

**BEFORE INDEPENDENT HEARING COMMISSIONERS FOR
THE BAY OF PLENTY REGIONAL COUNCIL**

IN THE MATTER OF: of the Resource Management Act 1991.

AND

IN THE MATTER OF: a hearing by the Bay of Plenty Regional Council on Proposed Change 4 (Tauriko West Urban Limit) to the Bay of Plenty Regional Policy Statement.

AND

IN THE MATTER OF: The Submission and Further Submission by Tauranga City Council being:

- Submission No. 15.

**Statement of Evidence of Campbell Larking and Gareth Ross Pottinger
on behalf of Tauranga City Council**

1. Name, Qualification & Experience

- 1.1. My name is Campbell Paul Larking. I am the Senior Project Manager: Urban Growth for the Tauranga City Council and I'm a full member of the New Zealand Planning Institute and both a Bachelor of Arts in geography and a Master's Degree in Resource and Regional Planning.
- 1.2. My name is Gareth Ross Pottinger. I am a Project Leader: Urban Planning for the Tauranga City Council. I hold a Bachelor of Resource and Environment Planning from Massey University. I have over seven years' experience in policy planning with a focus on green and brownfield urban planning throughout Australia and New Zealand.

2. Focus of this Evidence

- 2.1. My evidence is in support of the submission made by Tauranga City Council, specifically with regard to submission number 15. Through my verbal submissions, I wish to provide an
- 2.2. overview of the wider context of Proposed Change 4 to the Regional Policy Statement and Tauranga City Council's role in Structure Planning.
- 2.3. In my evidence I intend to cover the following:
 - (a) Overview of Tauranga City Council's (TCC) support of SmartGrowth, its commitment to SmartGrowth implementation;
 - (b) An overview of Proposed Change 4 and its importance to the wider context of urban growth for the Western Bay of Plenty sub-region, and;
 - (c) An overview of Tauranga City Council's role in delivering Tauriko West as an Urban Growth Area, with a particular focus on the Structure Planning.
- 2.4. I note a number of submissions received in relation to Proposed Change 4, relate specifically to the more detailed Structure Planning part of the project. I will speak to Tauranga City Council's responsibilities with structure planning, with an overview of the schedule of works currently underway within that project.

3. Background

- 3.1. TCC is a strong supporter of SmartGrowth. TCC has committed considerable staff and financial resources, along with its strategic partners, the Bay of Plenty Regional Council and Western Bay of Plenty District Council since the inception of SmartGrowth. TCC are committed to implementing the vision of SmartGrowth.
- 3.2. With the vision and direction set by SmartGrowth, a significant commitment is made. The fundamental decisions about direction for the sub regions future growth, the physical and social infrastructure investment needed to support and enhance that growth. Along with the timing, shape, form, and scale of urban development and the environmental impacts are being made through the Long Term Plan and Structure Planning processes underway, based on the strategic direction agreed through SmartGrowth.
- 3.3. It is crucial that the agreed outcomes of SmartGrowth are embedded in the Regional Policy Statement (RPS), such that the agreed direction and decisions can be made with a level of

confidence to the planning for and future investment in new urban growth areas through planning investment and infrastructure investment.

3.4. The Growth Challenge

- 3.5. Through Smartgrowth, this region has had an extensive population and housing projection work completed. These projections are reviewed after every census, with the most recent being in 2014 (TCC monitor and amend these as required, either based on actual growth or updated information from SNZ).
- 3.6. Generally, these projections have been higher than the Statistics NZ (SNZ) median growth figures and have been found to be accurate predictions of growth in the Western Bay region. The TCC housing predictions are compared to actual new dwelling consents every six months to confirm that our predictions are accurate.
- 3.7. In February 2017 SNZ updated their population predictions. These showed higher growth than the NIDEA projections out to 2031, at which point the NIDEA projections accelerated ahead of the SNZ figures.
- 3.8. TCC have remodelled our population projections as per the SNZ figures out to 2031 and used the higher NIDEA projections after that. TCC growth statistics used for these proposals are shown on Table 1 below.

