

Response ID ANON-URZ4-5FBD-P

Submitted to Fast-track approval applications  
Submitted on 2024-05-03 13:06:51

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:  
Tauranga City Council

2 Contact person

Contact person name:  
Marty Grenfell

3 What is your job title

Job title:  
Tauranga City Council Chief Executive

4 What is your contact email address?

Email:  
Marty.Grenfell@tauranga.govt.nz

5 What is your phone number?

Phone number:  
s 9(2)(a)

6 What is your postal address?

Postal address:  
  
306 Cameron Road, Tauranga, 3110

7 Is your address for service different from your postal address?

No

Organisation:

Contact person:

Phone number:

Email address:

Job title:

Please enter your service address:

Section 1: Project location

Site address or location

Add the address or describe the location:

Poteriwhi / Parau Farms  
287A State Highway 2 North  
Bethlehem  
Tauranga  
3110

File upload:

Attachment A Poteriwhi Development Plan.pdf was uploaded

Upload file here:

Poteriwhi photo marked up.pdf was uploaded

Do you have a current copy of the relevant Record(s) of Title?

Yes

upload file:

Attachment F Poteriwhi Certificates of Title.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Tauranga City Council

predecessor Tauranga District Council (titles to be updated to Tauranga City Council)

The property is comprised of all of the following titles:

Land Subject to the Reserve Act Owned by TCC:

1. Section 2 SO 306497 comprised in 44543 as recreation reserve subject to the Reserves Act 1977 (Tauranga District Council);
2. Section 3 SO 306497 comprised in 44544 as recreation reserve subject to the Reserves Act 1977 (Tauranga District Council); and
3. Section 1 SO 306497 comprised in 44542 recreation reserve (Tauranga District Council);

Other Land Owned by TCC:

4. Lot 1 DPS 87875 comprised in SA69C/668 (Tauranga City Council);
5. Lot 5 DPS 47016 comprised in SA41D/783 (Tauranga District Council);
6. Part Lot 4 DPS 47016 comprised in SA53C/12 (Tauranga District Council);
7. Lot 3 DPS 47016 comprised in SA42D/213 (Tauranga District Council);and
8. Lot 2 DPS 53048 comprised in SA44B/781 (Tauranga District Council)
9. Section 1 SO 574273 comprised in 1114301 (for use in connection with a road)
10. Lot 1 DPS 87875 comprised in SA69C/668 (Tauranga City Council)

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur

Please write your answer here:

Tauranga City Council is the Owner of the Land

Freehold title, Reserves Act classification over lower portion of the site (refer Map)

Tauranga City Council's legal interest in the land enables Council to plan for and enable residential and recreational use of the site, while protecting areas of environmental and cultural importance.

This is not public conservation land

## Section 2: Project details

What is the project name?

Please write your answer here:

Pōteriwhi (Parau Farms) Housing and Recreation Development

What is the project summary?

Please write your answer here:

Pōteriwhi (Parau Farms) is a proposed housing and recreation project within Tauranga City, seeking to provide between 200 and 300 new dwellings and a mix of active and passive recreation space, assisting to respond to the critical housing shortage (and associated housing unaffordability) facing Tauranga City and the Bay of Plenty region.

What are the project details?

Please write your answer here:

Pōteriwhi (Parau Farms) is a proposed housing and recreation project within Tauranga City, seeking to provide between 200 and 300 new dwellings and a mix of active and passive recreation space, assisting to respond to the critical housing shortage facing Tauranga City and the Western Bay of Plenty sub-region.

Pōteriwhi is Council-owned land, originally purchased to provide for active recreation needs needed in this area of the city. The land is currently zoned Open Space in the Tauranga City Plan. In response to critical housing needs, Council has approved future mixed use urban development over the 37-hectare site including residential development (200 to 300 new dwellings), sports fields, active recreation and passive reserves. This approval process

included community consultation in line with the Local Government Act 2002 (LGA).

Council has prepared a mixed-use plan for the site and are now seeking to move forward with planning and other required approvals to enable the comprehensive development to proceed in a timely and cost-efficient manner, responding to critical housing needs for the city and sub-region.

