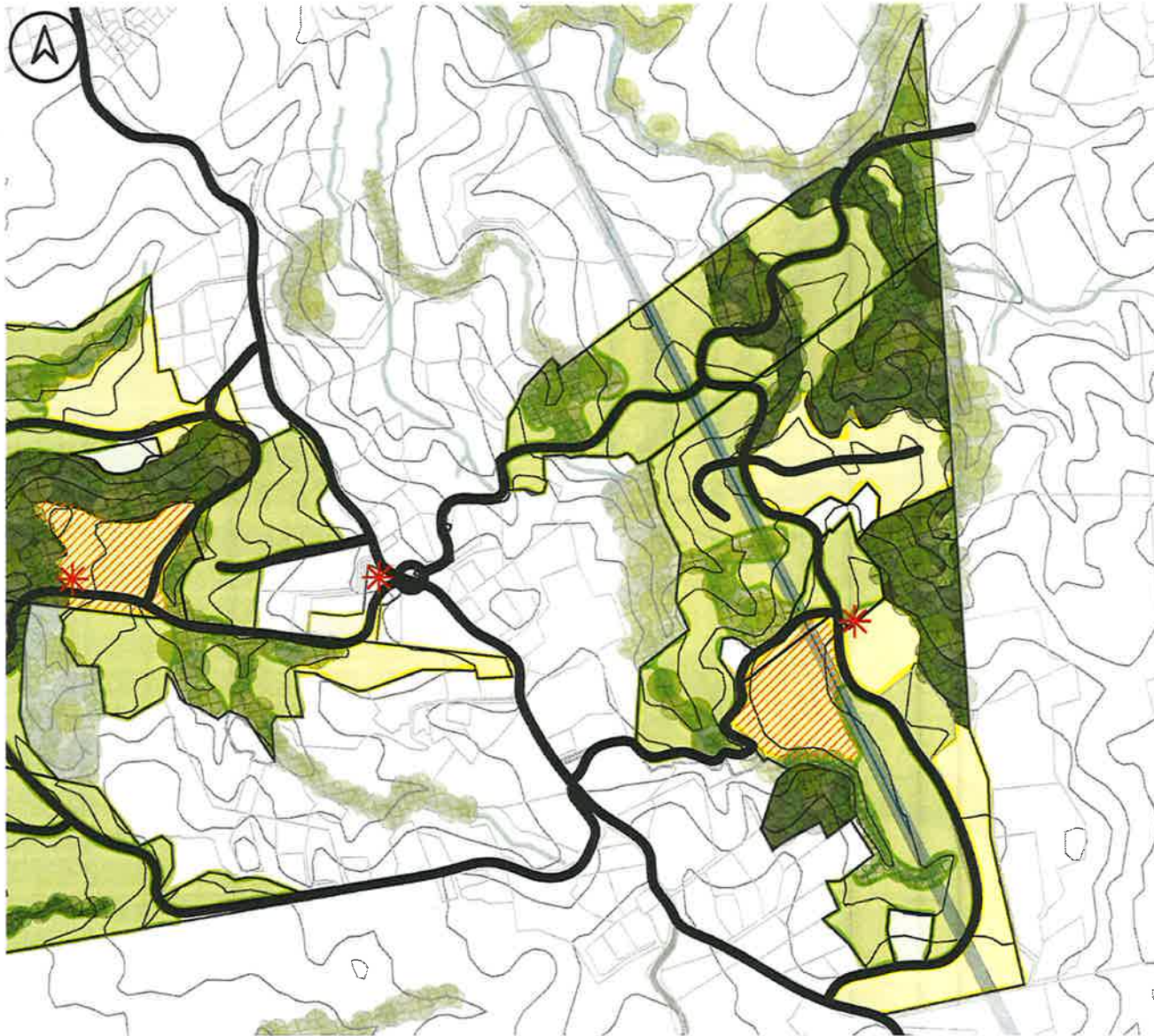
TYPE	RES A	RES B
LOT AREA	2500m ²	5000m ²
LOTS/HA	4	2

