



Papamoa Residents & Ratepayers Association Inc.

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Traditional Butchers

**PRRA**  
Papamoa Residents & Ratepayers Association Inc.

# PRRA October Meeting

1. Treasurers Report    \$6,054.00                    138 paid up members

2. Presentation from a sponsor First Mortgage Trust



3. Guest Speaker: Emma Jones    Clear the Air Mt Maunganui

4. Guest Speaker: Glen Crowther    Sustainable Bay of Plenty

5. Raffle draw

**first**   
**mortgage**  
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# Guest Speaker

Emma Jones

Clear the Air – Mt Maunganui



From: Emma Jones

Sent: Thursday, 11 June 2020 6:27 p.m.

To: Reassessments Subject: Methyl Bromide Waiver

Please take this as my submission:

Regarding the waiver to continue using Methyl Bromide at the Port of Tauranga. I represent a community group called Clear the Air - Mt Maunganui, which has hundreds of followers (growing daily) and a community reach of thousands.

As a group we strongly oppose the granting of any waiver for the continued use of Methyl Bromide in the Port of Tauranga. Hundreds of tonnes of Methyl Bromide is used per year, of which a significant amount is discharged into the atmosphere.

This is a highly toxic substance. The prevailing wind in Tauranga is from the west. The fumigants released are therefore pushed over to the residences and schools in the Mount Maunganui area. It has to stop. As a community we will not stand for continued use of this substance.

Thank you for your consideration. -- Emma Jones Clear the Air - Mount Maunganui



Clear the Air

**Mount Maunganui**

[www.cleartheair.org.nz](http://www.cleartheair.org.nz)

@cleartheairmtmaunganui



### Clear the Air - Mt Maunganui

Published by Emma Jones · March 23



What the DUST??

One of the main concerns of people at the Mount is the dust. Why is there so much of it? Is it harmful? Industrial dust is made up of fine particles the can cause health issues and damage property. One of the main contributors is the handling of Dry Bulk Materials.



14,548  
People Reached

2,677  
Engagements

Boost Post

40

36 Comments 18 Shares



### Clear the Air - Mt Maunganui

Published by Emma Jones · June 10, 2020



Please like the "Clear the Air - Mt Maunganui" FB page to keep up to date within our community. WE WILL POST ON HOW YOU CAN HELP NEXT WEEK



24,731  
People Reached

4,938  
Engagements

Boost Post

You and 85 others

22 Comments 98 Shares



# Main Concerns:



**Dust (aka PM 10 & PM 2.5)** From unloading, storing & transportation of dry matter (palm kernel) shipping, asphalt and truck emissions