The Fast-track Approvals Bill provides an appropriate tool for Council to enable the agreed future use of the Pōteriwahi site, in line with Council resolutions to date. In particular, the Fast-track Approvals process will have the following benefits:

Decrease consenting timeframes by integrating processes and moving straight to a resource consent and other approvals (as opposed to a more drawn-out plan change process ahead of required consenting) Enable Council to move towards divestment of residential land earlier than would otherwise be possible, and speed up the process of providing housing, recreation space and associated infrastructure, responding to critical housing needs within the region over the next three to ten years.

Tauranga is NZ's fifth populous and rapidly growing city. The population has gone from 92,000 in 2000 to 161,000 in 2023 and expected to rise to 214,000 over next 30 years. The housing shortfall is currently at a 5,500 shortfall, this will rise to a shortfall of 7000 by 2054. Tauranga remains the most unaffordable city in New Zealand.

The site is strategically located, in walking distance to Bethlehem town centre, on State Highway 2 (providing vehicle and public transport services to other key centres including the city centre and out to Omokoroa), walking distance to the Wairoa Rover, and adjoining other residential areas and land zoned for residential development.

On 19 June 2023, and following community consultation, Council approved by resolution future mixed use urban development over the 37-hectares, including a concept plan for the site.

On 29 April 2024 Council approved a further developed plan for the site and the strategic divestment objectives/outcomes with respect to the potential disposal of the residential component of Pōteriwahi. As part of this resolution, Council also approved lodgement of an application for approvals under the Fast Track Approval if the project becomes listed in that legislation.

Council has allocated budgets within the 2024-34 Long Term Plan to support partial delivery of the project. The divestment of the residential portion of the site will assist to meet the overall funding requirements of the project.

Council is now seeking to move forward with planning and other required approvals to enable the residential development to proceed in a timely and cost-efficient manner, responding to critical housing needs for the city and sub-region.

In addition to housing, the project also offers opportunity to deliver active and passive recreation infrastructure for the local Pōteriwahi community, adjoining communities and the city, alongside amenity, ecological and cultural benefits – refer table and site plan below. The lower parts of the site also include areas unsuitable for development (due to flooding), and there are also significant slope hazards that are unsuitable for development but will contribute to wider ecological outcomes.

The Pōteriwahi land falls within the rohe of Ngāti Ranginui iwi, and Ngāti Kahu and Ngāti Hangarau hapū. Ngāti Kahu are the mandated representatives for the project and Council has an agreed Memorandum of Understanding with this hapū to guide ongoing discussions between the parties on the project, acknowledging the cultural importance of Pōteriwahi to local hapū. It is notable that parts of the site have cultural significance including a potential area of a previous pā site, ecological importance and proximity of the Wairoa River. Council has planned to accommodate and protect these aspects of the site.

The Development Plan is attached as Attachment B.

Key activity areas within the site are outlined as follows:

- ➡Housing: Medium density residential, 200 to 300 dwellings: 7.8ha
- Active recreation: sports fields, hard court, changing rooms/toilets/storage, skate facility and/or pump track; major neighbourhood play space, 3x3 basketball, and a range of passive recreation spaces: 4.2ha
- Historic reserve / active play / car parking: surrounding active recreation area: 1.1ha
- Cultural reserve / open space: Land adjoining pā site, largely comprising escarpment: 2.9ha
- Main roads: 1.6ha
- Passive recreation area: undevelopable land adjacent to residential area: 1.0ha
- Pā site area: area to protect should pā be identified through investigations: 1.3ha
- Ecological reserve, stormwater reserve and slope hazard buffer areas: Primarily existing low-lying floodable area or slope hazard. Used for open space, stormwater and/or ecological enhancement, providing for hazard mitigation: 15.7ha
- Stormwater mitigation area: overland flow paths: 0.9ha➡

Describe the staging of the project, including the nature and timing of the staging

Please write your answer here:

Further detail is included in attachment C to the application

Stage 1: May 2024 – June 2025

Apply for fast-track consent, respond to any requests for further information, report on outcome.

