



26 January 2023

Attention: Committee Staff

Committee Staff
Environment Committee
Parliament Buildings
Wellington

Tēnā koe

Urban Task Force Tauranga's Submission on the Spatial Planning Bill

1. The Urban Task Force (**UTF**) has been incorporated as a society with its purpose being to represent its members who are property professionals and funders, developers, Iwi and hapū, and owners and managers of properties in Tauranga City. The UTF seeks to provide strong and informed leadership to local authorities, promote and foster productive local networks around property and related issues, and to advocate for the property industry by making submissions to both central and local government.
2. Tauranga is a growing city. Our community is facing unprecedented challenges. The intent of UTF is to focus on the opportunities presented by growth and to unlock these opportunities by working collaboratively and innovatively across government, local government, and private sectors.
3. Tauranga has a severe shortage of zoned and serviced land to provide new homes for residents, and spaces for business to invest in. This has caused severe housing affordability issues. Tauranga City has an urgent need for required infrastructure and more affordable housing. Poor growth management has led to a failing city centre, a lack of essential community infrastructure and facilities, and a lack of investment in utilities infrastructure necessary to support growth. The UTF advocates for better connected thinking, connected planning, connected governments and strong leadership.

Spatial Planning Bill – Overview Comments

4. UTF supports the idea of Regional Spatial Strategies, including that they will address areas appropriate for housing and development. However, the process for developing these strategies is to be determined by the Regional Planning Committee. Whilst this must include public notification, it does not need to include a hearing (as a requirement). UTF considers it imperative that the Regional Planning Committee hear from the development community, as it is largely the development community which delivers housing. It seeks changes to the Spatial Planning Bill (**SPB**) in this regard.
5. UTF's particular submission points is produced in table format **below**.

Table: UTF Submission

Clauses	UTF submission
Clauses 30 – 35 <i>Process for preparing Regional Spatial Strategies</i>	The SPB contains provisions by which the Regional Planning Committees prepare the process for developing the Regional Spatial Strategy. This process <i>may</i> include hearings (clause 35). UTF seeks that the SPB be amended so that the process <i>must</i> include hearings. UTF considers this is necessary to ensure that the Regional Planning Committees have appropriate information and evidence from the development community.

URBAN TASK FORCE FOR TAURANGA
PO Box 2034, Tauranga 3144

M: 027 669 9169 | E: info@urbantaskforce.co.nz | W: www.urbantaskforce.co.nz



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