**Odours / Industrial Stench** (toxic and non-toxic)

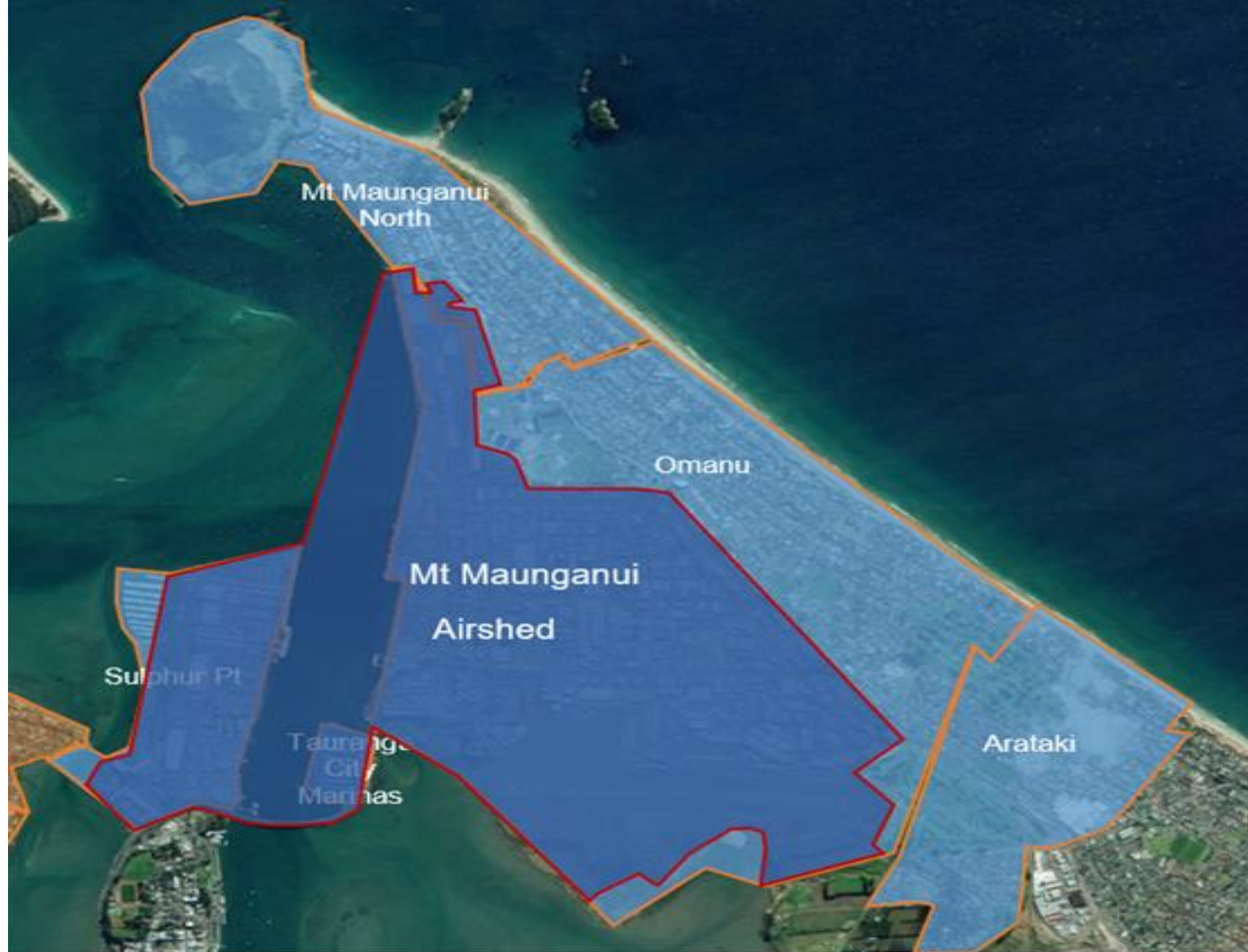
**Methyl Bromide use at the Port of Tauranga**

Validated concerns:

**Mt Industrial area designated Polluted AirShed in 2019**

**Toi Te Ora Commissioned Health Report 2023**

[New study shows health impacts of air pollution in Mount Maunganui | Toi Te Ora Public Health](#)



Mt Maunganui  
North

Omanu

Mt Maunganui  
Airshed

Sulphur Pt

Taurangi  
City  
Marinas

Arataki



The Mount industrial area is made up of 270 hectares of industrial zoned land and 186 hectares of Port of Tauranga owned land.



Fumigation Zone

Club Mount Maunganui

The University of Waikato Adams Centre...

Kawaka St

Blake Park

Tauranga Hockey Association

Mount Maunganui Squash Club

Totara St

Tay St

Maunganui Rd

Campbell Rd

Tasman Quay

Dominion Salt

W=900 px

1px = 1m

Harbourside Netball Centre

Bay Oval

Blake Park

Tauranga Vert Ramp Skate park

Google

Imagery ©2020 Bay of Plenty TA's, CNES / Airbus, Maxar Technologies, Planet.com, Waikato District Council, Map data ©2020 New Zealand Terms Send feedback 100 m

PM 10 / PM 2.5  
Methyl Bromide  
Sulphur Dioxide  
Carbon Monoxide



Balance Agri-Nutrients



NZ Oil Services  
PM 10 / PM 2.5  
Carbon Monoxide



NZ Logging  
PM 10 / PM 2.5  
Carbon Monoxide



Hewletts Road

Balance Agri-Nutrients

PM 10 / PM 2.5  
Sulphur Dioxide  
Sulphuric Acid Mist  
Sulphur Trioxide  
Hydrogen Sulphide  
Flouride  
Burnt Lime  
Carbon Monoxide



Waste Management NZ

PM 10 / PM 2.5  
Sulphur Dioxide  
Hydrogen Sulphide  
Carbon Monoxide



Lawter Chemical Solutions

PM 10 / PM 2.5  
Sulphur Dioxide  
Hydrogen Sulphide  
Nitrogen Oxide  
Nitrogen Dioxide  
Methyl Mercaptan  
Dimethyl Sulphate  
Dimethyl Disulphide  
Carbon Monoxide