Engage with consultants on procurement processes and tender for planning and design then begin planning and design work. Partnership through divestment with developer to plan, design and consent housing.

Stage 2: June 2025 – June 2026

Planning and design continues for active recreational elements, housing, stormwater, earthworks and power and telecommunications infrastructure Delivery of the roading extension to gain access to the site, including delivery of potable water and wastewater connections.

Stage 3: June 2026 – June 2027

Earthworks begins, including remediation of the contaminated land. Delivery of the sportsfields component and housing delivery begins

Stage 4: June 2027 – June 2029

Delivery of all key components continues including managing ongoing staging of delivery while community members are able to occupy the first residential dwellings.

Stage 5: January 2028 onwards

Play and passive recreation including the cultural reserve and ecological enhancement planning and design begins and moves into delivery.

What are the details of the regime under which approval is being sought?

Please write your answer here:

The following approvals are required for this proposed project:

- a) A resource consent, under the Resource Management Act 1991
  - b) An approval under the Reserves Act 1977
  - c) An archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014
- Subject to further assessment, approvals may also be required under:
- d) The Public Works Act 1981, to take or deal with land associated with transport.
  - e) An authority under the Wildlife Act 1953.

If you seeking approval under the Resource Management Act, who are the relevant local authorities?

Please write your answer here:

The relevant local authorities are Tauranga City Council (TCC) and Bay of Plenty Regional Council (BoPRC).

What applications have you already made for approvals on the same or a similar project?

Please write your answer here:

No applications have been made.

Is approval required for the project by someone other than the applicant?

No

Please explain your answer here:

Tauranga City Council is the landowner

If the approval(s) are granted, when do you anticipate construction activities will begin, and be completed?

Please write your answer here:

Further information is included in attachment C to this application.

#### Outline of Key Milestones

A high level outline of timeframes is provided below:

Detailed planning and design for housing and recreation consenting, including associated works and approvals 2024 – 2026

Housing and recreation consenting, including associated works and approvals 2024/26

Divestment (and/or partnership) process for housing land 2024/25

Parau Drive construction 2025 – 2027

Site earthworks 2025 – 2028

3-waters infrastructure 2025 – 2028

Housing delivery 2026 – 2033

Recreation delivery 2026 – 2034

### Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Local Authorities:

Bay of Plenty Regional Council

Iwi:

Ngāti Ranginui

Hapu:

Ngāti Kahu and Ngāti Hangarau

Relevant Treaty Settlement Entities:

The land has not been considered for return to under a Treaty settlement (previously being privately owned) and is not currently designated Māori land.

However, we acknowledge the site is of significance to local hapū, particularly the historic relationship and source of identity derived from the site.

With regard to treaty settlements, the subject site sits within the following areas of iwi interest, as signified within their respective Deeds of Settlement:

- Ngāti Ranginui Deed of Settlement, 21 June 2012
- Ngāi Te Rangi, Ngā Pōtiki Deed of Settlement, 14 December 2013
- Ngāti Pūkenga Deed of Settlement, 7 April 2013
- Tauranga Moana Iwi Collective Redress and Ngā Hapū o Ngāti Ranginui Claims Settlement Bill.

Detail all consultation undertaken with the persons referred to above. Include a statement explaining how engagement has informed the project.

Please write your answer here:

The public consultation for the disposal of a park under section 138 Local Government Act 2002 (LGA) was undertaken in November-December 2021. A summary and assessment of the submissions received was provided to Council on 8 February 2022. Public consultation on the proposal to sell the land for housing development commenced 15 November 2021, announced by a press release issued that afternoon, and closed 15 December 2021. The consultation document, was made publicly available on Council's website, delivered to neighbouring properties and properties within Ngāti Kahu and Ngāti Hangarau rohe, emailed to hapū in conjunction with an offer of a hui to discuss the proposal, and emailed to other key stakeholders including Kāinga Ora - Homes and Communities, local and regional sporting organisations, SmartGrowth partners and housing groups. The consultation was further supported by advertisements placed in The Sun newspaper on 26 November and 10 December 2021. The public could provide feedback on the proposal by; Email or Completion of the feedback form manually; or On-line via Have Your Say survey. The public consultation resulted in written feedback from 158 interested parties.

