

**Appendix B – National Policy Statements, National
Environmental Standards Assessment, SmartGrowth Future De-
velopment Strategy extract, Tauranga City Statistics Snapshot**


National Policy Statements and National Environmental Standards

The following table contains a general assessment of the project in relation to any relevant National Policy Statement (“**NPS**”), including the New Zealand Coastal Policy Statement (“**NZCPS**”), and any relevant National Environmental Standard (“**NES**”).

This report has also included a general assessment of the project in relation to any relevant provision of the BOPRC Regional Policy Statement (“**RPS**”).

For completeness, this report has not included any assessment against any proposed NPS or NES.

NPS for Freshwater Management	<p>The Pōteriwahi urban growth area is adjacent the Wairoa River, of which TCC have an innate understanding of the cultural and wider environmental values. TCC will consider the effects of the use and development of the urban growth area on a whole-of-catchment basis to ensure that freshwater is managed in an integrated way, particularly its downstream effects on freshwater quality.</p> <p>TCC is investigating options for stormwater management within the Pōteriwahi urban growth area. The stormwater management options will consider how it gives effect to Te Mana o te Wai and responds to climate change.</p> <p>TCC is investigating whether there are any natural inland wetlands, streams or rivers present within the Pōteriwahi urban growth area. There is no residential development proposed adjacent to any known wetlands, streams or rivers.</p> <p>A Discharge Consent will be required for this project to progress. Stormwater discharge and water quality will be assessed through the Discharge Consent.</p>
NPS for Highly Productive Land	<p>Most of the land in the proposed area is zoned either Active Open Space or Active Open Space – Major and is not required to be mapped or protected for land-based primary production.</p> <p>There is one parcel, approximately 3.6ha, within the Pōteriwahi urban growth area which is identified as 3 land on the BoPRC’s Highly Productive Land map and zoned rural zone (which most closely aligns with the NPStds general rural zone).</p> <p>Clause 3.4 of the NPS-HPL requires land to be mapped as highly productive land if it is:</p> <ul style="list-style-type: none"> • In a general rural zone or rural production zone; and • Predominantly Land Use Capability classes 1, 2 or 3 land; and • Forms a large and geographically cohesive area. <p>Given that the LUC 3 parcel is not large and does not form a geographically cohesive area, it will not be required to be mapped as highly productive land by the Bay of Plenty Regional TCC(BoPRC) or Council.</p> <p>It is noted that Proposed Plan Change 8 (NPS-HPL) to the Bay of Plenty Regional Policy Statement (RPS), which will implement the mapping requirements of the NPS-HPL, does not include any of the</p>

	<p>Pōteriwahi urban growth area as highly productive land in its consultation maps (as per below).</p>  <p>Source: Bay of Plenty Regional TCC <i>Draft RPS Highly Productive Land maps for Tauranga City: Tauranga City Map 01 (Bay of Plenty Regional Council)</i>²</p> <p>Until the BoPRC has an operative RPS with the highly productive land mapped, TCC is required under Clause 3.5(7) to apply the NPS-HPL.</p> <p>It is noted that the rural zoned parcel is not viable to be used as land-based production so does not result in any loss of available land. The site is surrounded by Active Open Space and Active Open Space – Major zones, and while rural zones are close by, the existing use more closely resembles the National Planning Standards for Large Lot residential zone meaning the proposed use will not create reverse sensitivity effects for land-based primary production activities.</p>
<p>NPS for Indigenous Biodiversity</p>	<p>TCC is aware there are areas of indigenous biodiversity within the Pōteriwahi urban growth area. These areas are largely within the areas identified as unsuitable for development, and not within the proposed residential areas.</p> <p>Investigation will be undertaken to identify the indigenous biodiversity present within the Pōteriwahi urban growth area to ensure that the indigenous biodiversity is protected, maintained and restored as necessary to achieve the overall objective of maintaining so there is no overall loss in indigenous biodiversity.</p> <p>Investigation is being undertaken to identify whether there are any SNAs (in accordance with Appendix 1 of the NPS-IB) and/or specified highly mobile fauna and habitats within the Pōteriwahi urban growth area.</p> <p>Following the outcomes of the investigations noted above, TCC will work in partnership with tangata whenua to determine whether there are any indigenous species, populations, and ecosystems within the Pōteriwahi urban growth area that are taonga. TCC will consider whether there are any established activities present in the Pōteriwahi urban growth area that can be provided for to continue.</p> <p>TCC will adopt a precautionary approach where enabling activities that have the potential to have effects on indigenous biodiversity that are</p>