Year	Cumulative Population (Stats NZ)	Cumulative Population (TCC)	Cumulative Occupied Dwellings (Stats NZ)	Cumulative Occupied Dwellings	Cumulative Total Dwellings
2013 (Census)	119,800	119,800	47,700	45,878	50,259
2018	134,600	134,600	51,900	52,287	57,309
2023	145,800	145,800	55,800	58,359	63,987
2028	154,900	154,900	59,800	64,245	70,464
2033	163,600	164,084	63,700	70,177	76,990
2038	171,700	173,949	67,200	76,157	83,566
2043	179,500	181,293	Unavailable	80,573	88,424
2048	Unavailable	186,694	Unavailable	83,706	91,872
2053	Unavailable	190,624	Unavailable	85,994	94,390
2058	Unavailable	194,770	Unavailable	88,415	97,051
2063	Unavailable	198,374	Unavailable	90,713	99,580

Table 1 – Population and Dwelling Statistics

- 3.9. The population growth within Tauranga has placed significant pressure on land supply. To demonstrate this, a preliminary assessment of Tauranga City Council Land Supply against

the short term demand requirements for the National Policy Statement on Urban Development Capacity can be seen in the table below:

	Greenfield	Infill and Intensification	Supply 2017 (as at 1 Jan 2017)	Supply 2021 (as at 1 July)	Supply 2028 (as at 1 July)
Status Quo	Zoned now	Current (20.3%)	9.2 years X	4.7 years X	0 years X
Plus Greenfield	Te Tumu (15 per ha) + Tauriko West + Keenan	Current (20.3%)	9.2 years X	13.6 years ✓	6.6 years X
Plus Greenfield Plus Intensification	Te Tumu (at density higher than 15 per ha) + Tauriko West + Keenan	Increased (30%)	10.5 years X	20.9 years ✓	13.9 years ✓

Table 2 - As at 1 January 2017 – Table based on SmartGrowth household projections

- 3.10. The amount and extent of population growth in the Bay of Plenty sub-region, along with the new National Policy Statement (NPS) on Urban Development Capacity and continuing market pressures, show the need to stay on track with ensuring there is sufficient development capacity in the region. As demonstrated in Table 2, TCC does not have development capacity to meet the proposed requirements of the NPS, given its requirement of 20% above and beyond short and medium term demand, and 15% over and above projected long-term demand.
- 3.11. After examining feasibility of development in line with the proposed NPS requirements, officers believe that a range of growth opportunities across the sub-region which cater to current and likely potential future market demand is needed.
- 3.12. An integrated approach in the west, east, north and current urban growth areas will also ensure that the SmartGrowth strategy of creating communities where people can live, work, learn and play has a greater chance of implementation success. If we are clear about our long term strategy, other infrastructure providers and investors are more likely and able to join in support.
- 3.13. Importantly, at 30 June 2015, there was capacity for around 10,500 additional residential dwellings in zoned urban growth areas within Tauranga City. According to SmartGrowth projections, Tauranga City will require an additional 47,900 dwellings between 2013 and 2063. As at 30 June 2013, there remained an estimated greenfield residential land supply for 13,200 dwellings in zoned greenfield areas; additional infill capacity of 5,150 dwellings; and potential for intensification to provide a further 2,100 dwellings. This provided a total supply capacity as at 30 June 2013 for 20,450 dwellings, which when deducted from the projected demand out to 2063 leaves a shortfall of 27,450 total dwellings.
- 3.14. This shortfall would need to be accommodated in future greenfield areas and/or further development in existing urban areas. As at 30 June 2015, greenfield land supply capacity was available for about 10,500 dwellings, which is estimated to provide for up to 10 years of residential growth. Due to the time lags for rezoning processes and supplying the

necessary infrastructure to a new growth area, more capacity is needed to address the projected shortfall in capacity.