Relevant local authorities

We have had meetings with key staff from BOPRC on the projects objectives to ensure alignment with BOPRC future planning and strategic direction. No concerns were raised regarding the project at the time. It is expected that further engagement will be undertaken as the project progresses to ensure alignment with the BoPRC's future planning, regulatory documents and strategic direction. The BoPRC has been notified that TCC is seeking to list this project within Schedule 2 of the proposed Fast-track Approvals Bill.

In addition to BoRPC, Heritage New Zealand Pouhere Taonga has also been notified that TCC is seeking to list this project in the proposed Fast-track Approvals Bill.

Relevant iwi authorities

In Tauranga Moana, mana is determined at a hapū-specific level. The Pōteriwahi land falls within the rohe of Ngāti Ranginui iwi, and Ngāti Kahu and Ngāti Hangarau hapū. Ngāti Kahu are the mandated representatives for the project and Council has an agreed Memorandum of Understanding with this hapū to guide ongoing discussions between the parties on the project.

Ngāti Kahu have expressed a desire to achieve some affordable housing for their hapū potentially on Pōteriwahi or alternatively on other land in their rohe area. The aspirations of Ngāti Kahu to deliver housing outcomes for the hapu are acknowledged and ways to deliver this outcome are being considered through project planning.

Ngāti Kahu were involved in hui in 2022 and 2023 where history and principles were discussed, and inputs into the initial concept plan development were received. Communication with Ngāti Kahu hapu has been ongoing to continue to keep mana whenua up to date with project progress. Council will continue to engage with Ngāti Kahu during further site planning.

With specific regard to the proposed Fast-track Approvals Bill application, a letter was sent to Ngāti Kahu on 19 April 2024 inviting their feedback and opportunity to meet on any aspect of the process.

Upload file here:

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Describe any processes already undertaken under the Public Works Act 1981 in relation to the land or any part of the land on which the project will occur:

Please write your answer here:

A process under the PWA involving one adjacent landowner was undertaken to enable 2 objectives, access to the Pōteriwahi (Parau Farms) site and to enable a stormwater solution to assist flooding in neighbouring properties and State Highway 2.

The recent process to identify options and solutions for the objectives was undertaken throughout 2020 and 2021.

Through this process a PWA s18 and s23 notice was served on the landowner, financial compensation offers were made with counter offers received. A final compensation amount and land take requirement was agreed that enabled the objectives and the settlement agreement was executed 28th November 2022. (new title as attached 1114301)

The original purchase of Parau Farms, the properties were acquired on the open market. However, both agreements acknowledged that the land could be used for the purposes of a public work and included a waiver of provisions under section 40 PWA.

#### Section 4: Iwi authorities and Treaty settlements

What treaty settlements apply to the geographical location of the project?

Please write your answer here:

The land has not been considered for return to under a Treaty settlement (previously being privately owned) and is not currently designated Māori land. However, we acknowledge the site is of significance to local hapū, particularly the historic relationship and source of identity derived from the site.

With regard to treaty settlements, the subject site sits within the following areas of iwi interest, as signified within their respective Deeds of Settlement:

- Ngāti Ranginui Deed of Settlement, 21 June 2012
- Ngāi Te Rangī, Ngā Pōtiki Deed of Settlement, 14 December 2013
- Ngāti Pūkenga Deed of Settlement, 7 April 2013
- Tauranga Moana Iwi Collective Redress and Ngā Hapū o Ngāti Ranginui Claims Settlement Bill.

Are there any Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provisions that are relevant to the project?

No

If yes, what are they?:

N/A

Are there any identified parcels of Māori land within the project area, marae, and identified wāhi tapu?