Whareroa Marae

CRS Containers  
PM 10 / PM 2.5  
Carbon Monoxide



SH2  
PM 10 / PM 2.5  
Carbon Monoxide



Contaminated discharge in to moana

Tauranga Airport  
PM 10 / PM 2.5  
Carbon Monoxide







# Tauranga Harbour

Pilot Bay

**Mount Maunganui at Rata Street**  
(TSP, PM<sub>10</sub>, SO<sub>2</sub>, Ambient Temperature, Wind Speed, Wind Gust, Wind Direction, Relative Humidity, Rain Fall, Pressure)

**Mount Maunganui at Rail Yard South**  
(TSP, PM<sub>10</sub>, SO<sub>2</sub>, Methyl Bromide, Ambient Temperature, Wind Speed, Wind Gust, Wind Direction, Relative Humidity, Rainfall, Pressure)

**Mount Maunganui at Rail Yard North**  
(Methyl Bromide, Ambient Temperature, Wind Speed, Wind Gust, Wind Direction, Relative Humidity, Rainfall, Pressure)

**Mount Maunganui at Astrolabe Street**  
(Methyl Bromide, Ambient Temperature, Wind Speed, Wind Gust, Wind Direction, Relative Humidity, Rain Fall, Pressure)

**Mount Maunganui at Totara Street**  
(TSP, PM<sub>10</sub>, PM<sub>2.5</sub>, SO<sub>2</sub>, Ambient Temperature, Wind Speed, Wind Gust, Wind Direction, Relative Humidity, Rainfall, Pressure)

**Mount Maunganui at Sulphur Point**  
(TSP, PM<sub>10</sub>, SO<sub>2</sub>, Methyl Bromide, Ambient Temperature, Wind Speed, Wind Gust, Wind Direction, Relative Humidity, Rainfall, Pressure)

**Mount Maunganui at Tasman Quay**  
(Methyl Bromide, Ambient Temperature, Wind Speed, Wind Gust, Wind Direction, Relative Humidity, Rainfall, Pressure)

**Mount Maunganui at Tauranga Bridge Marina**  
(TSP, PM<sub>10</sub>, SO<sub>2</sub>, Ambient Temperature, Wind Speed, Wind Gust, Wind Direction, Relative Humidity, Rainfall, Pressure)


**Aerodrome Two Main Entrance**  
(PM<sub>10</sub>)

**Aerodrome BAM Site**  
(TSP, PM<sub>10</sub>, Ambient Temperature, Wind Speed, Wind Gust, Wind Direction, Relative Humidity, Rainfall, Pressure)

**Mount Maunganui at Whareroa Marae**  
(TSP, PM<sub>10</sub>, SO<sub>2</sub>, H<sub>2</sub>S, HF, Ambient Temperature, Wind Speed, Wind Gust, Wind Direction, Relative Humidity, Rainfall, Pressure)

**Aerodrome Eastern Gate**  
(PM<sub>10</sub>)

**REFERENCE**

-  Air Quality Monitoring Site
-  Airshed Boundary

Kilometres  
GSP-598666





# PUBLIC PRESSURE DOES WORK



- **Methyl Bromide Use, Tank Farm, Zivi & others**
- **Social License? THE PORT WANTS TO EXPAND - What does that mean to our community?**
- **COUNCILS have a duty to protect communities' health and wellbeing under the Health Act, RMA and Local Government Act**

**Call the Council when you notice pollution 0800884883**

**Speak to your doctor if you suspect your ailment is related to poor air**

**Send emails expressing concern to TCC, BOPRC and your local MP**



YOU MOVED NEXT TO AN INDUSTRIAL AREA, WHAT DID YOU EXPECT?

SO WHY DON'T YOU JUST MOVE?

INDUSTRY WAS HERE FIRST

WHAT ABOUT THE ECONOMY AND JOBS?

WHAT ABOUT OUR HOUSE PRICES?



Google





Sustainable  
Bay of Plenty

# SmartGrowth Strategy

## 2023-2073

**Our Vision:** To be great ancestors.

**Our Mission:** Shaping sustainable outcomes through awareness, accountability & action.

**Our Trustees:**



Denise Arnold



Glen Crowther



Beth Hughes



Jo Wills

# Draft SmartGrowth Strategy - open for Consultation



## The SmartGrowth Strategy 2023

We're developing a strategy that will consider how housing, infrastructure, transport, community development and the environment need to be looked at together to achieve effective growth in the western Bay of Plenty.