- 3.15. In response to the shortfall of total dwellings, there are four recommended urban growth area projects (Tauranga Urban Strategy, Te Tumu, Tauriko West and Keenan Road), which are aimed at delivering additional capacity in the medium to long term.
- 3.16. TCC therefore needs to progress new greenfield areas and significantly increase the level of intensification in existing urban areas. The current greenfield areas are being taken up fast by the market and there is a high risk there will be a gap in supply if Te Tumu and Tauriko West are not ready for market within the next 4 years.

3.17. Smart Growth

- 3.18. SmartGrowth is responsible for the vision, direction and long-term planning for population and business growth in Tauranga City and the western Bay of Plenty region.
- 3.19. Launched in 2002, the SmartGrowth partnership provides a unified vision and sets the strategic direction for growth, infrastructure planning and development across the western Bay of Plenty.
- 3.20. The SmartGrowth Strategy forms an implementation plan focused on six key outcomes:
 - Visionary leadership and collaboration
 - Sustaining and improving the environment
 - Building community
 - Growing a sustainable economy
 - Recognising cultural identity and change
 - Integrated planning
- 3.21. Taking into account a range of environmental, social, economic and cultural matters, SmartGrowth identifies opportunities for building our community. Ensuring a balanced approach to growth management is an important part of planning for the future and connecting the spaces and places that create communities where we live, learn, work and play. Not just now, but in the future.

3.22. Smart Growth Settlement Pattern Review

- 3.23. In 2013 the SmartGrowth strategy partners agreed to an updated SmartGrowth Strategy. The sub-regional SmartGrowth Settlement Pattern (SPR) is a cornerstone of this Strategy. From this the Western Corridor Strategy Study was undertaken to assess the potential extent of urbanisation in the Western Corridor to determine the most appropriate staging of urban growth.
- 3.24. In 2016 the Western Corridor Strategic Study SmartGrowth Option 3B SPR sought to determine the temporal and spatial blueprint for allocating residential and industrial growth within the western Bay of Plenty sub-region over the next 30 years, whilst retaining a 50-year strategic horizon.
- 3.25. At its meeting in July 2016, the SmartGrowth Implementation Committee considered the outcomes of the Western Corridor Strategic Study SmartGrowth Option 3B SPR. The Committee then resolved to approve Tauriko West as the next area for urban development in the Western Corridor.
- 3.26. The SPR showed additional greenfield residential land supply is required to address a projected shortfall in development capacity. It was anticipated that without the additional

capacity provided by the SPR, there would be no more residential greenfield land available in the Western Corridor by 2026. The review outlined that new greenfield areas would need to be identified and planned well in advance of 2021 to ensure capacity can be taken up at the appropriate time.

- 3.27. Importantly, greenfield development has been planned in Wairakei and Te Tumu in the eastern corridor. However, this alone is not sufficient enough to meet the long term capacity demands required to meet the National Policy Statement on Urban Development Capacity and Tauranga's future growth.
- 3.28. The SPR signalled that the Tauriko West Urban Growth Area had significant benefits for greenfield capacity, which include:
- Located on the periphery of the existing city adjacent to already existing commercial, industrial and residential areas;
 - Relatively easy to service with infrastructure;
 - Adjacent to State Highway 29; and
 - Owned by a limited number of landowners (i.e. not fragmented into many titles) and the majority of whom support urban development.
- 3.29. The land area, as a future growth area is approximately 388 hectares and has the potential to yield approximately 3,000 new dwellings. It is noted that the urban limits line change, being the matter in front of this hearings panel, includes part of the total proposed urban growth area.
- 3.30. The SPR provided an analysis of the feasibility and appropriateness of future urban development (including Tauriko West) and made recommendations to SmartGrowth and subsequently its members about whether the Western Corridor should be urbanised and potential preferences as to the sequencing of new growth areas.
- 3.31. The study concluded that both Pukemapu and Neewood areas scored relatively poorly compared to the Western Corridor and in particular Tauriko West. Additionally, the SPR determined that the Keenan Road area remained suitable for urbanisation in the future. However, there were a number of complex issues in the urbanisation of Keenan Road that would take a number of years to resolve, primarily the fragmented nature of land holdings, typography, and sequencing of infrastructure servicing. Therefore, Tauriko West was recommended as the next growth area to be developed.
- 3.32. It was determined that in order for urbanisation of Tauriko West, the following programme of work was required:
- Amending the RPS Urban Limit (Proposed Change 4) to include Tauriko West;
 - Altering the current local authority boundary between Tauranga City and the Western Bay of Plenty District under the Local Government Act 2002 (LGA);
 - Preparation of a Structure Plan and subsequent Plan Change to the Tauranga City Plan to rezone the land from rural to residential, and;
 - A strengthened and enhanced State Highway 29.