Yes

If yes, what are they?:

Of note is that a small portion of the northwest corner of the site potentially sits over a historic pā site. Council are currently undertaking site investigations to ascertain the location of the pā (which may or may not be on the site). This does not impact on the development potential of the site as planning for the site has included incorporating this area within an historic reserve. Council is committed to continuing to work with hapū to protect this important area.

It is also noted that there a number of identified middens within the proposed sports field development area for which an Archaeological Authority will be required to damage, destroy or modify.

Is the project proposed on any land returned under a Treaty settlement or any identified Māori land described in the ineligibility criteria?

No

Has the applicant has secured the relevant landowners' consent?

Yes

Is the project proposed in any customary marine title area, protected customary rights area, or aquaculture settlement area declared under s 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004 or identified within an individual iwi settlement?

No

If yes, what are they?:

Has there been an assessment of any effects of the activity on the exercise of a protected customary right?

No

If yes, please explain:

Upload your assessment if necessary:

No file uploaded

## Section 5: Adverse effects

What are the anticipated and known adverse effects of the project on the environment?

Please describe:

An assessment of the anticipated and known adverse effects on the environment is attached at appendix C. this includes the Economic, visual / amenity effects, social effects, environmental effects, cultural effects and archaeological effects.

There are a range of benefits anticipated, and no more than minor adverse effects are anticipated

Upload file:

Attachment C - Adverse Effects.pdf was uploaded

## Section 6: National policy statements and national environmental standards

What is the general assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard?

Please write your answer here:

An assessment against the relevant National policy statements and National environmental standards is attached at attachment B

File upload:

Attachment B Poteriwahi NPS NES and stats.pdf was uploaded

## Section 7: Eligibility

Will access to the fast-track process enable the project to be processed in a more timely and cost-efficient way than under normal processes?

Yes

Please explain your answer here:

The fast-track process will increase the speed of approvals and subsequent delivery of housing and recreation significantly. The proposed land use activities will require several approvals under the Resource Management Act 1991, and an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

Subject to further work and potential changes to the Bill as it progresses this project may or may not trigger the Reserves Act 1977 classification of reserve sections, approvals under the Wildlife Act 1953 and authorities under the Public Works Act 1981.

Council has approved future mixed use urban development over site. This approval process included community consultation in line with the Local Government Act 2002 (LGA). However, without a fast-track process, it is likely that a full plan change will be required prior to any residential or related consents being able to be lodged. This creates a near two-year process before resources consent can be applied for.

Stepping through each approval process individually is also time-consuming and costly. Additionally, there is increased risk of environment court appeals for each process, adding to the time and cost.

Going through the fast-track process will enable all the approvals required for this project to be processed in an integrated manner, which will be a more timely and cost-efficient way under than under normal processes.

What is the impact referring this project will have on the efficient operation of the fast-track process?

Please write your answer here:

It is expected that this project will be able to be considered by an expert panel over the 25 working day time period.

Has the project been identified as a priority project in a:

Other

Please explain your answer here:

The project forms part of the overall Future Development Strategy residential growth allocations within the SmartGrowth Strategy 2023 and support the sub-region's connected centres programme. The site has been identified through Council resolutions as providing for housing to respond to citywide needs.

The SmartGrowth committee is made up of Local Government Authorities (TCC and Western Bay DC), Central Government Authorities, Regional Government Authorities (BOPRC) and Tangata Whenua.

The Pōterīwhi Housing and Recreation project is acknowledged through relevant local and regional strategies, including:

- The project forms part of the overall Future Development Strategy residential growth allocations within the SmartGrowth Strategy 2023 and supports the sub-region's Urban Form and Transport Initiatives connected centres programme.
- The site has been identified within SmartGrowth's Housing Action Plan as a key contributor to housing provision in the sub-region.
- The site has been identified through Council resolutions as providing for housing to respond to citywide needs.
- The site is identified within Council's Play, Active Recreation and Sport Action & Investment Plan, to provide for development of sports fields, hard courts, clubrooms and playground.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

Currently Tauranga City faces a shortfall in the realm of 5,000 dwellings and has the highest house price to income ratio of any city in New Zealand. As described within this application, this project will assist to respond to the critical housing shortage facing Tauranga City and the Bay of Plenty region.

