

Information sheet: Future 'intensification' - Land and housing

Sourced from the SmartGrowth Strategy and Implementation Plan May 2007.

Provision for a Range of Housing Types

It is believed by having choices of types and locations of residential development the needs of the community will be met. Residential development has four types:

1. Greenfield residential development
2. Intensification areas
3. General intensification
4. Papakainga.

The western Bay of Plenty sub-region is expected to have 71 percent of future growth in greenfields developments and 29 percent through intensification. The Regional Policy Statement (policy 17A.3.1(b)(v)) states that 80 percent of new sections in a greenfields development must be finished before development of any new growth areas can take place. This helps to ease pressure on infrastructure and allows for coordinated development.

Residential development types in the western Bay of Plenty sub-region are shown in figure 1 (from the SmartGrowth Strategy and Implementation Plan May 2007).

Greenfield Residential Development

Greenfield development plays a big role in residential growth. It is expected to account for 71 percent of new development to 2051. There will be an increase in development density from 10 dwellings per hectare to an average minimum of 15 dwellings per hectare.

Major Development Areas

Many areas throughout the sub-region were considered for major development. Their planned roles are outlined in the following sections.

Waihi Beach

Waihi Beach continues to be mostly a beach holiday community serving Auckland, Waikato and Bay of Plenty regions, with steady growth that results in a more than a doubling of size by 2051. Waihi Beach has high rates of second homes and holiday homes that require careful monitoring.

Katikati

Katikati Township's role is a rural service centre and an alternative to high-density city-based lifestyles. It more than doubles in size by 2051 with increased homes per hectare (density) providing more capacity.

