

15th December 2023

Independent Hearings Panel – Draft Smartgrowth 2023-2073 Strategy
 Hearing at WBOPDC, 1484 Cameron Road
 Greerton, Tauranga 3112

General Submission – Vincent Murphy

This letter summarises my submission to the independent hearing panel on the Smartgrowth Strategy 2023 presented 4th December 2023. My submission can be compartmentalised into the following areas of interest:

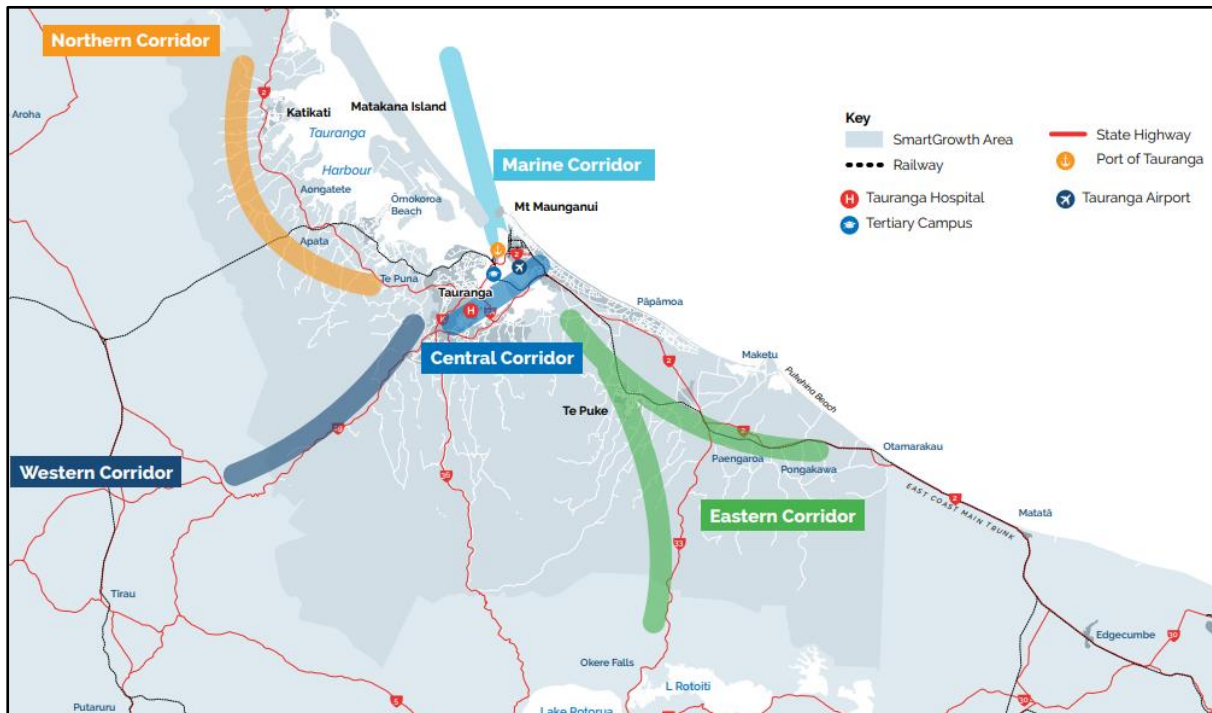
- Allocation of dwelling numbers relative to future growth; and
- Spatial identification of growth opportunities.

These are elaborated further below, and are considered from the perspective of this being the eventual and official ‘Future Development Strategy’ applying to the sub-region.

Allocation of dwelling numbers relative to future growth:

The strategy builds off identified strategic ‘corridors’ within the sub-region, being a northern, eastern, western, central and marine corridor. Responding to these corridors is the spatial plan (based on the UFTI ‘Connected Centres’ model), and allocation of business/employment and residential land.

I am particularly interested in the Eastern Corridor, which extends from eastern Tauranga to Pongakawa and through Rangiuuru in the east (see indication from the strategy below).



Within this corridor, I am aware of increased housing demand occurring in the Pongakawa area. This seemingly being attributable to two main factors:

1. Large-scale conversions of dry and dairy farms having occurred in recent years to kiwifruit orchards in this area. This type of land use having an accompanying higher employee per hectare requirement; and
2. Progress on the Rangiuru Business Park, to which Pongakawa is closely located.

The corresponding shortfall in dwellings to meet supply is identified by Housing and Business Capacity Assessments to-date, which have highlighted “*an urgent need to investigate future growth areas in Te Puke and the Eastern Corridor to assist in addressing the identified medium and longer-term shortfall that will arise from 2025 onwards*”¹. This in addition to markedly rising house-prices² and demand for dwellings, and subdivision that has occurred in Pongakawa³.

It is requested that this be considered against the ‘Eastern Corridor’ residential growth allocations (page 147 of the draft strategy), which only forecasts demand for growth east of Te Puke to be demanded from 2034 onwards. This being important to ensure appropriate provision to meet demand is included, as required by a Future Development Strategy prepared under the NPS-UD.

Spatial identification of growth:

Part 3 – The Spatial Plan within the strategy has been reviewed. This part of the strategy works through the spatial distribution of opportunities and challenges within the Tauranga City/Western Bay of Plenty sub-region. However it is not clear what plan, i.e. image, is intended to be the actual spatial plan.

Seemingly two options are the possible bases for the final spatial plan, see extracts from the strategy below.

Drawing upon the commentary above, it is firstly requested that Pongakawa be acknowledged as a location in-principle where some growth could occur to respond to distinct demand in that location, on whichever plan is to be the actual spatial plan. This could be reflected by use of the ‘Potential Long-Term Growth Area’ overlay indicated on the spatial plans to-date. See extract below, with green highlight for ease of discernment.