Will the project:

increase the supply of housing, address housing needs, contribute to a well-functioning urban environment

Please explain your answer here:

Council has approved future mixed use of the Pōterīwhi (Parau Farms) site including protection of the pā site, sports fields, passive reserves and residential land use.

There is a national priority for housing, which led to central government implementing the NPS-UD. Council is legally obliged to meet the development capacity requirements of the NPS-UD. Council is currently unable to meet the requirements of the NPS-UD and there is a shortfall of housing supply in Tauranga, increasing year on year.

The project forms part of the overall Future Development Strategy residential growth allocations within the SmartGrowth Strategy 2023 and support the sub-region's connected centres programme. The site is adjacent to the Bethlehem Town Centre which has a commercial offering and educational opportunities to support further residential development.

For the residential component of the project, Council has agreed the following should be the strategic residential objectives and outcomes for Pōterīwhi:

(a) Enabling housing development at the earliest opportunity.

(b) Delivering medium density residential development with a mix of housing typologies, and a mix of affordable and market housing.

(c) Providing a range of housing tenure and ownership arrangements.

(d) Maximising the financial return from the market housing to enable reinvestment into the affordable housing outcomes and/or contributing to the infrastructure costs which will be incurred to deliver the recreation and open space outcomes on the Pōterīwhi site.

The above objectives will be delivered alongside the recreation and cultural objectives for the site.

Additionally, the proposed development is compatible with the surrounding context and demonstrates connections to public transport, social and

recreational facilities, infrastructure, and the Bethlehem town centre, thus creating a well-functioning urban environment. The delivery of housing on the Pōterīwhi site unlocks the ability for adjoining privately owned land to also be developed into residential housing where there is capacity for another 220+ houses.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

The development project will generate employment opportunities across various sectors. Based on recent developments of similar sizes, this is likely to result in 70+ construction jobs in the residential area, along with wider planning and off-site opportunities.

The construction of 200 to 300 new dwellings, including a mix of affordable and market housing, will contribute to addressing the housing shortage in Tauranga City and the Western Bay of Plenty sub-region. Increased housing supply has potential to alleviate pressure on housing affordability, stimulate demand in the local real estate market, and attract residents to the area.

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

Will the project support development of natural resources, including minerals and petroleum?

No

Please explain your answer here:

Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions?

Yes

Please explain your answer here:

The consequence of growth, poor access to jobs, schools and other key destinations and limited travel choices has resulted in car dependent communities. Transport is the biggest contributor to Tauranga's carbon emissions, accounting for 75% of total gross emissions in the City. The development is near the Bethlehem Centre, which is a retail and commercial hub, providing a range of convenience options (including education facilities, medical centres and a supermarket) to meet the needs of the surrounding residential catchment. Part of the proposed development is within walking distance of the Bethlehem centre and the remaining development will be in proximity, allowing for shorter car trips (when required) or cycling opportunities. The development is also in close proximity to existing and proposed public transport services. Cumulatively, the shortened car trips and the opportunities to use other modes of transport (public and active) to access jobs, amenities and services, will support reductions in greenhouse gas emissions.

Restoring wetland flora and fauna will also have significant positive impacts, particularly in the context of climate change mitigation and reducing greenhouse gas emissions. This includes storing carbon, flood mitigation and water quality improvement.

Will the project support adaptation, resilience, and recovery from natural hazards?

Yes

Please explain your answer here:

To give effect to the Bay of Plenty Regional Policy Statement (RPS), TCC will be undertaking a risk assessment for each individual natural hazard on the site. The risk assessment will incorporate the effects of climate change in natural hazard risk assessment for a 100-year time frame. It is expected that the identified risk will be managed and/or reduced to low-risk through:

- Through appropriate site design, e.g. development avoids inundation areas and provides housing in safe areas;
- site-specific provisions introduced to the Tauranga City Plan (TCP);
- existing provisions in TCP;
- existing legislation (e.g. Building Code and Building Act 2004).

