



Submission Form

**Proposed Future
Development
Strategy**

**Proposed Tauranga
Urban Strategy**

Have your say by 5 November 2018

The Future Development Strategy sets out how we plan to manage and guide the expected growth in Tauranga City and the Western Bay of Plenty District over the next 30 years.

To keep up with projected population growth, we need to plan for an additional 43,000 homes in Tauranga and the surrounding towns.

About 80% of projected growth will be located within Tauranga, including within the existing urban area as well as new urban growth areas located around the edges of the city. We expect that more people will be living in new housing built at higher densities than has been the case in the past.

The remaining 20% of projected population growth will be located in towns such as Katikati, Omokoroa, Te Puke and possibly other areas that are currently rural.

We would like to hear from you about how we can best manage this growth, while continuing to ensure that our city, towns and rural areas remain great places to live, learn, work and play.

Urban sprawl generally refers to low density housing development spreading out at the edges of the city. Sprawl also indicates the creation of new suburbs that only have housing (i.e. little to no jobs, schools, community infrastructure etc) and are wholly reliant on car based transport.

‘Compact Urban Form’ or ‘Compact City’ includes the creation of higher density housing and greater concentrations of employment but it is more than this. Compact cities have mixed use neighbourhoods where people can walk, bike or bus to work, to school and to the shops. Compact cities focus more on the quality of public spaces, and the importance of non-car modes of transport.

What has the community told us previously?

You have told us that one of the biggest issues that the western Bay faces is

Planning for city growth and urban sprawl.

In order to address this issue our community thinks that we need to:

1. **Have a compact urban form**
2. **Ensure that our city is designed so that it is easy to get around without having to use a car**
3. **Invest in comprehensive public transport, walking and biking**



When given the choice between a compact city or an expanding city **79%** of survey respondents prefer a compact city

Submitter Details

Submitter name: _____

Company/organisation: (if applicable) _____

Address: _____

Telephone: (Daytime) _____ (After Hours) _____

Email: _____

About you: (please circle the options that apply)

Ethnicity: NZ European / Māori / Pacific Islander / Asian

Middle Eastern / Latin American / African

Other (Please specify) _____

Age: 0-17 / 18-24 / 25-34 / 35-44 / 45-54 / 55-64 / 65 or older

I'd rather not say

Gender: Male / Female / Gender diverse

PLEASE NOTE: Formal hearings will not be held as part of the consultation – instead a series of public Community Conversation events are being held during the submissions period. At these events we'll have representatives from SmartGrowth, the partner councils and tangata whenua available to speak to about the topics in the proposed Strategy and all feedback will be used to inform the deliberations.

Once complete, please send this to us at:

Future Development Strategy

SmartGrowth

PO Box 13231

Tauranga, 3141

or email info@smartgrowthbop.org.nz (Subject: Future Development Strategy)

If you require more space to complete your responses, please attach additional pages and make sure your responses are numbered clearly.

Community Conversation Events

OCT
17

Wednesday 17 October - 5 to 7 pm

Settlers' Lounge

Te Puke War Memorial Hall

OCT
18

Thursday 18 October - 5 to 7 pm

Uretara Room, The Centre Pātuki Manawa,

Katikati

OCT
23

Tuesday 23 October - 5 to 7pm

Western Bay Chambers

Barkes Corner

OCT
25

Thursday 25 October - 5 to 7 pm

Aihe Room

Papamoa Library

OCT
31

Wednesday 31 October - 5 to 7 pm.

Tauranga City Council

Willow Street

Greenfield development

Greenfield development is urban development that happens in previously rural areas

It takes a long time to plan new areas for housing, so planning needs to start many years before new homes can be built.

Across the western Bay of Plenty we have several new greenfield urban growth areas where planning is underway. However, we will need to identify more areas for urban development over the next few years.

Te Tumu, Tauriko West and Omokoroa are well advanced in their planning and there is ongoing consultation on these three areas. Consultation on growth in Katikati is also underway.

The land around Keenan Road in the Pyes Pa area has been identified as the next likely residential urban growth area. Planning for the extension of the Tauriko Business Estate will get underway shortly, as we need to ensure that we also provide sufficient business and industrial land.