LEGEND

- ROADING
- RESIDENTIAL A
- RESIDENTIAL B
- RETIREMENT VILLAGE OVERLAY
- COMMERCIAL ZONES/FACILITIES

8 | MASTERPLAN - EASTERN BLOCK

UPPER OHAUTI MASTERPLAN



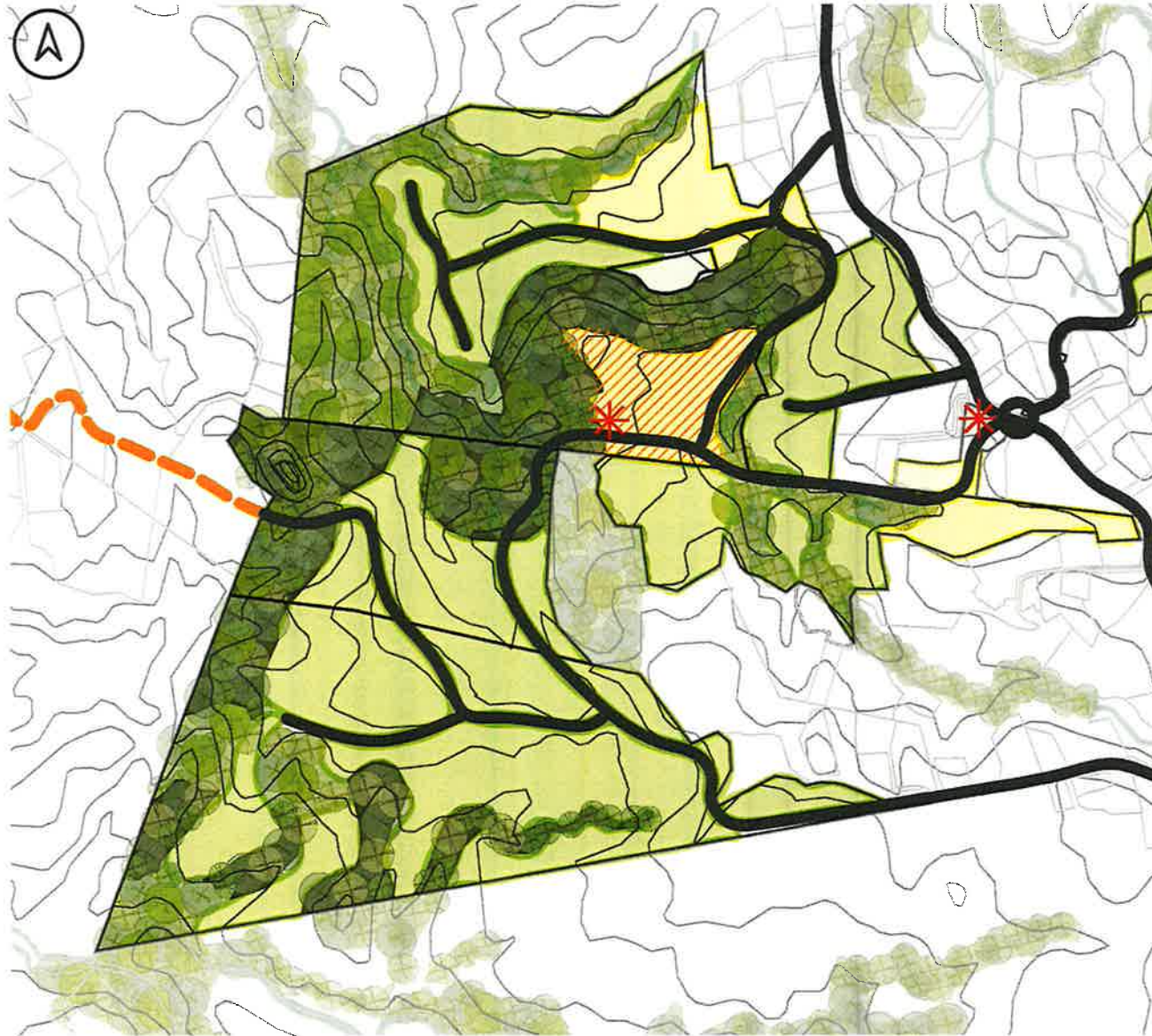
THOMPSON BLOCK			
LANDUSE	AREA (HA)	# LOTS	%
RESIDENTIAL A	0	-	0%
RESIDENTIAL B	17.3	35	51%
OPEN SPACE AMENITY	12.8	-	37%
PRIMARY ROADING	4	-	12%
TOTAL	34.1	35	

MORRISON BLOCK			
LANDUSE	AREA (HA)	# LOTS	%
RESIDENTIAL A	8.8	35	20%
RESIDENTIAL B	18.9	38	43%
OPEN SPACE AMENITY	14.3	-	32%
PRIMARY ROADING	2	-	5%
TOTAL	44	73	

PARKES BLOCK			
LANDUSE	AREA (HA)	# LOTS	%
RESIDENTIAL A	16.7	67	37%
RESIDENTIAL B	12.4	25	29%
OPEN SPACE AMENITY	11.5	-	27%
PRIMARY ROADING	2.5	-	7%
TOTAL	43.1	92	

9 | MASTERPLAN - WESTERN BLOCK

UPPER OHAUITI MASTERPLAN



HUNTER BLOCK			
LANDUSE	AREA (HA)	# LOTS	%
RESIDENTIAL A	23.2	93	41%
RESIDENTIAL B	11.2	22	20%
OPEN SPACE AMENITY	18	-	32%
PRIMARY ROADING	4	-	7%
TOTAL	56.4	115	

WASHER BLOCK			
LANDUSE	AREA (HA)	# LOTS	%
RESIDENTIAL A	0	-	-
RESIDENTIAL B	8.2	16	90%
OPEN SPACE AMENITY	0.5	-	5%
PRIMARY ROADING	0.5	-	5%
TOTAL	9.2	16	

CLINK BLOCK			
LANDUSE	AREA (HA)	# LOTS	%
RESIDENTIAL A	4	16	24%
RESIDENTIAL B	6.7	13	40%
OPEN SPACE AMENITY	4.6	-	28%
PRIMARY ROADING	1.2	-	8%
TOTAL	16.5	29	

GOLLAN BLOCK			
LANDUSE	AREA (HA)	# LOTS	%
RESIDENTIAL A	0	0	-
RESIDENTIAL B	43.3	87	58%
OPEN SPACE AMENITY	26.6	-	35%
PRIMARY ROADING	5.2	-	7%
TOTAL	75.1	87	

10 | THE OPPORTUNITIES

UPPER OHAUITI MASTERPLAN

Better plan an existing lifestyle area

The area is already predominantly lifestyle. The subdivisions to date have been carried out in isolation. A structure planned area will ensure better coordination and planning for connectivity and stormwater management.