	<p>uncertain, unknown, or little understood but could cause significant or irreversible damage.</p> <p>There are no geothermal SNAs or plantation forestry activities within the Pōteriwahi urban growth area.</p>
NZCPS	<p>The Pōteriwahi urban growth area is not located within or immediately adjacent to the coastal environment (as mapped by the BoPRC Environment Plan). However, it is acknowledged that the site is adjacent the Wairoa River which flows into the estuary and harbour which forms part of the coastal environment.</p> <p>TCC will undertake an integrated approach to the management of activities enabled within the Pōteriwahi urban growth area that may affect the downstream coastal environment, including natural hazard risk.</p>
NPS on Urban Development	<p>Pōteriwahi is a significant project for Tauranga City and the region to deliver residential development in the next three to ten years, to assist in addressing the critical shortfall of housing that exists within the city and the Western Bay of Plenty sub-region.</p> <p>The 2023 SmartGrowth Housing and Business Assessment (HBA, refer Attachment D) for the Western Bay of Plenty sub-region reinforces the significant and growing shortage of residential development capacity, with the current shortfall in the realm of 5,000 dwellings. In this regard, Pōteriwahi offers a significant opportunity for Council to partner on or divest a portion of the subject site to deliver between 200 and 300 dwellings. Delivery of Pōteriwahi will enable adjoining private developments to progress as the infrastructure capacity will be sized appropriately for delivery of an additional circa 220 dwellings.</p> <p>TCC will undertake an integrated response to ensure that a well-functioning urban environment is created that provides for present and future generations social, economic, and cultural wellbeing, and for their health and safety.</p> <p>The Pōteriwahi urban growth area will provide the opportunity for more intensive and compact urban form in an area where there is easy access to commercial activities (Bethlehem shopping centre) and employment areas, and be well-served by vehicle, walking, cycling and the public transportation network.</p> <p>Affordability will be addressed through enabling greater housing supply, housing choice and allowing for a diverse range of housing typologies.</p> <p>The development of the Pōteriwahi urban growth area will be integrated with infrastructure planning and funding decisions to accommodate growth in an efficient and affordable manner.</p> <p>A portion of the Pōteriwahi urban growth area will potentially be located within the walkable catchment of the Bethlehem commercial centre and TCC will consider whether greater building height and densities of residential development are appropriate in accordance with Policy 3 of the NPS-UD.</p>

	https://secureftp.tauranga.govt.nz/public/file/rqbcgLoI2Ue0xs9QIFooFQ/FULL%20SmartGrowth-Strategy-2023-2073-DFC-web.pdf
NPS for Renewable Electricity Generation	N/A
NPS on Electricity Transmission	N/A
NPS for Greenhouse Gas Emissions from Industrial Process Heat	N/A
NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2011	<p>The Pōteriwahi urban growth area is identified under the NES-CS as land that has historically been used for orcharding activities which is listed in the HAIL.</p> <p>Resource consent will be required for the development of the Pōteriwahi urban growth area for the disturbance of soil (i.e. earthworks) and proposed land uses.</p> <p>TCC is investigating the level of contaminants present in the soil and a detailed site investigation will be undertaken in accordance with the requirements of the NES-CS. It is noted that contamination issues associated with orcharding activities are common place in the city and Council do not anticipate any challenges addressing them.</p>
NES for Freshwater	<p>The Pōteriwahi urban growth area is adjacent the Wairoa River. TCC will consider the effects of the use and development of the urban growth area on a whole-of-catchment basis to ensure that freshwater is managed in an integrated way, particularly its downstream effects on freshwater quality.</p> <p>TCC is investigating options for stormwater management within the Pōteriwahi urban growth area. The stormwater management options will consider how it gives effect to Te Mana o te Wai and responds to climate change.</p> <p>TCC is investigating whether there are any natural inland wetlands present within the Pōteriwahi urban growth area. It is noted that the proposed residential area is outside any currently identified natural inland wetlands. It is not expected that the investigation will identify any new natural wetlands within the proposed residential area.</p>
NES for Sources of Human Drinking Water	N/A
NES for Commercial Forestry	N/A
NES for Electricity	N/A

Transmission Activities	
NES for Air Quality	N/A
NES for Greenhouse Gases from Industrial Process Heat	N/A
NES for Marine Aquaculture	N/A
NES for Storing Tyres Outdoors	N/A
NES for Telecommunications Facilities	N/A

Part 4: Future Development Strategy



The purpose of the FDS is to show the areas for development over the next 30 years and the infrastructure needed to support it.

An FDS helps local authorities set the high-level vision for accommodating urban growth over the long term and identifies strategic priorities to inform other development-related decisions, such as district plan zoning and related plan changes and priority outcomes in long-term plans and infrastructure strategies.

The spatial scenario underpinning the FDS is “Connected Centres”.

The FDS has been informed by the Spatial Plan, including the “No-Go” and “Go Carefully” constraints on development, and iwi values and aspirations for urban development: Manaakitanga – respect and care for others and Kaitiakitanga – environmental responsibility and reciprocity.

Housing and Business Assessment

Between 37,000 and 43,000 new homes will need to be built over the next 30 years within the western Bay of Plenty sub-region to meet housing demand, comprising a mix of detached and attached dwellings.

A housing capacity supply insufficiency has been identified for the sub-region in the short, medium and long term (next 30 years), which reflects the challenges for intensification, and the delay in being able to bring new greenfield development areas to market due to significant planning and infrastructure hurdles.

There is a significant existing housing shortage in Tauranga which has been factored into the housing allocations.

In order to support business development, the HBA identifies that a further 300 to 400 ha of greenfield land is also required for business land uses within the sub-region over the next 30 years.