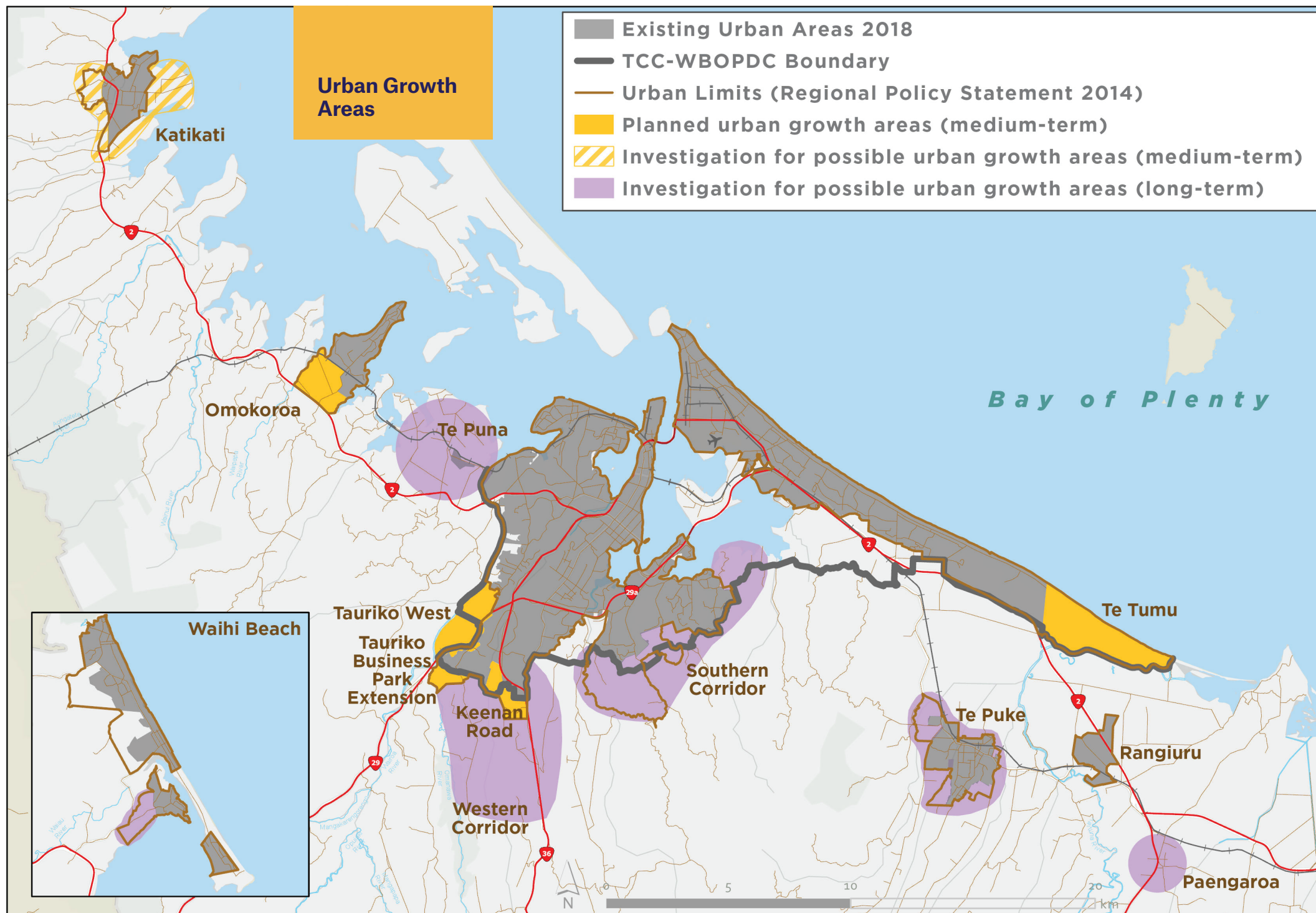
We have also identified other areas for possible investigation for future development.

1. The map on the next page shows the greenfield components of the Development Strategy for the next 30 years. Planned development is shown in yellow and areas for investigation are shown in purple. **Do you think we have got this right? Why or why not?**

2. **As we expand into rural areas, what are the things that we need to consider?** Please list those and provide any suggestions for addressing them.

3. As we continue to grow into new areas, the transport system will come under more pressure. Building new road capacity by itself will not be enough to manage the increasing burden on our transport system. We are looking at ways to move people out of cars and into other transport modes (like buses and bikes). **If you were to move to a new greenfield area, what would encourage you to travel to work by bus, bike or walking?**

4. **Are there any other comments that you would like to make about greenfield development?**



Urban development within Tauranga

The Future Development Strategy sets out how we want to manage growth in new greenfield areas, as well as within the existing urban areas across the western Bay.

The Tauranga Urban Strategy is focussed on just Tauranga and how we can manage growth in the city, while also making great places to live.

5. What is your favourite city in New Zealand or abroad (other than Tauranga), and what makes it so good?

6. As our population in Tauranga grows we need to ensure that our city is thriving, vibrant, connected, accessible, safe, and healthy. What would you like Tauranga to be like in 2050?

As our population increases, we will need to use our land more efficiently. Having a more compact urban form will enable more people to live near jobs, services, schools and public transport. This will provide more opportunities to improve centres and neighbourhoods.