Supportive landowners

We currently have a group of aligned and supporting landowners for a zoning change. This window is limited and not guaranteed to continue medium-long term.

Housing shortfall and lifestyle options

The Tauranga area has a significant shortfall of housing. Upper Ohauti as a lifestyle area will provide more homes and housing choice without associated loading on infrastructure demands. Minden Lifestyle Area has reached capacity pending further transport network upgrades.

Ecology and recreation

Substantial ecological restoration already undertaken and further restoration will provide stormwater management benefits and recreation opportunities through the creation of a greenlane network across the area.

UPPER OHAUITI OPPORTUNITIES

Most suited for lifestyle

The topography of the collective properties creates limitations for intensive residential development while the Upper Ohauti area is situated close to the urban areas rather than as a more isolated precinct further from the city.

Soils

The land is not classified as highly productive land (for NPS-HPL purposes) and will not reduce capacity for land-based primary production. The farms are small and marginally economic.

Servicing

The properties can be essentially self-servicing for water supply, wastewater and stormwater.

Roading upgrades

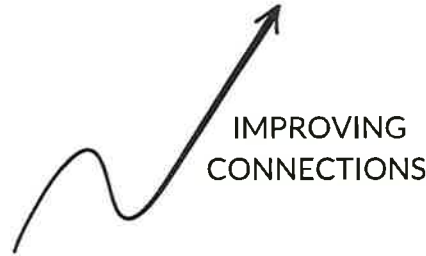
Upper Ohauti Road has not been upgraded to account for the increase in traffic to service the lifestyle properties. All existing and future landowners stand to benefit from upgrades to the road. Development of the Upper Ohauti area within the Tauranga City Council boundary will result in upstream upgrades.

11 | SUMMARY

UPPER OHAUITI MASTERPLAN

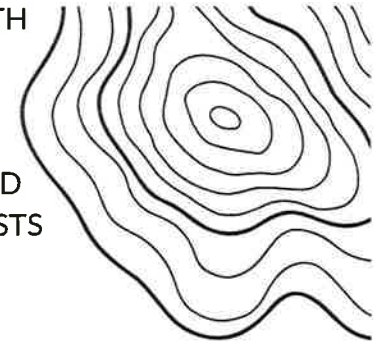
RESIDENTIAL A
211 lots*
2500m² AVERAGE

SUITABLE FOR
POSSIBLE FURTHER
INTENSIFICATION



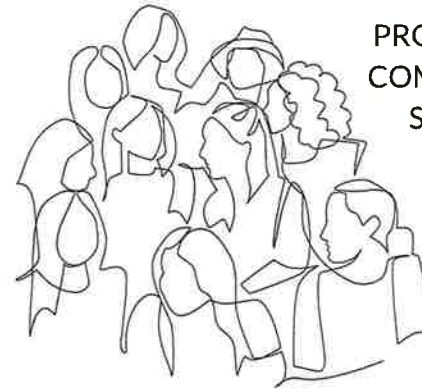
IMPROVING
CONNECTIONS

SYMPATHETIC WITH
THE NATURAL
LANDSCAPE
KEEPING
EARTHWORKS AND
DEVELOPMENT COSTS
LOW

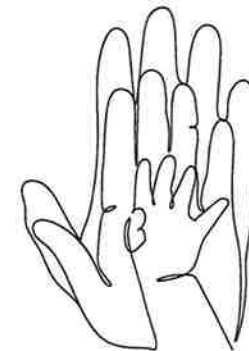


RESIDENTIAL B
236 lots
5000m² AVERAGE

**OPEN SPACE
AMENITY**
88ha
(32%)

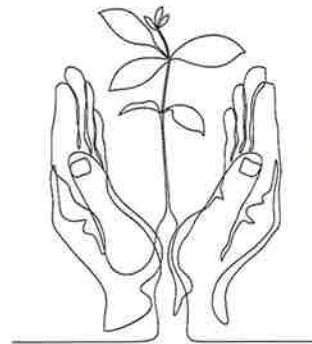


PROMOTING
COMMUNITY
SPACES



GROWING UP &
GROWING OLD
IN
NATURE

TOTAL AREA
278ha



PROTECTING THE
ENVIRONMENT

12 | LOOK & FEEL IMAGERY - RURAL RESIDENTIAL

UPPER OHAUITI MASTERPLAN



13 | LOOK & FEEL IMAGERY - COMMUNITY HUB

UPPER OHAUTI MASTERPLAN



14 | LOOK & FEEL IMAGERY - SIMILAR DEVELOPMENTS

UPPER OHAUTI MASTERPLAN



THANK YOU!

land ||| play

Rose Carnachan

Carl Salmons

www.landplay.co.nz

M
M A V E N

Rosa Charteris

www.maven.co.nz



20 October 2023

Ref: JR-22-006

SmartGrowth BOP
306 Cameron Road
TAURANGA

SENT BY EMAIL

Dear Sir/Madam

SMARTGROWTH STRATEGY: FEEDBACK FROM UPPER OHAUITI LANDOWNER GROUP

Landplay Limited has been working with a group of landowners on Upper Ohauti Road, Neewood Lane and Rowe Road, Upper Ohauti over the past two years to consider the potential of their land.