The SmartGrowth Strategy will make sure that as our sub-region continues to grow, we're ready to manage it. Being proactive with our planning means we will reduce the impact on how we get around, shape the options for where we can live, how we connect with our community, and ensure we can protect and enhance our natural and cultural landscape. We want to build strong and resilient communities that are well connected.

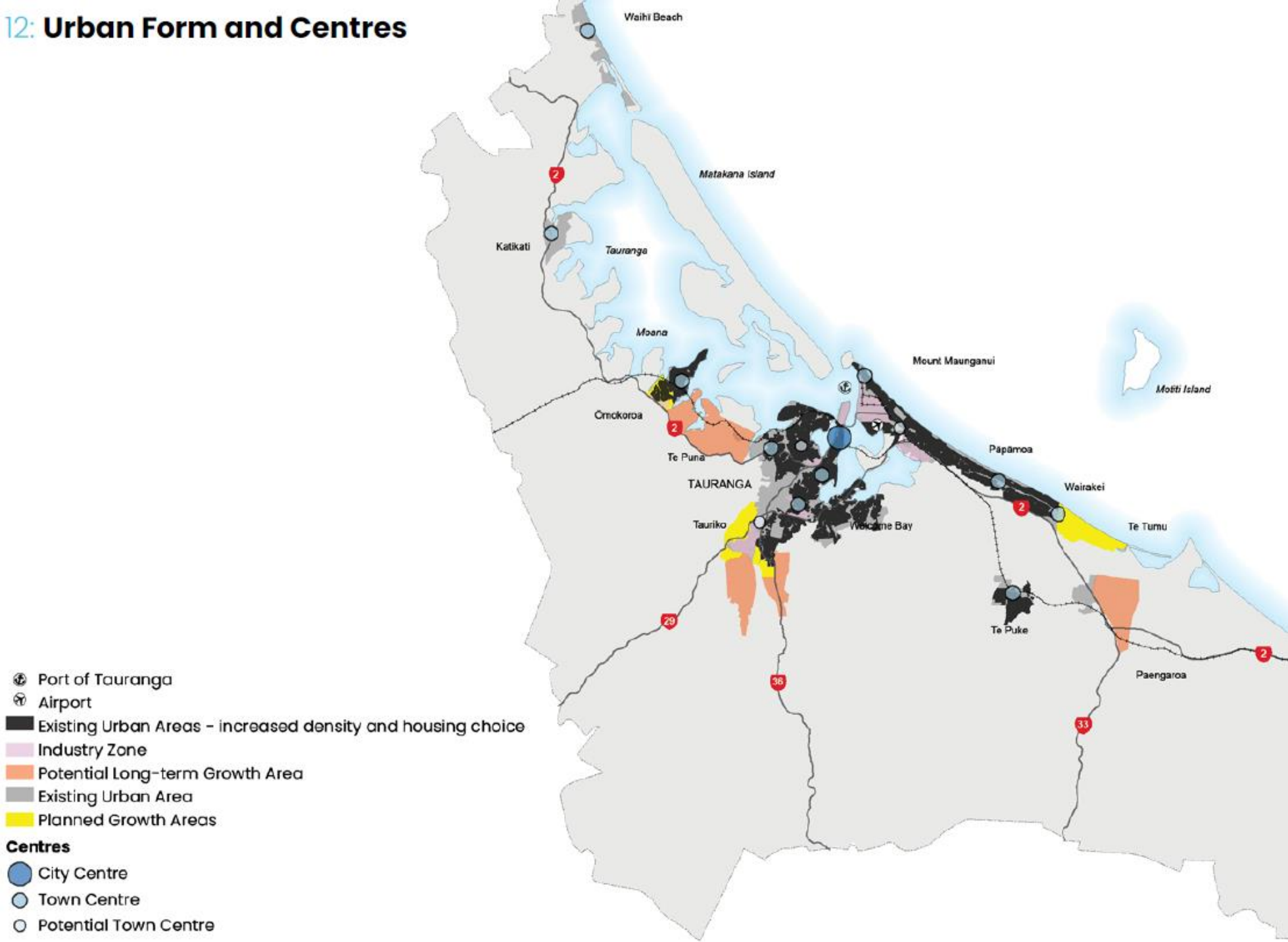
**Submissions Close Friday 20 October – see [smartgrowthbop.org.nz](https://smartgrowthbop.org.nz)**