7. What types of improvements would make the most difference to your local area? Please rate each of these items with 1 (very important), 2 (important) or 3 (not very important) or 4 (don't know)

- ☐ Better public transport
- ☐ Walkable neighbourhoods
- ☐ Safer cycleways separated from traffic
- ☐ More and better public spaces, street trees, landscaping, parks and playgrounds
- ☐ Working with the community to design places
- ☐ More diverse housing opportunities
- ☐ Safe and inviting public spaces
- ☐ Higher quality and design for buildings
- ☐ Great shops, services and entertainment
- ☐ Easy access to schools and employment
- ☐ More and better community facilities (e.g. libraries, swimming pools, community halls)
- ☐ Other (please specify in next column)

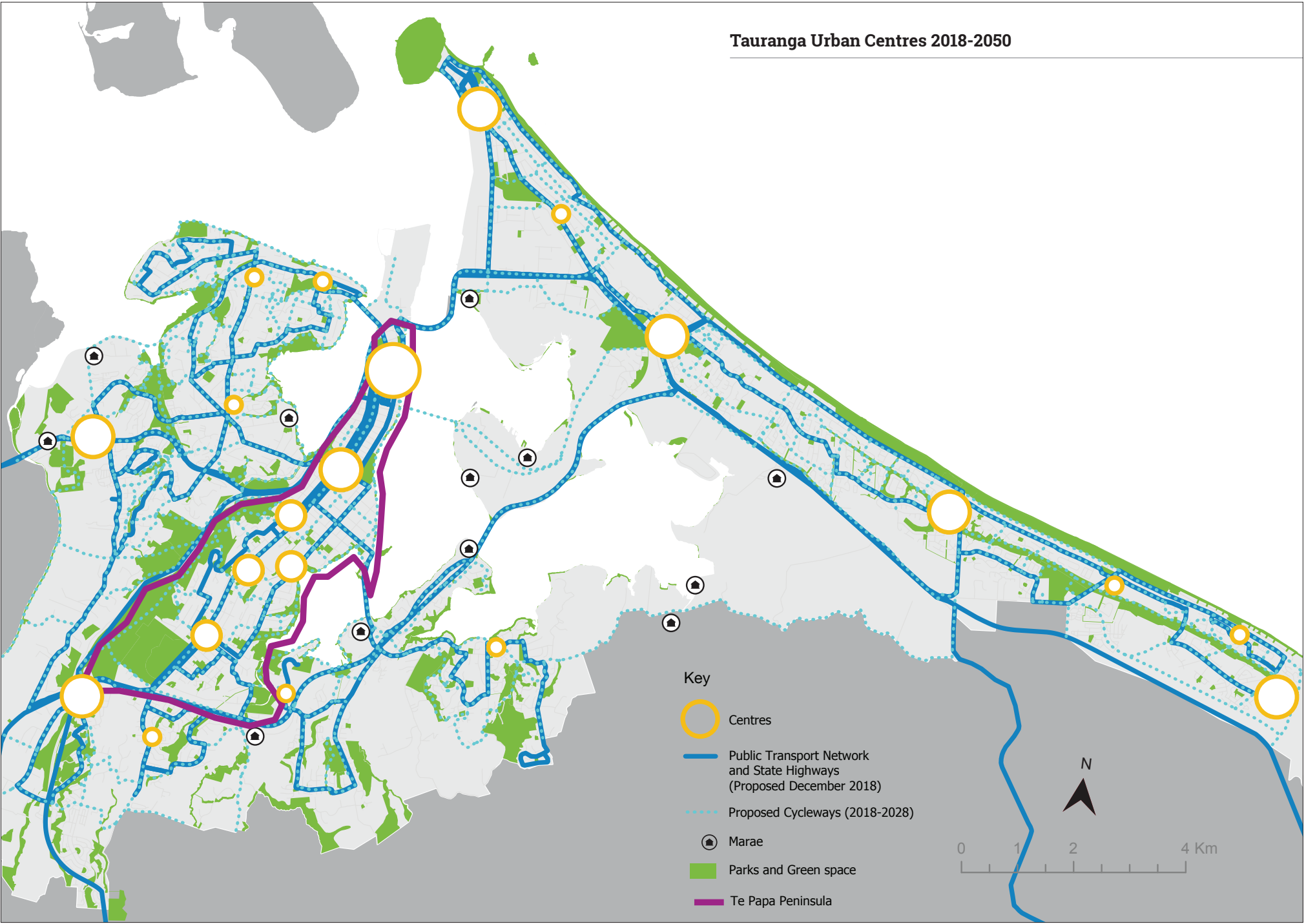
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8. In Tauranga, our centres can be seen in the map on the next page. Do you agree that we should focus growth in and around centres? Why or why not?

Tauranga Urban Centres 2018-2050



9. We're going to begin by investigating the Te Papa Peninsula (the area that runs along Cameron Road from the city centre to Greerton) and will start engaging with the community from 2019.

a. Do you think that the Te Papa Peninsula is the right place for locating more homes near jobs, services, schools and public transport? Why or why not?

b. What suggestions do you have for how Tauranga City Council can best work with and engage with the local communities in the Te Papa area?

c. Would you like to be on our Te Papa mailing list for updates?

Yes / No

If yes, please make sure you have provided an email address in your submitter details.

10. What are the things that concern you about moving towards a more compact urban form? What suggestions do you have for overcoming these concerns?

11. Are there any other comments that you would like to make about moving towards a more compact urban form or about the Tauranga Urban Strategy?

12. Are there any other comments that you would like to make about the Future Development Strategy?
