

**SUBMISSION ON TAKE ME TO THE FUTURE: OTUMOETAI 2050  
(DEVELOPMENT OF THE OTUMOETAI SPATIAL PLAN)**

**TO:** Tauranga City Council

**SUBMISSION ON:** Otumoetai 2050: Tauranga City Development of the Otumoetai Spatial Plan

**SUBMITTER:** URBAN TASKFORCE FOR TAURANGA LTD (“UTF”)  
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1. The Urban Taskforce for Tauranga appreciates the opportunity to provide this feedback to the Tauranga City Council on Development of the Otumoetai Spatial Plan (Otumoetai 2050).
2. 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 Hapu, and owners and managers of properties in Tauranga City.
3. 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 our industry by making submissions to both Central and Local Government.
4. Tauranga is a growing city. Our community is facing unprecedented challenges because leaders have seen growth as a problem rather than an opportunity. 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. Part of UTFs role is to advocate for sound policies which will assist in resolving some of the existing challenges to growth.
5. Poor past policy relating to growth management has led to a lack of essential community infrastructure and facilities, adhoc and poorly planned infill development, and a lack of investment in utilities infrastructure necessary to support growth. In relation to spatial planning, the UTF advocates for connected thinking, connected planning, connected government, and strong bold leadership.

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### General

6. The UTF submission is in response to the Council's consultation document seeking feedback and ideas for the development of a Spatial Plan for Otumoetai. Having reviewed the initial material provided and the Council's webinar, our Executive has provided feedback and comments on the need for a number of considerations to be taken into account as part of the Plans development. These are provided as recommendations and suggestions below.
7. The UTF supports the development of a Spatial Plan for Otumoetai, but we signal that further information on matters such as infrastructure provision And capacity, population projections, projected rates of uptake of development and further draft maps, would be useful in assisting us with providing more meaningful feedback.

### Purpose of the Spatial Plan

8. The UTF agree that there is a need for a spatial plan to be produced as a blueprint for accommodating growth within the Otumoetai catchment over the next 30 year period. We understand that the Spatial Plan will act to guide and implement pending District Plan changes (Plan change 33). The Spatial Plan must manage how future growth occurs to achieve quality intensification and housing (including affordability). The UTF feel strongly that intensification must be realised and not just talked about.

### Commercial and Retail Centres

9. The UTF agrees that there are a number of existing commercial and retail centres within the Otumoetai Spatial Plan study area which have the potential to provide commercial hubs around which intensification can occur under the National Policy Statement on Urban Development (NPS-UD). These include commercial centres at Brookfield, Cherrywood and Bureta. These are existing well established centres which provide a wide range of commercial offerings including cafes, food and beverage, supermarkets, convenience retail, commercial services, and transport hubs. Intensifying residential development around these three centres is favoured due to their proximity to transport routes and accessibility. For example, Bureta and Brookfield, are very well connected and serviced.
10. Council will need to review the size of the existing local Centres to ensure that they are sufficient to cater for an increased population. The Spatial plan needs to review the scale and extent of these Centres as the footprint of many have not been reviewed since they were originally established in the 1960s and 1970s.

### The Need for Adequate Infrastructure

11. The key to achieving appropriate intensification outcomes is directly linked to the need to provide adequate infrastructure to handle projected growth. The UTF agrees

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that infrastructure upgrades should be carried out either prior to or in conjunction with intensification. Some existing infrastructure is constrained, for example Matua is restricted by its limited road access and transport infrastructure. Further development may result in traffic congestion as a result.

12. Analysis is required around the capacity of infrastructure. The development of an infrastructure lead structure plan is required which identifies the available capacity of water supply, wastewater, and stormwater infrastructure and the further capacity of the road network, along with necessary upgrades. The yield to determine this can be taken from the new permitted densities which are proposed under Plan Change 33 once the extent of the medium density intensification areas is mapped. It is assumed that for residential land outside intensification areas, a density of 3 dwellings per lot can be adopted for the purposes of projected yield, i.e. a yield of around 1 dwelling per 120m<sup>2</sup>. From an infrastructure and servicing perspective, the UTF does not consider that Brownfield areas should be treated differently than new Urban Growth areas in terms of the need for comprehensive “infrastructure led” structure planning.
13. How Council would propose to coordinate infrastructure planning and investment without an appropriate structure plan approach is unclear. Our concern is that poor infrastructure planning will result in a “slow burn” in terms of the rate and scale of development. Coordinating the planning of infrastructure investment is important because without a coordinated infrastructure approach to support intensification over the next 30 years, the Council will be unable to achieve its growth targets.
14. It is critical that development capacity is infrastructure ready as required by the NPS-UD.
15. Given that parts of Plan Change 33 will likely have immediate legal effect (such as the ability to construct up to 3 dwellings per title), our initial thoughts are that an infrastructure traffic light system could be developed for 3-waters infrastructure which would enable immediate development to occur within the study area.
16. As part of structure planning, a development contribution funding model (local) should be developed for the study area, to identify and cost infrastructure upgrades where appropriate. This should extend to Council led stormwater infrastructure upgrades which may be necessary to unlock land which has been identified as being subject to flooding under Plan Change 27.

### Open Space and Reserves

17. There are significant open space and reserve areas contained within the study area (i.e., Kulum Park, Fergusson Park, and Carlton Reserve) as well as connections (such as walkways and cycleways along the Tauranga harbour and Waikareao estuary waterfronts). Analysis will be required in terms of a reserve hierarchy and the identification of different priorities for use of reserves as part of the spatial plan. Many

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of these reserves have existing well defined uses, whilst some open space is currently underutilised. The Spatial plan must ensure that appropriate spatial connections are provided through walkways and cycleways. Although there is an existing walkway and cycleway connection around much of the study area, there are many conflict points and existing shortfalls (such as the Matua waterfront) where further land and upgrades will be needed to ensure effective outcomes. Engagement with adjacent landowners will be required to achieve land acquisition for upgrades.

18. A review of Councils existing Reserve Management Plans will be required to consider the need for facility upgrades and whether existing reserve and open space offerings are sufficient to cater for planned increased population densities within the study area.

### Urban Design

19. To support good urban design outcomes, guidance is required such as that completed for the Te Papa Peninsular. It is recommended that the Councils existing 'Residential Outcomes Framework' be updated to provide guidance which can be applied to the Otumoetai Spatial Plan study area.

### Decision sought

20. The UTF asks that the above matters be properly considered and thought through in the preparation of an Otumoetai Spatial Plan, particularly the planning for and provision of, adequate infrastructure.
21. We strongly support the Councils proposal to undertake further consultation with residents, Tangata Whenua and specific user groups within the Community.
22. The UTF would be happy to meet to discuss our ideas for ensuring the success of the Spatial Plan, as our members represents a wide range of interests.



**SCOTT ADAMS**  
**CHAIRMAN**

**Date:** 06 October 2021

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