The development of the site will be undertaken in such a way as to mitigate and avoid impacts of natural hazards. This includes buffer areas to avoid development in proximity to slopes, and appropriate management of stormwater.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

Assuming environment is defined in the same way as under the Resource Management Act 1991, the project will address the following environmental issues:

1. Through this project, TCC proposes to develop wetlands in the low lying, southern area of the site. This will help improve the water quality the Wairoa



River, thus improving the overall ecosystem associated with the Wairoa River.

2. Connections to walkways along the river are proposed as part of this project. The maintenance and enhancement of public access to and along a river is a matter of national importance under s6 of the RMA.

3. Importantly, providing housing in such close proximity to the Bethlehem town centre will improve the social and economic conditions of the community. As noted above, Tauranga has a housing shortfall. Medium density housing in this locality will provide good access to services, amenities and public transport.

Is the project consistent with local or regional planning documents, including spatial strategies?

Yes

Please explain your answer here:

This project is consistent with the SmartGrowth Strategy 2023-2073 <https://www.smartgrowthbop.org.nz/smartgrowth-strategy-2023>, which is a strategy released in partnership with the Western Bay of Plenty District Council, BoPRC, tāngata whenua and central government. The SmartGrowth Strategy sets the expectation that the TCC land in the Bethlehem area will provide housing.

A resource consent may be required for earthworks under the Bay of Plenty Regional Natural Resources Plan (RNRP). An assessment of effects will be undertaken at the time of application, however it is noted that the level of earthworks is generally expected in the RNRP.

Anything else?

Please write your answer here:

Does the project include an activity which would make it ineligible?

No

If yes, please explain:

## Section 8: Climate change and natural hazards

Will the project be affected by climate change and natural hazards?

Yes

If yes, please explain:

Assuming the term 'natural hazards' is defined in the same way as under the Resource Management Act 1991, this site is affected by the following natural hazards:

- Flooding from intense rainfall.

There are overland flowpaths and a floodplain on the site.

- Slope hazard

The site is surrounded by steep slopes.

- Liquefaction

The area of the site within the river valley is likely to be highly vulnerable to liquefaction.

The RPS requires TCC to undertake a risk assessment for each individual natural hazard on this site. The risk assessment will incorporate the effects of climate change based on the most up to date climate change guidance, being The Ministry for the Environment's Coastal Hazard and Climate Change Guidance 2024, for a 100-year time frame.

It is anticipated that the design, zoning and activities on this site will be determined following the risk assessment. There are two distinctive natural hazard areas on this site, as noted below.

River Valley

As proposed, the residential activities or sports fields will not be located in the river valley. The valley is a floodplain and is vulnerable to liquefaction. The floodplain is zoned Active OpenSpace in the Tauranga City Plan and may be partially utilised to manage stormwater.

Ridgelines

The site is also surrounded by steep slopes. Building close to slopes increases the risk to cliff collapse and landslides. As proposed, the residential activities and sports fields will be located away from the slope hazard areas. As noted above, the development of the site will be undertaken in such a way to mitigate and avoid any impacts relating to natural hazards.

## Section 9: Track record

Please add a summary of all compliance and/or enforcement actions taken against the applicant by any entity with enforcement powers under the Acts referred to in the Bill, and the outcome of those actions.

Please write your answer here:

As a provider of a wide range of community facilities and infrastructure on a continual basis, Council is on occasion subject to enforcement orders. Such enforcement orders generally relate to infrastructure provision and development, such as have previously related to breach of discharges and construction noise breaches. Given Council is also responsible for issuing and resolving enforcement orders across the city itself, it has not been able to provide a full and complete track record at this time given the limited time to prepare this application and the extensive searches that would otherwise be required. Notwithstanding, we can note that there have been no enforcement orders related to the subject site and Council is unaware of any other

enforcement orders that would otherwise impact its ability to deliver the project.

Load your file here:

No file uploaded

## Declaration

Do you acknowledge your submission will be published on [environment.govt.nz](https://environment.govt.nz) if required

Yes

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Please write your name here:

Marty Grenfell

Important notes