The Group has engaged with Western Bay of Plenty District Council (WBOPDC) regarding a potential reclassification of their land from Rural to Lifestyle as part of WBOPDC's next District Plan Review.

We have set out the background and reasoning in the attached document and Master Plan for consideration by SmartGrowth and with a view to being heard at the hearing in December and further development of the proposition.

Landplay Limited is a multi-disciplinary business providing land development solutions, master planning and project management services to landowners. We assist landowners with the sustainable development of their land and to identify its potential with a community-orientated approach in order to create living environments that enhance wellbeing and built outcomes which are novel, functional and affordable.

We look forward to engaging with SmartGrowth and WBOPDC through the SmartGrowth Engagement process and any subsequent District Plan review process on behalf of our clients to achieve a positive outcome for the community and more broadly, the Tauranga and Western Bay of Plenty Districts.

Thank you for your consideration of the attached submission.

Yours faithfully,

Landplay Limited

A handwritten signature in black ink, appearing to be "CS", written over a light blue horizontal line.

Carl Salmons
Director

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Rosana Carnachan
Director

Attachments: Submission, Upper Ohauti Master Plan



Submission: SmartGrowth Strategy 2023 Consultation

Submission by: Landplay on behalf of Upper Ohauti Landowner Group

Dated: 20 October 2023

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Executive Summary

The Upper Ohauti Landowner Group (Landowner Group) represents seven owners with landholdings comprising approximately 280 hectares located at Upper Ohauti Road, Rowe Road and Neewood Road.

The Landowner Group wishes to submit (in their collective and individual capacities) on the Draft SmartGrowth Strategy 2023 (SGS) and seek to be heard at the hearing in December 2023.

The Landowner Group has worked with Western Bay of Plenty District Council (WBOPDC) over a period of time regarding the prospect and merits of reclassifying the Upper Ohauti Area as a lifestyle zone, from the current rural zoning.

The character of the area has evolved from a predominantly rural environment to a significantly fragmented area subdivided into smaller lifestyle lots with a small number of orchards. The balance of the larger rural landholdings are marginally economic, if at all.

The Landowner Group submit that the SmartGrowth Strategy should consider as supplementary to the primary focus on urban intensification, provision for lifestyle zoning where it meets appropriate criteria, including SmartGrowth objectives. Effective structure planning would be a critical component of planning for lifestyle areas to ensure appropriate servicing, access, connectivity and provision for ecological enhancement.

Background

Over the past two years, the Landowner Group has been engaging in various forms with WBOPDC.

Early conversations were had with Philip Martelli (formerly of WBOPDC) who expressed support in principle for a lifestyle area in Upper Ohauti as a succession to the Minden Lifestyle area (and now which is at capacity and subject to further work by Waka Kotahi on the Northern Link for any further growth/capacity).

In June 2022 we made, on behalf of the Landowners, a submission as part of the 'Have your Say' survey formally introducing the notion of a Lifestyle Zone change (from Rural) for the Upper Ohauti area and we will reiterate those reasons in this submission.



Together with members of the Landowner Group, we met with a number of planning and engineering team members at WBOPDC in March 2023. Following that, WBOPDC sought further feedback on the proposition from Tauranga City Council (TCC) and Bay of Plenty Regional Council (BOPRC). That feedback can be made available, but in summary the feedback did not highlight any significant reasons against progressing a zone change.

Most recently, a high-level Master Plan discussion document (Master Plan) has been prepared and is attached to this submission. The Landowner Group has also met with several elected Council representatives to provide information about the proposition and the associated work carried out to date.

The Landowner Group

This submission is made on behalf of the following landowners with property located at, and in the vicinity of, Upper Ohauti Road, Ohauti:

Address	Owner	Legal description	RT number	Area
412C Upper Ohauti Road, Ohauti	TJ and GA Hunter Limited	Lot 12 DP 463581	740123	56.368ha
432 Upper Ohauti Road, Ohauti	Maryanne Ellen Washer	Lot 2 DP 438080	540550	9.25ha
479H Upper Ohauti Road, Ohauti	Chris Ernest Thompson	Lot 10 DP 422217	736309	34.11ha
539 Upper Ohauti Road, Ohauti	Laureen Margaret Morrison, Whakataki Howard	Lot 2 DP 561622	1000190	39.35ha
539A Upper Ohauti Road, Ohauti	Morrison, Fenton McFadden Trustee Company Limited	Lot 1 DP 497322	734192	1.635ha
539B Upper Ohauti Road, Ohauti		Lot 4 DP497322	734195	4.023ha
		Lot 7 DP 497322	1000190	0.7127ha
				Total: 45.72ha
	Anthony Phillip Parkes, Melissa Helen Parkes	Lot 6 DP 496844 Lot 5 DP 496844	732290 732289	40.607 ha 2.4ha
				Total: 43ha
81 and 112 Neewood Road, Ohauti	Douglas John Gollan, Mary Elizabeth Gollan,	Lot 2 DP 326891	109264	21.31ha
			109264	53.8265ha