3.33. Tauriko for Tomorrow

- 3.34. From the SPR, the Tauriko for Tomorrow project was created to encapsulate all of the above four components of the wider project with key responsibilities outlined to include the following:
- Bay of Plenty Regional Council – Amendment to the RPS urban limit line;
 - Western Bay of Plenty District Council – boundary alteration;
 - New Zealand Transport Agency – Transport network plan;

- Tauranga City Council – Structure Plan and Plan Change;

3.35. There was also an identified need to establish a Tangata Whenua Engagement Group to ensure cultural values were recognised which has been established and operating under a partnership agreement.

3.36. Each Council/Government organisation is responsible for the lead on their component of the wider Tauriko for Tomorrow project. The key first step in the statutory planning process is to include Tauriko West as a new urban growth area within the RPS, enabling the following components to progress. Plannig following that, specifically the structure plan will follow the requirements set out already in the RPS for urban growth management.

3.37. Te Kauae A Roopu

3.38. The Treaty landscape has elevated the importance of Tangata Whenua. Recent Resource Management Act reforms provide impetus for councils to enhance tangata whenua participation in RMA decision-making processes. Aside from legal responsibilities to Maori, there is a collective aspiration to work together as part of the Tauriko for Tomorrow Project.

3.39. Te Kauae A Roopu was established in December 2017, with a partnership agreement between the three councils, NZTA and the six local hapu including Ngati Kahu, Ngati Pango, Ngati Rangī, Ngati Hangarau, Ngāi Tamarawaho and Pirirakau who hold mana whenua over the Tauriko West area.

3.40. Te Kauae A Roopu is a crucial equal partner in the Tauriko for Tomorrow Project, and as a collective we continue to engage on all aspects of the project.

3.41. All partners are committed to the Tauriko for Tomorrow project and work together to discuss cultural matters associated with the impacts that the future development of the growth area may have, seeking to create strategic to reduce the impact of those issues – which will be resolved through the development of a future structure plan.

3.42. Proposed Change 4 to the Regional Policy Statement (Urban Limit Line)

3.43. Proposed Change 4 is the first and crucial step in realising the wider SmartGrowth vision for the Western Bay of Plenty sub-region. The purpose of Proposed Change 4 is to extended the urban limits line of the operative Regional Policy Statement to include the Tauriko West Urban Growth Area, therefore enabling the planning for the growth area to proceed.

3.44. Proposed Change 4 is vital for the sub region as with such strong population growth, there is a significant demand on the sub regions urban development capacity. This is important to consider in relation to Central Governments National Policy Statement on Urban Development Capacity (NPS-UDC), which provides direction to address the sub-region's growth. Tauranga City, Western Bay of Plenty District and Bay of Plenty Regional Council are collectively responsible for implementing the NPS-UDC for the Tauranga Urban Area. At present, Tauranga City Council's land supply falls short of that required under the NPS-UDC in the medium term (3-10 years) and long-term (10-30 years). As such, Proposed Change 4 is vital to ensure we provide the urban development capacity required by central government. Without Plan Change 4, the SmartGrowth partner Councils will be unable to

proceed with the planning for Tauriko West and therefore will not be able to meet the NPS UDC.