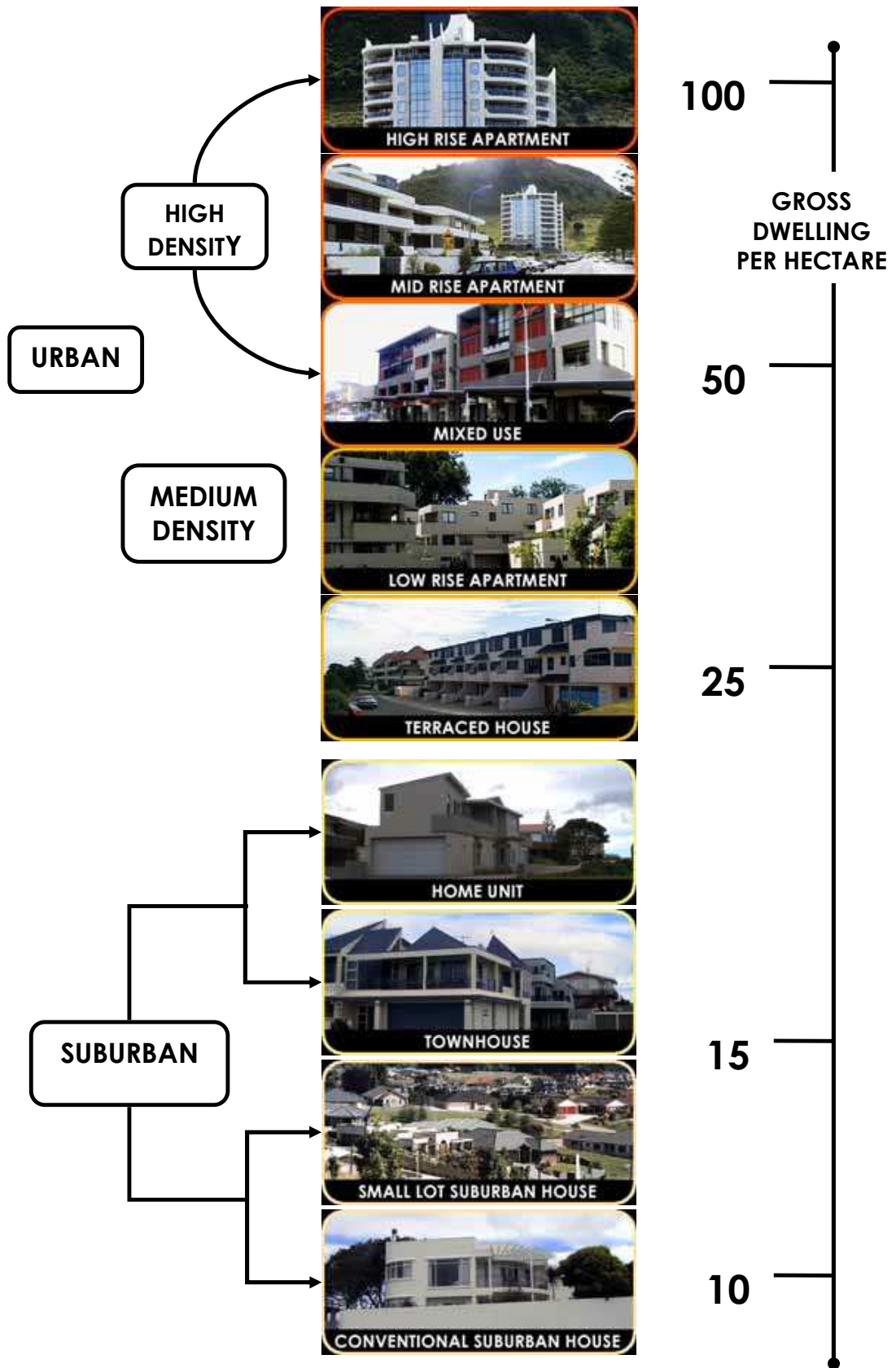
Ōmokoroa

Ōmokoroa begins to develop after 2006. The first stage of development follows the approved structure plans. Recent Plan Changes have given more residential zoning up to the railway line at usual suburban densities. The Plan Changes recognise the role of Ōmokoroa as an important future growth area.

Bethlehem

Bethlehem continues to develop with existing zoned areas and structure planning. It reaches capacity by 2036.

Figure 1: Residential development types in the western Bay of Plenty sub-region



Pyes Pā

Additional land is developed at Pyes Pā after 2006. The new area adds space for 3,039 households (6,820 people). This is expected to be filled by 2026. More land is available in Pyes Pā south from 2021, providing space for 1,280 households (2,778 people). It is expected that this area will reach capacity by 2046. No further extensions within the planning period are planned.

Welcome Bay and Ohauti

More land is available for residential development at Welcome Bay from 2016 and Ohauti after 2031. Transport issues at Welcome Bay are fixed before more development.

Pāpāmoa

The current Pāpāmoa Urban Growth Area is full by 2021. There is on-going redevelopment at higher densities of beachfront properties.

The first part of Pāpāmoa East (Wairakei) begins development from 2007 and the second part (Te Tumu) after 2021. Prior to the development of Te Tumu, outstanding issues of land ownership, heritage and ecological values need to be fixed. Te Tumu will not start before 2021; an area of multiple-owned Māori land is located at the entrance. There needs to be a good outcomes for the owners before starting the development.

Te Puke

Te Puke continues to grow steadily, but is limited to protect horticultural land. Population increases in size by 60 percent by 2051.

Intensification Areas

Intensification areas (sometimes called “Urban Villages”) are selected centres where intensive housing is developed within a smaller area (node,). Some of these areas are developed close to public transport, shops and open spaces. This form of development is expected to look after 21 percent of new development to 2051.

A node-based approach is the most sustainable long-term option, compared to the alternatives of 1. Continuing as at present, or 2. Letting the market do as it wishes.

The density of node-based is at least one unit per 325m², but normally around one unit per 100-250 m². Examples are terrace or row housing or low-rise apartments.

Development tends to be grouped within a 10 minute walk (up to 800m) from a centre. The centre is usually based on commercial and community activities.

Development of nodes must be well planned through urban design, design guidelines will be given, and monitoring and control will help local amenities be protected.

Intensification areas are identified for the development of these nodes. These management areas and the nodes within them are:

- Tauranga Central Isthmus: Tauranga Central area, 11th Avenue, Gate Pā, Greerton, and Pyes Pā (5,960 households).
- Mount Maunganui: The existing residential area from the Residential H (higher density zone) eastwards to Bayfair including higher density nodes around Central Parade, Downtown Mount and Bayfair Shopping Centre (4,700 households).

Other sites offering smaller scale potential over the long term are:

- Matua, Cherrywood, Bureta, Brookfield, Ōmokoroa (Stage 2), Domain Road and Parton Road (Pāpāmoa) and Waihī Beach.

Intensification areas are broad, recognising that nodes cannot be treated in separately from the wider area. There will be growing effects on transport, wastewater systems and other supporting infrastructure. Open space and recreation facilities need to be considered outside a node area, as many people may need to travel outside anode for these.

General intensification

This form of development is minor at 8 percent of new development to 2051. Additional households general intensification to 2051 are:

- Tauranga South: 980.
- Tauranga West: 1000.
- Tauranga Central: 550.
- Mount Maunganui: 1150.

This is part of a move away from current infill housing, toward intensification at specific nodes.

Policy changes to look after general intensification in existing areas is the third project in the overall intensification planning work. This will look at new design controls for a. medium density development

b. environmental quality and c. for the catering of population pressure.