	WFM Trustees Limited	Part Lot 2 DPS 2172		Total : 75.1365ha
508 Upper Ohauti Road, Ohauti	Arndas Limited, Eiram Trustee Limited (Clink)	Lot 2 DP 402951, Lot 1 DP 365451 and Lot 1 DP 380948	409711	16.5090ha
Total:				280.0935

Additional, subsequent support for the purposes of this submission and the proposition has been offered by the following landowners, and who are included as submitters.

547 Upper Ohauti Road, Ohauti	Karen Leigh Wallace	Part Lot 1 DPS 12378	SA9B/1252	2.3791ha
537A Upper Ohauti Road, Ohauti	David John Butler and Donella Jane Butler	Lot 2 DP 455584	586552	8431m ²
537B Upper Ohauti Road, Ohauti	Bevin Ross Watkins and Michelle Faye Watkins	Lot 1 DP 516538	805415	10.4645ha

Together (and unless individually referred to), the landowners' collective properties will be referred to as the "Submitters' Land". A Plan showing the Submitters' Land is **attached** in the Master Plan.

Comprising approximately 290 hectares, the Submitters' Land is located on either side of Upper Ohauti Road, including a property located adjacent to the TCC- WBOPDC boundary (for clarity, located in the Western Bay of Plenty area).

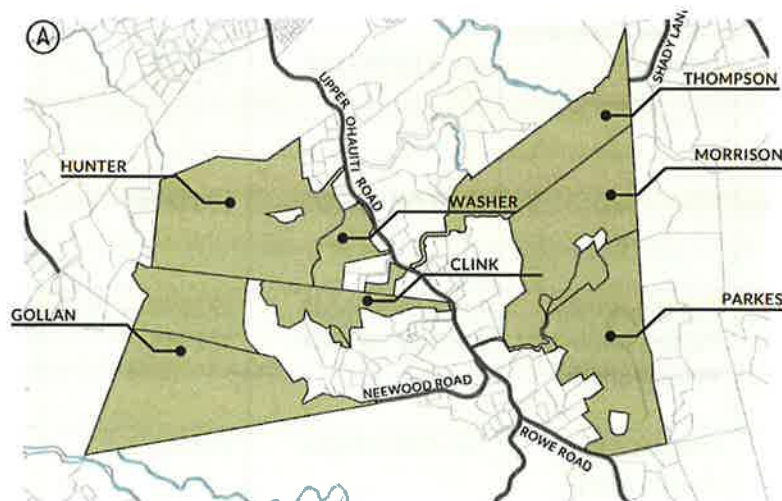


FIGURE ONE: MAP SHOWING LANDOWNER GROUP PROPERTIES

Current zoning of Submitters' Land: Rural (Western Bay of Plenty District)

Use of land: An operating dairy farm is located on the western side of Upper Ohauti Road (and on the TCC boundary) and in turn, on its southern boundary, an orchard (kiwifruit). The balance of the properties comprising the Submitters' Land are predominantly used for drystock/livestock grazing.

Soil Type: Predominantly classes 6 and 7 soils (LUC classification).

The immediate area: An aerial diagram of the area shows a proliferation of rural lifestyle properties in the vicinity of the Submitters' Land. Many of the properties are naturally concentrated along Upper Ohauti Road itself, with several branches of rural lifestyle properties spreading off either side of Upper Ohauti Road via rights of way or lanes.

There is a small area, in the vicinity of Neewood Road, used for orchards in the area south of the Submitters' Land, however the density of orchards is visibly lower than neighbouring areas for example, Pukemapu Road, Oropi. The lifestyle properties have been created over a number of years on a site-specific basis resulting in ad-hoc fragmentation of what was formerly generally farmland.

Substantial indigenous plantings have been carried out over the years by several of the Submitters concentrating on gullies, waterways (for example Kaitemako Stream) and wetlands providing enhanced conservation and amenity value.



FIGURE TWO: AERIAL SHOWING PROLIFERATION OF LIFESTYLE PROPERTIES IN UPPER OHAUITI RURAL AREA (SOURCE: GRIP)

The western properties owned by the members of the Landowners Group have previously been identified as within the Urban Limits (starting post-2021) in the Bay of Plenty Regional Policy Statement.

These properties, as part of the Upper Ohauti area (referred to as Ohauti South), have been recognised as within an Identified Urban Growth Area (SmartGrowth Strategy 2013) and also been

identified as a Future Greenfield UGA Area by SmartGrowth (SmartGrowth Development Trends 2021)¹. One of the recommendations was for WBOPDC to progress investigations into the Upper Ohauiti sub-precinct in line with the Regional Policy Statement and indicative provisions regarding the sequencing of growth areas.