Secondly, it is requested that consideration be given to the potential for signalling growth in a manner to consolidate Tauranga City further. I support the focus on brownfield development within existing urban areas, and acknowledge the widespread constraints and challenges beyond the current extent of Tauranga City that have been considered by the strategy work to-date. An opportune area where this appears to present itself is Papamoa (west of TEL) and back towards Welcome Bay. It is acknowledged throughout this area is land of cultural significance to tangata whenua, as well as being subject to transport constraints and a range of soil types; however this location is where the two distinct parts of urban Tauranga (east and west of Tauranga harbour)

¹ *Housing and Business Capacity Assessment 2022*, jointly prepared by TCC, WBOPDC and BOPRC (December 2022), page 25

² See extract below.

³ See also page 94 of the draft strategy, Pongakawa has been subject to high rates of subdivision for a rural area.

could meet to consolidate the city close to existing urban areas, rather than relying more heavily on growth of the city further east and south. This could possibly be achieved by similarly signalling the general area as a 'Potential Long-Term Growth Area', if overall considered appropriate by the commissioners. This would be the beginning of unlocking development potential in these locations, should landowners wish to pursue this. See extract below for potential amendment to spatial planning diagrams, with green highlight for ease of discernment.

With the above provisions included in the spatial plan, this would support necessary plan change progression. Notwithstanding that BOPRC-criteria would still have to be met as stipulated by the NPS-UD.

Should caucusing be directed, I would appreciate being kept informed of the opportunity to participate.

Yours sincerely,



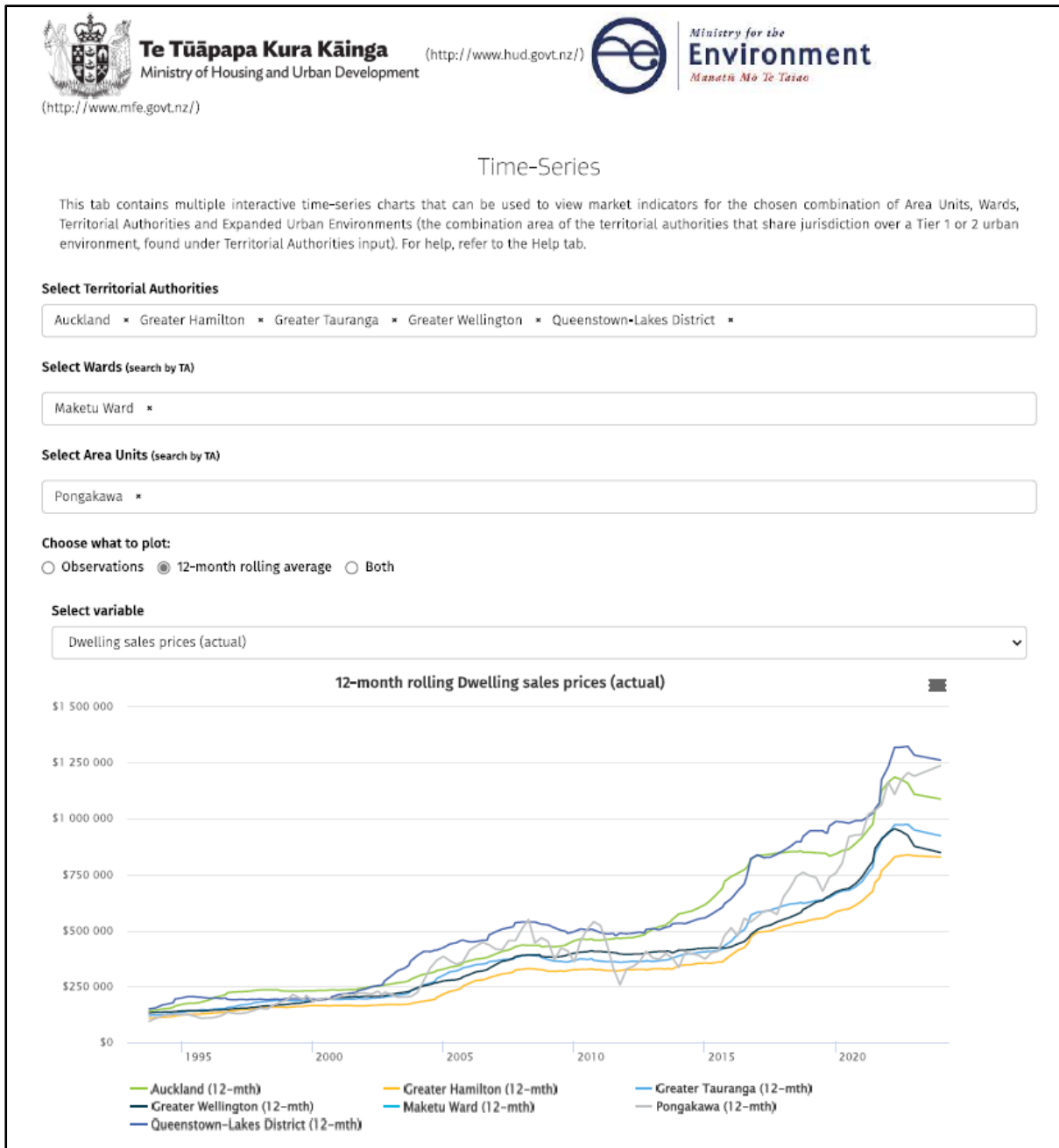
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Extract – House Price Increases, Pongakawa (Source: Ministry for Housing and Urban Development).



Extracts from Strategy – Potential Spatial Plans (first below highlighted green with Potential Long Term Growth Areas discussed above)