Papakainga

Tangata whenua has identified 12 areas for papakainga. The areas represent the general location of multiple-owned Māori land in the sub-region and the future potential of tangata whenua to meet their own housing needs. (Workshops during the SmartGrowth project highlighted the difficulties people had experienced in using Māori land for housing.)

Areas not designated for residential development:

Several areas were considered for future urban residential development but have not been included for the reasons given. These are:

- Matapihi: Outside current settlement pattern, culturally significant area, potential harbour impact issues, not favoured in consultation with Tangata Whenua. It should be noted that Māori land in Matapihi may be developed for the use by its owners (refer Tangata Whenua section). However no urban residential development is provided for.
- Maketū: Physical limitations to development, sensitive environment and cultural significance. Redevelopment expected within current footprint.
- Pukehina: Physical limitations and sensitive coastal environment. Redevelopment expected within current footprint.
- Matakana Island: culturally significant area, harbour impact issues, outside current settlement pattern, and uncertainties regarding access and servicing. Small-scale development takes place relating to Marae, or possibly small-scale resort-type development.
- Tanners Point, Ongere Point and Kauri Point: Development only provided for within current footprint.
- Rangataua Bay: Culturally significant area, potential harbour impact issues, not favoured in consultation with Tangata Whenua.
- Te Puna: Highly adaptable land in productive use. Cultural significance in areas alongside the harbour. Largely rural, with some limited intensification within the footprint of existing small settlements, particularly in preferred coastal locations.

- Paengaroa: High productive value for horticulture. Too remote from services and not likely to have the critical size required to support good services for many years.

Rural

Rural areas provide for continuing rural production, resulting in a slow reduction in the supply of new sites for rural living. Around 3 percent of new residential development is expected to be in rural areas to 2051.

Highly Versatile Land

Land which has been identified as highly versatile for food and fibre production has been avoided due to the community value of protecting it. The policy of building on existing settlements means that some loss of land of this type will occur.

Land for business and employment

This land has been calculated by looking at land zoned for business compared to population size over a period of time. The calculation does not include land zoned for port purposes. This gives an additional land requirement to 2051 of 1000ha.

The weaknesses are:

- Has not considered changes in land requirements for business (additional land needed to create a business park environment or changes in business type). On this basis it may be an under estimate.
- Has not considered trends for business to be carried out in residential and rural zones. On this basis it may overestimate.

More research could give a better picture of the estimated land area needed to meet actual demand. Important issues are planning locations for their suitability, housing placement and major access routes. Business land locations should be reasonably close to major transport routes and residential areas. Larger areas for employment are provided in the east of the sub-region due to the greater availability of suitable flat land and improved access provided by the Eastern Link.

New business land

New business land is developed gradually at each of the identified growth areas to provide local support services and opportunities for employment to promote the “live, work, play” outcome.

Sub-regional employment centres primarily for non-retail uses are developed at:

- Katikati from 2006.
- Ōmokoroa from 2008.
- Tauriko from 2006.
- Pyes Pā from 2006.
- Pāpāmoa East (Wairakei) from 2007.
- Pāpāmoa East (Te Tumu) from 2021.
- Te Puke from 2006.
- Rangiora from 2006.

Amounts of land provided are matched to the growth in population to ensure that business land market can function without shortage-driven inflation.

Commercial retail centres will occur in association with new development areas. Likely locations for significant new investment in centres are:

- Ōmokoroa.
- Pyes Pā.
- Pāpāmoa.

The estimate reflects a healthy situation, but the present situation is one of large business land shortage. On this basis it may be underestimating demand.

While car-based, large retail centres are likely to be a strong influence. A level of connection with surrounding communities is being looked for.

Employment is promoted in association with the residential intensification areas. In the Central Tauranga area, this is achieved by mixed use, redevelopment of existing sites to more intensive activities, multi-floor offices and some extensions of business zonings along major road corridors. Competition for land is intense. Employment associated with Papakainga-based economic development also plays a role in providing future capacity.

Severely Constrained Land

Research has identified land that is classified as “severely constrained” and unsuitable for urban development. This includes land that is flood prone, steep, unstable, or subject to erosion. Development has generally been avoided in these areas. Some existing urban development is already located in constrained areas.

Question / Pātai:

6. What are some of the advantages and disadvantages of high rise housing?
Consider from each of the following perspectives:
 - As a planner trying to accommodate more people in the future
 - As a resident living in one
 - As a resident living next to one.
7. What is an urban village?
8. What are some of the reasons for setting aside land where no future development will occur?
9. What is ‘highly versatile land’? As a planner what are some of the factors you would consider when deciding whether to use this land for residential housing?
10. What is severely constrained land? What are some of the implications of building on this land?