The Welcome Bay Planning Study² was undertaken in 2020 to assess potential growth within Welcome Bay and Ohauiti. The Study found accommodating medium and high growth housing scenarios in the Study Area are unfeasible except in the Upper Ohauiti urban growth area. It considered a Welcome Bay west-east link to connect Poike and Welcome Bay Roads would be unfeasible and high risk, and vulnerable to natural hazards, therefore a fatal flaw to enabling more housing capacity.

It is also noted that the Transport System Plan in 2021 identified [the start of] a future Western Corridor Ring Route for planning/design to be conducted between 2021 to 2024, commencing from Pyes Pa Road (see number 41 on Figure Three below).

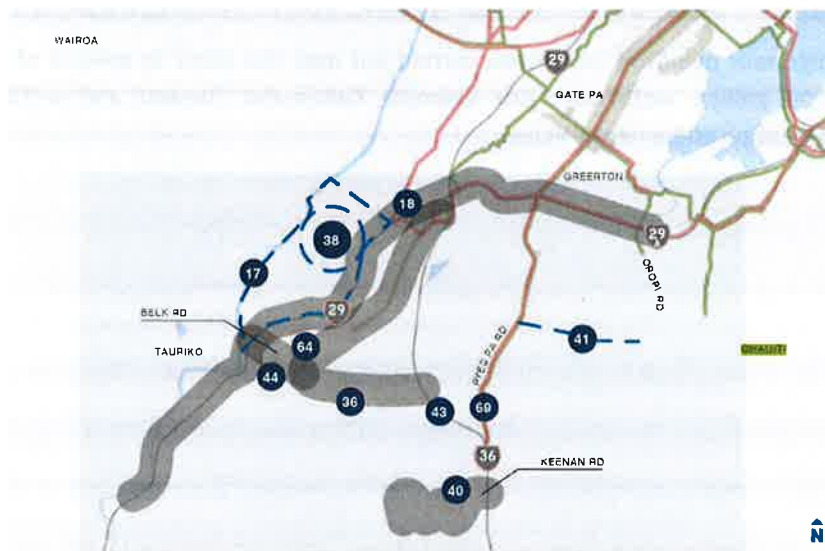


FIGURE THREE: WESTERN GROWTH PACKAGE – WESTERN RING ROUTE (NUMBER 41) (SOURCE: TRANSPORT SYSTEM PLAN 2021)

Notwithstanding the previous recognition of the western properties as future urban development areas (including the previous SmartGrowth strategy), it has not flowed through into the 2023 SmartGrowth Strategy. There are areas within the Submitters’ Land which will lend themselves to a higher density than lifestyle, and this can be considered as part of future work, however the general Upper Ohauiti Area arguably lends itself most suitably to lifestyle development. Some of these were recognised in the Section 32 Report for Proposed Change 4 (Tauriko West Urban Limits Change

¹ SmartGrowth Development Trends 2021

² Welcome Bay Planning Study 2020



2018).³ If that is the case, then lifestyle zoning would not detrimentally impact prospects for future residential development.

Topography: The Submitters' Land is generally described as rolling to steep contours. There are areas of rolling country interspersed with gullies and steeper contours.

Roading: Upper Ohauti Road is a sealed, rural road generally with grass berms which winds its way up and over the hill country behind Welcome Bay.

Servicing: The properties are largely serviced by onsite water collection via roof or bore (supplied individually or supplied within subdivisions). Stormwater and wastewater for the dwellings are dealt with on site. All sites are supplied with power and telecommunications.

Waterways: The area is bounded by significant waterways draining into Tauranga harbour. To the west is Pukekonui Stream. Waimapu Stream is located further to the west and south of the Submitters' Land and Kaitemako Stream is located to the east.

The case for Rural Residential provision in the SmartGrowth Strategy

There is comparatively little research available on lifestyle living in New Zealand. Lifestyle properties and associated demand have grown over time, typically as a response to the demand for houses.⁴ Pearson et al in 2022 explored the reasons underlying demand for lifestyle properties in a Palmerston North context, describing a "tree change" phenomenon as a response to the Covid-19 restrictions and lockdowns and an increased move to work from home.⁵ Demand for lifestyle living however has a popular choice for a much longer period of time. Unlike farming entities, lifestyle owners generally do not move for primarily financial purposes (i.e. to generate an income from the property), and are merely making a lifestyle choice.⁶ A high proportion of owners have a good sense of environmental stewardship and have a desire to plant native species and protect their land from plant and weed pest invasion, community focused and protective of their place, as well as contributing at a small scale to local food production. Pearson (2022) established that there is an opportunity to harness these motivations to ensure land management to enhance the natural capital and build encourage flora and fauna.⁷ There are also opportunities for lower intensive stock management and protection of erosion-prone areas by planting appropriate species that can reduce sediment loss and stabilise hill slopes.

Water quality control is also able to be improved through riparian plantings, wetland recreation and protection of water systems.⁸ To achieve this, planning controls are required that acknowledge the benefits of a 'peri urban' environment.