	SHORT TERM	MEDIUM TERM	LONG TERM	TOTAL
Housing Demand	4,630	11,490	20,570	36,690
Housing Demand incl margin	5,550	13,780	23,660	42,990
Housing Supply	SHORT TERM	MEDIUM TERM	LONG TERM	TOTAL
Infill/ Intensification	700	3,000	8,760	12,460
Rural, Lifestyle, Small Settlement	240	230	30	500
Greenfield Urban Growth Area	3,210	7,780	11,860	22,850
TOTAL	4,150	11,010	20,650	35,810
	SHORT TERM	MEDIUM TERM	LONG TERM	TOTAL
Supply-Demand	-480	-480	90	-870
Supply-Demand incl. Margin	-1,400	-2,780	-3,000	-7,180

Housing Allocations (Dwellings)

Housing allocations address the forecast housing demands and the identified shortfalls.

These allocations are estimates based on the best information that is available. There may be variances in terms of what can be delivered on the ground following any future structure planning and natural hazard or other development constraint identification. There are a wide range of factors that affect whether or not development can be delivered, some of these are outside the control of the partners.

Area	Dwellings Short term (2024-2027)	Dwellings Medium Term (2027-2034)	Dwellings Long Term (2034-2054)	Totals (2024-2054)
Infill / Intensification (sub-region wide)¹				
Tauranga City Intensification Areas: Te Papa, Tauranga West, Mount Maunganui. Intensification of established areas outside of Intensification Area	1,000	3,300	7,100 – 10,700 ²	11,400 – 15,000
Western Bay of Plenty Intensification areas: Te Puke and Ōmokoroa	80	150	330	560
Northern Corridor				
Waihi Beach – Bowentown / Athrenree	40	100	10	150
Katikati	80	290	360	730
Ōmokoroa	340	1,160	1,440	2,940
Central Corridor				
Bethlehem	270	890	530	1,690
Eastern Corridor				
Pāpāmoa	230	520	170	920
Wairakei	500	1,380	270	2,150
Te Tumu			4,200	4,200
Te Puke	410	2,230	10	2,750
Eastern Centre ³			800	800
Western Corridor⁴				
Pyes Pā	40	140	70	250
Pyes Pā West	110	180	130	420
Ohauiti	100	230	120	450
Welcome Bay	60	110	30	200
Tauriko West ⁵	150	1,260	2,090	3,500
Ohauiti South		190	280	470
Keenan Road ⁵			2,000	2,000
Total	3,410	12,130	19,940 – 23,540	35,480 – 39,080
Papakāinga (sub-region)	128	51	284-400	463-579

The housing allocations outlined in the table provide for more capacity than what was identified in the HBA. This is due to more capacity being provided by Medium Density Residential Strategy plan changes under Plan Change 33 (Tauranga City) and Plan Change 92 (Western Bay of Plenty District Council) than anticipated and bringing forward the Eastern Centre.

Further investigations are required to confirm several of the future growth areas including infrastructure requirements, development capacity and planning assessments, creating some uncertainty and risk to delivery.

Housing allocations beyond 30 years are also provided in the FDS.

¹ The housing supply provided through infill and intensification may change depending on the outcomes of Plan Change 33 (Tauranga City) and Plan Change 92 (Western Bay of Plenty District Council).

² The infill / intensification figures are provided as a range in the long-term period to allow for between 40% of total growth up to around 60%.

³ Implementation of urban development of the Eastern Centre may be required earlier and at a greater scale if development capacity is not provided as anticipated in other identified areas.

⁴ SmartGrowth partners have agreed there is a strong preference and need for Western Corridor transport improvements to be delivered in a single stage within a decade (by 2034) as opposed to the proposed staged delivery over many years potentially extending until 2050 given the significance of the corridor locally and nationally.

⁵ The wider Tauranga Western Corridor area, which includes Tauriko West and Keenan Road, is being investigated through the Specified Development Process under the Urban Development Act 2020. Changes in the extent, timing, type, and scale of urban development may follow from this.

A Snapshot of Tauranga City


NZ's 5th populous
and rapidly growing city



Population:

92,000 (2000) ➔ **161,000** (2023)

+76% since 2000 (35% nationwide)

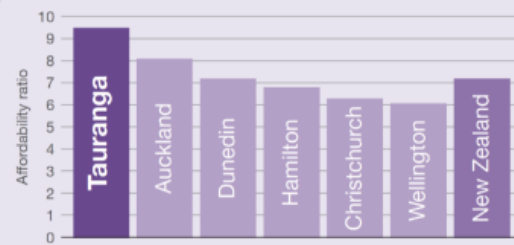
	2023	2053
 people	Tauranga City 161,000	214,000
	Western Bay sub-region 222,000	293,000
<small>(Stats NZ projections)</small>		

	Tauranga City	2024	2054
 homes	Supply	62,500	90,500
	Demand	68,000	97,500
	Shortfall	5,500	7,000

Housing affordability


Average house value
in Tauranga
\$1,023,618


Average household
income in Tauranga
\$108,292



9.5

Affordability ratio
(property value to income)
NZ Average 7.2

(Source: CoreLogic as @ Q2 2023)