3.45. Proposed Boundary Alteration

3.46. In order for efficient servicing of the Tauriko West Urban Growth Area, an alteration between the Tauranga City Council and Western Bay of Plenty District Council boundaries is proposed as part of the Tauriko West Urban Growth Area.

3.47. The process will be undertaken through the Local Government Act 2002 to prepare an application to the Local Government Commission for their consideration and approval. If the boundary alteration is approved and an Order in Council made, this would enable Tauranga City Council to notify a Plan Change to the City Plan once Structure Planning is complete.

3.48. The progression of the boundary alteration will occur following the conclusion of Plan Change 4.

3.49. The Transport Network

3.50. The New Zealand Transport Agency is responsible for delivering the transport plan for the Tauriko Network. The Transport Plan will need to identify improvement options for State Highway 29 and State Highway 29a and places importance on providing local roads for local journeys, increased convenience and accessibility to public transport solutions, active modes such as walking and cycling.

3.51. The Transport Plan will identify potential investments and will be based on urban growth scenarios over a 30-year time period. When complete the recommended programme will aim to:

- Support growth, land use and transport integration to improve liveability;
- Improve State Highway 29's capacity and alignment;
- Reduce deaths and serious injuries along State Highway 29;
- Enable public transport infrastructure and services;
- Improve pedestrian and cycling facilities.

3.52. A strengthened State Highway is critical to the delivery of Tauriko West. The partners are working collaboratively with NZTA through a detailed business case process at present. The end outcome will be a determined corridor catering to future growth within the corridor which meets NZ Government requirements.

3.53. The future structure plan and roading corridor strengthening go hand in hand. Establishing Tauriko West as a future urban growth area via Plan Change 4, will provide confidence to the partners in this project that growth within the Western Corridor will be provided for to continue and therefore planning and investment decisions being able to be made.

4. Tauranga City Council - Structure Planning

4.1. Tauranga City Council is responsible for the structure planning component of the project and then to implement this through a plan change to the City Plan. This process aims to determine a land-use development scenario for the Tauriko West Urban Growth Area. The overall aims of the Structure Planning is to deliver:

- A live, learn, work, play community;
- A community that is connected to the Wairoa River;
- An urban form that reflects the cultural and heritage significance of the locality and is led by design;

- Liveability;
- A vibrant community, connected to strong employment and retail centres;
- A variety of housing types and choices;
- Connected communities;
- Reserves, schools, and community facilities, and;
- An enhanced state highway network.

4.2. Tauranga City Council is preparing the Structure Plan in accordance with the Bay of Plenty District Council's Regional Policy Statement Method 18. The requirements of Method 18 are outlined in section 4.3 of this evidence. It is my planning position that this is where the key focus of the planning for Tauriko West should be undertaken. The RPS has, through the establishment of urban growth policy set up how urban growth is to proceed within the sub region, and provided for how structure planning is to occur. The matter in front of the hearing panel therefore is to recognise these existing policies and note that through the structure plan the detailed planning and resolution of effects needs to occur.

4.3. Method 18 of the RPS states:

Method 18: Structure plans for land use changes Prepare structure plans for all large-scale land use changes to ensure:

- *Coordinated development through the integrated provision of infrastructure; and*
- *Integrated management of related environmental effects.*

Structure plans shall, as appropriate and applicable:

(a) Identify land which is to be used or developed for urban purposes;

(b) Identify intensification areas;

(c) Show proposed land uses, including:

(i) Arterial and collector roads, rail and network infrastructure

(ii) Residential, commercial and business centres

(iii) Schools

(iv) Parks

(v) Land required for recreation

(vi) Land to be reserved or otherwise set aside from development for environmental protection purposes

(vii) Appropriate infrastructure corridors

(viii) Community, health and social service facilities, including those necessary to cater for an ageing population.