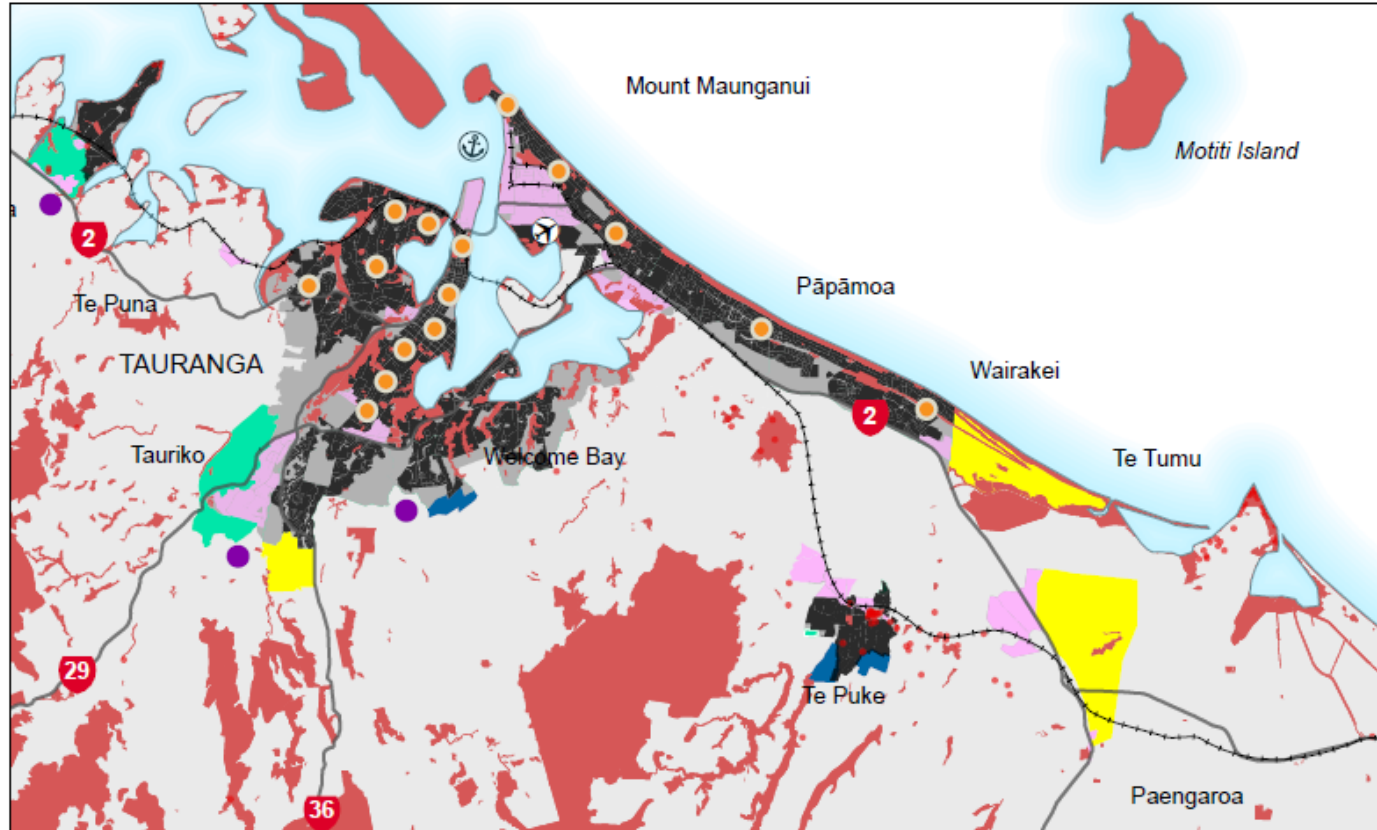
# Connects to 6 Other Strategies or Plans

- 1) **SmartGrowth Strategy – overarching 50 year strategy**
  - a) **Urban Form & Transport plan (UFTI) – 50+ years**
  - b) **Tauranga-Western BOP Joint Spatial Plan – 30-50 years**
  - c) **Future Development Strategy (housing supply) – 30 years**
  - d) **Transport System Plan (TSP) – 30 years**
- 2) **Council Long Term Plans– 10 year plans to implement above**
- 3) **BOP Regional Land Transport Plan – 10 year plan - activates TSP**



Map 12: Urban Form and Centres





-  Port of Tauranga
  -  Airport
  -  Industry Zone
  -  Existing Urban Area
  -  Existing Urban Areas  
- Increased density and housing choice
  -  High Density Residential
  -  Potential Long-term Growth Area  
- Business Land
- STAGED GROWTH AREAS**
-  Short term
  -  Medium term
  -  Long term
- NO GO AREAS**
-  Important environmental, cultural and heritage values.
  -  Areas at risk from coastal or inner harbour erosion.