³ Section 32 Report, Proposed Change 4 (Tauriko West Urban Limits Change 2018), Bay of Plenty Regional Council

⁴ Pearson D. Lifestyle Properties, Ecosystem Services, and Biodiversity Protection in Peri-Urban Aotearoa–New Zealand: A Case Study from Peri-Urban Palmerston North. *Land*. 2021; 10(12):1345. <https://doi.org/10.3390/land10121345>

⁵ Ibid.

⁶ Ibid.

⁷ Ibid

⁸ Ibid.



The Landowner Group submits that lifestyle or 'rural residential' provision is integral from a SmartGrowth policy development perspective to prevent further ad-hoc fragmentation of these areas.

The Landowner Group acknowledges the WBOP District Plan distinction between rural residential and lifestyle zones, with the former generally requiring urban-style provision of services such as water and wastewater. The Landowner Group believes this is an important distinction because the implications (particularly cost) of requiring that extent of infrastructure are significant. The lifestyle zone provides a level of self-sufficiency from a servicing perspective and this approach may be more appropriate in the context of the SmartGrowth objectives.

Without sufficient lifestyle provision, there is the possibility of a missed opportunity to enable good design outcomes and ensure the relevant planning controls can realise the benefits of a lifestyle zone and satisfactorily address the issues. Lifestyle zoning may well continue in pockets (so far as District Plan provisions allow), and without coordination this will merely continue fragmentation.

It may be correct that there remains a significant number of vacant lots with potential to be developed,⁹ however:

- (a) a further understanding of the reasons for lots remaining vacant would be valuable;
- (b) the existence of latent lots should not preclude provision for lifestyle living in areas where it is appropriate to do so.

It is noted that 364 new lots were created within rural or lifestyle areas within the past five years¹⁰ yet a total of only 500 rural, lifestyle and Small Settlement lots are projected in the coming 30 years (compared with 22,850 in urban growth areas). The projection seems light in the context of the population growth projections and historical data. The data also indicates a shortfall of somewhere between 870 and 7180 houses in the next 30 years, noting challenges bringing greenfield development to market due to infrastructure and national policy requirements.¹¹ This illuminates the opportunity for a lifestyle zone, less encumbered by infrastructure provision, to come onstream readily and account for part of that shortfall.

SmartGrowth Rural growth directives include the limitation of rural residential growth by providing for living opportunities in appropriate and contained locations within clearly defined boundaries.¹² The Landowner Group agrees with this growth directive to the extent that rural residential or lifestyle opportunities should be provided for where appropriate. The Landowner Group considers the use of rural-residential and lifestyle should be distinguished and suitably defined if there will be practical differences in development standards or expectations between the two, particularly with respect to servicing requirements as these are particularly relevant in the SmartGrowth context. We note that lifestyle is not specifically defined in the National Planning Standards and the Rural Residential definition does not create particular expectations regarding servicing.

⁹ SmartGrowth Strategy 2023, page 93

¹⁰ SmartGrowth Strategy 2023, page 94

¹¹ SmartGrowth Strategy 2023, page 143

¹² SmartGrowth Strategy 2023, page 95



Upper Ohauti Lifestyle Area

To underpin the need for appropriate provision of lifestyle zoning, by way of example, the Landowner Group believes a reclassification of the Submitters' Land (along with other properties considered appropriate) from Rural to Lifestyle is sensible to provide for in the SmartGrowth Strategy to ensure any rural development is managed and not ad hoc.

The Landowner Group envisages an outcome similar to the Minden Lifestyle zoning – which is generally considered successful - but without the transferable development right requirement currently provided for in the District Plan rules. Such a zone – with proper planning - can facilitate the development of upwards of approximately 450 lifestyle lots, create significant areas of native planting (88 hectares, and approximately 31% of the Submitters' Land area), along with walk and cycle ways and many other opportunities on the doorstep of Tauranga.

We **attach** a high-level Master Plan prepared as a discussion document to support early consultation, and which is subject to more formal development and scheme planning and associated further investigations.

The Landowner Group submits that Upper Ohauti is an appropriate area to provide for lifestyle development, for the reasons summarised below.

1. The Upper Ohauti Road is already fundamentally a lifestyle area in character as a result of ad-hoc subdivisions over a period of time.
2. The Submitters' Land is not caught by the National Policy Statement for Highly Productive Land and therefore in the 'Go Carefully' Category for the purposes of SmartGrowth.
The underlying soils are predominantly classes 4 and 6 and therefore development will not result in the loss of highly productive soils. Many other areas in the region are classified as highly productive and therefore significantly less suitable for development in compliance with the NPS-HPL.
3. The current use of the rural land is predominantly grazing which provides little to no return to the owners and therefore marginally economic. It is not the highest and best use of land.
4. The Upper Ohauti area is close to the TCC urban boundary and therefore a potential lifestyle precinct close to town.
5. The area will provide housing choice - although lifestyle living is not the focus of the SmartGrowth strategy, housing choice is acknowledged as important and will continue to remain so and many of the objectives of the SmartGrowth Strategy are met by the proposal.
6. Development of this area does not pose significant infrastructure issues when compared to other areas on the periphery of Tauranga and is able to be undertaken in an environmentally sustainable manner, although roading upgrades will need to be considered in conjunction with TCC with respect to its development work inside its boundary at Upper Ohauti. Upgrading can be planned and provided for over the course of the development. Further urbanisation work and a private plan change (for the adjacent property within the TCC boundary) will likely allow for downstream upgrades of Upper Ohauti Road.
7. Structure planning the proposed lifestyle area will provide more effectively for connectivity via roading and cycle and walkways across the properties in a coordinated manner, appropriate building sites and densities, stormwater management areas and greenspaces.