(d) In respect of proposed land uses (see (c) above), demonstrate the live-work-play principle to development;

(e) Show how the target yields set out in Policy UG 4A will be met;

(f) Identify all existing and consented, designated or programmed infrastructure and infrastructure corridors;

(g) Identify infrastructure requirements, including the provision of and responsibility for that infrastructure;

(h) Identify all known contaminated sites that land to be used for urban purposes may contain and show how adverse effects from contaminated land are to be avoided, remedied or mitigated;

(ha) Identify all known natural hazards that land to be used for urban purposes may be subject to, or contain, and show how low natural hazard risk is to be maintained or achieved;

(i) Identify significant cultural, natural and historic heritage features and values and show how they are to be protected;

(j) Identify significant view shafts to be maintained and enhanced through the avoidance of inappropriate development;

(k) Show how any adverse effect of increased stormwater runoff is to be mitigated;

(l) Show how other adverse effects on the environment and infrastructure are to be avoided, remedied or mitigated;

(m) Show how provision has been made for public transport, cycleways and pedestrian connections;

(n) Document consultation undertaken with persons (including tangata whenua) affected by or interested in the proposed land uses, and any response to the views of those consulted;

(o) Show how the sequencing of urban growth requirements detailed in Policy UG 6A will be achieved;

(p) Include Urban Design Plans which:

(i) Apply and demonstrate adherence to the New Zealand Urban Design Protocol (March 2005) Key Urban Design Qualities;

(ii) Outline the urban design objective and rationale;

(iii) Provide an analysis of context;

(iv) Provide a site analysis; and

(v) State design outcomes for the proposed development.

“As appropriate and applicable” is intended to allow the content of a structure plan to be tailored to the nature and scope of the development proposal to which it relates and, to give effect to this Method, District plans can identify methods for assessing which of the above matters must be addressed, in light of the particular scope of the proposed land use change and its environmental effects.

4.4. Tauranga City Council in the preparation of Structure Planning for Tauriko West is committed to addressing the requirements of Method 18. In fact, the structure plan and future rezoning cannot proceed without these matters being resolved.

4.5. As Tauranga City Council progress with the Structure Planning for Tauriko West Urban Growth Area. it needs to consider a number of key aspects of the project. In more detail, the structure planning in Tauriko West will look at:

- The type and location of land uses that will be permitted, including development type, density and staging;

- Multi-modal transport links and connectivity such as roading, public transport, cycle and pedestrian access;
- Delivering infrastructure to the boundary of the growth area;
- The location, type, scale and staging of infrastructure required to service the growth area, including stormwater, water and sewerage;
- The protection of sites, features or values of importance to the community (Which may be cultural, ecological, historical or amenity related);
- Integration of new development and growth with existing infrastructure and existing urban development;
- Cultural values and enhancement of the Wairoa river corridor;
- Landscape character and amenity;
- Reserves and open space networks;
- Natural Hazards;
- The provision of community facilities;
- Areas of contamination, and;
- Provision and location of network utilities (electricity, gas, broadband).

4.6. The structure plan will be particularly used for:

- Providing integrated management of complex environmental issues (e.g. urban growth, open space planning, natural hazards management, and protection of natural and cultural heritage values);
- Coordinating the staging of development over time;
- Ensuring coordinated and compatible patterns and intensities of development across parcels of land in different ownership, and between existing and proposed areas of development and redevelopment;
- Coordinating infrastructure provision and other services across land parcels in different ownership, and;
- Providing certainty to all parties of the layout, character and costs of development in an area earmarked for growth of redevelopment.

4.7. As outlined above, there is a significant programme of works to ensure compliance with Method 18 of the Regional Policy Statement. We can advise the hearings committee the Tauranga City Council is advancing in the programme of works.

4.8. A summary of the status of the programme of works is provided below:

- Natural Hazard Assessments;
 - Geotechnical and Liquefaction – Completed;
 - Active Faults – Stage one complete;
 - Flood – Stage two underway;
- Local Transport Modelling – Complete;
- Infrastructure planning for water and wastewater – Underway;
- Contaminated Land Assessment – Complete;
- Archaeological Assessment – Complete;
- Commercial / Economic Assessment – Complete;
- Wairoa River Landscape Assessment – Complete;
- Cultural and Heritage Assessment – Complete;
- Community Facilities Assessment – Complete;
- Stormwater & Ecology Planning – Underway via a Stormwater Strategy;
- Ecological Assessment – Stage one complete;
- Prepared a landform development model – Complete subject to change;
- Master Planning – Draft concept developed (subject to change).
- Density considerations and calculations.

- 4.9. We note a number of submissions raised detailed structure planning submissions. We put to the Hearing Committee that these matters in fact need to be dealt with through detailed Structure Planning and engagement with the Councils and community in accordance with Method 18 of the RPS.
- 4.10. In preparation of the Structure Plan the TCC will take into consideration the submissions raised in regards to more detail Structure Planning as part of Proposed Change 4.
- 4.11. In addition, in preparing the Structure Plan we can advise that there will be significant opportunities for consultation on the Structure Plan itself and through a formal Plan Change process.

5. Position in Response to Staff Report / Recommendations

- 5.1. Having reviewed the staff overview S42A report prepared by the Bay of Plenty Regional Council I can confirm TCC are supportive of the assessment and responses to the submissions received.
- 5.2. As outlined in the S42A report we support the recommendations made to the hearings committee, which recommend that the Hearing Committee:
 1. Receives the report – Proposed Change 4 (Tauriko West Urban Limit to the Bay of Plenty Regional Policy Statement – Overview Report on Submissions.
 2. Receives the report – Proposed Change 4 (Tauriko West Urban Limit to the Bay of Plenty Regional Policy Statement Staff Recommendations on Provisions with Submission and Further Submissions.
 3. Receives the redline strikeout version of Proposed Change 4 (Tauriko West Urban Limit) to the Bay of Plenty Regional Policy Statement attached to this report.
 4. Hears submitters and makes decisions in accordance with Schedule 1 to the Resource Management Act 1991 on all submissions received to Proposed Change 4 (Tauriko West Urban Limit) to the Bay of Plenty Regional Policy Statement.
 5. Recommends its decisions in (4) above to the Minister for the Environment for approval.
 6. Notes, the amendments which staff have recommended be made to the Proposed Change 4 provisions are also shown in the Staff Recommendations Redline Strikeout Version 6.0.

6. Conclusion of Evidence

- 6.1. Tauranga City is a growth Council and experiencing significant growth and growth challenges. Following the gazettal of the NPS UDC TCC has been able to confirm that it

does not meet the medium and long term capacity requirements required under that policy document.

- 6.2. It is clear that in order to progress the long term planning for the City and sub region new feasible growth areas are required to progress through joint collaboration
- 6.3. For the Tauranga City Council, the Tauriko West is a key future growth area with the planning for the establishment of the growth area set within an evidence based context (being the Western Corridor Strategic Study).
- 6.4. This Study concluded the benefits and reasons for delivering urban growth within the Western Corridor and Tauriko West, and each Council through varying resolutions and confirmed their support for the progression of planning for Tauriko West.
- 6.5. I support the Bay of Plenty Regional Council's proposed change 4 to the RPS to extend the urban limits line to include the Tauriko West Urban Growth Area. The reasons for the need for and delivery of Tauriko West are clear, and also set within the NZ Governments requirements of the NPS UDC.
- 6.6. I recommended that the Commissioners consider the above within its ability to make decisions and support the outlined recommendations and confirm that the urban limits line be amended to include Tauriko West as a new and future urban growth area.
- 6.7. I further note that the existing RPS policies which are not being changed or challenged through this process, set in place the planning policy context for dealing with zoning changes, infrastructure planning, and resolution of the issues associated with that planning for opening up a new growth area. Further, those issues are also subject to a future plan making process under Schedule 1 of the RMA and publicly consulted on and the place where many submissions made to this hearings panel should naturally be being considered.
- 6.8. For the Tauranga City Council, Tauriko West is a natural future urban growth area which will provide for future urban development of our growing population and aid in meeting the NZ Governments requirements on urban development capacity.
- 6.9. We welcome any questions that members of the Hearings Committee may have.