8. There is an opportunity to provide for an East-West road link which would provide a critical economic corridor along the southern end of the area between Tauriko/Pyes Pa and Te Puke and eastern areas. This has been depicted on the Master Plan and the residents believe there is a potentially viable link which, if not able to be provided for now, could be earmarked for the future especially as the population continues to increase and an additional east-west connection becomes more critical.
9. Servicing of the proposed lifestyle development will be self-sufficient for water supply and wastewater and therefore not a burden to the ratepayer.
10. Stormwater can be managed on-site and more generally through the network of planted gullies established with indigenous plantings to enhance quality of the freshwater and ensure no net downstream increases in stormwater loading.
11. The topography of the area best lends itself to lifestyle development (with pockets potentially suitable for higher levels of density).
12. The development will 'work with' existing topography – what nature has already provided. Buildings will be in the right place and gullies will be planted into an ecological corridor with provision made for associated cycle and walkways to enhance physical and mental wellbeing.
13. There are already substantial ecological plantings on several properties in the area which provide special amenity and biodiversity benefits. There is a tremendous opportunity to extend these plantings across the area (and build the cycle and walkways alongside these) and create an exceptional ecological corridor linking with other areas to the east, west and possibly south and which will benefit current and future generations.
14. In addition, there is a pa site within the area which could be connected to the walkway network and provide for reconnection for tangata whenua and the general population with history.
15. Cycle and walk connections can connect into the TCC area to provide safe passageways across boundaries and into town. The cycle and walkways will be able to link across to the TCC boundary and into town, providing off-road connection to the future school and other urban areas and reduce cars (and therefore emissions) using the roads.
16. A small commercial hub would also provide a level of servicing for residents in the community to meet certain needs, including groceries for example, as well as meeting places (such as a café or restaurant). This will help to reduce emissions.
17. TCC is providing for further urban development within its boundary at Upper Ohauti, and there a new primary school has been earmarked for development in this area.
18. The Upper Ohauti lifestyle area will provide additional housing choice beyond the urban context (consistent with the 'Homes for Everyone' transformational shift). With the Minden lifestyle area currently at capacity (subject to completion of the Northern Link), there is an opportunity to make provision for an alternative lifestyle area. A thriving, growing city needs to provide for lifestyle and housing choice in order to retain families within the district over the long term. If residents who seek more living space can't get it, then they will move away from the area.
19. We currently have a group of landowners supportive of a prospective planning change however this is unlikely to endure for the medium term therefore the opportunity for a smooth process is finite.



Summary

The Landowners Group agree with the general direction of the SmartGrowth Strategy and the growth directives in the Rural chapter.

However, the Landowner Group believes that rural residential living options have been inadequately accounted for, that demand will exceed the projected supply and that provision in SmartGrowth mapping is appropriate and desirable to identify potentially suitable lifestyle areas.

In particular, the Landowner Group:

- considers rural residential and/or lifestyle living has not been adequately accounted for in projections, particularly in the context of historic data and the substantial population projections. Demand for lifestyle living is unlikely to reduce to the levels projected.
- seeks that SmartGrowth identifies in the maps potential lifestyle areas, including the Upper Ohauti Area (that being the land to the south of the current TCC boundary up to Rowe and Neewood Roads. The maps depict industrial and urban areas, but disregard rural residential areas.
- believes inadequate provision of lifestyle living areas will only serve to allow more uncoordinated development continuing fragmentation without necessarily positive design outcomes. The Upper Ohauti area for example is already essentially a lifestyle area, if not in name but character, and the land is not constrained by the highly productive land restrictions.
- believes the SmartGrowth Strategy should acknowledge and set the conditions for appropriate lifestyle development in the Bay of Plenty subregion, for example servicing (and financing of servicing), stormwater management, access, connectivity within an area and with existing urban areas, soil requirements (i.e. not highly productive land) and expectations for ecological enhancement and greenspace provision.
- acknowledges the difference between rural residential and lifestyle zones, particularly in the context of servicing provisions, and notes this distinction is relevant when considering potential zoning settings. Consistency or alignment in terminology (flowing into District Planning) is appropriate.
- seeks an acknowledgement of the positive outcomes that lifestyle living on the peri urban fringe can provide with respect to ecological enhancement and management of plant and animal pests.
- believes the current SmartGrowth Strategy process provides an important and logical opportunity to identify potentially suitable lifestyle precincts which meet SmartGrowth objectives, with a strong focus on restorative ecology, recreation and a strong community focus.
- Seeks that the Master Plan (attached) is considered and utilised as a base for the provision of lifestyle zoning in Upper Ohauti as part of the SmartGrowth Strategy and subsequent WBOPDC Planning.

The Landowner Group wishes to be heard at the hearing and progressing this further with SmartGrowth and WBOPDC.