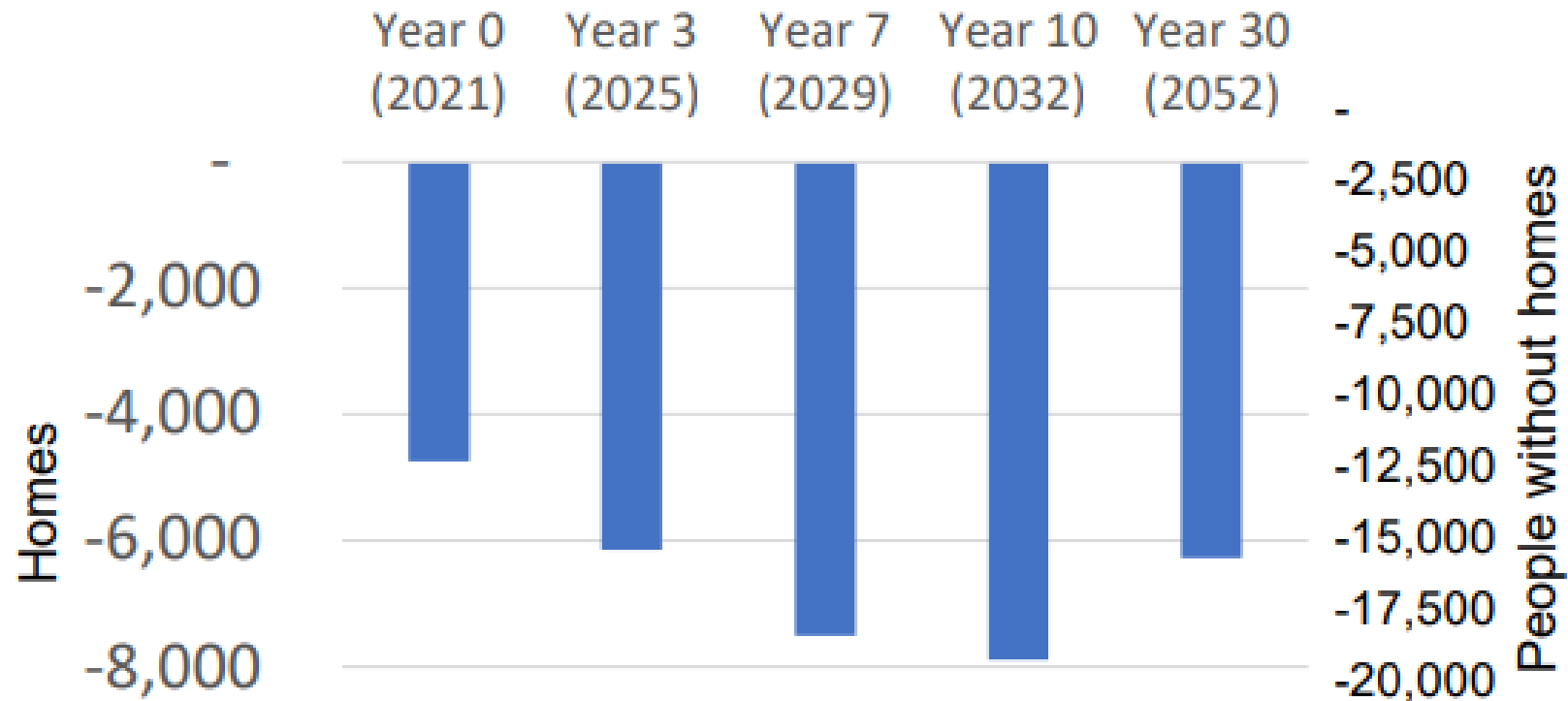
The staging timeframes shown on this map are based on when development will commence in the area. Detail around development in each greenfield area is available in the tables and text in the Future Development Strategy section.

The future development areas shown are indicative only. Detailed information for individual areas is available in the respective District or City Plan (as applicable) or will be developed through future planning processes.

# TCC Housing Shortfall 2022

From TCC:

## Cumulative housing shortfall - next 30 years



**10-year shortfall**

7.9k homes

19.7k people without homes

Area	Dwellings Short term (2024-2027)	Dwellings Medium Term (2027-2034)	Dwellings Long Term (2034-2054)	Totals (2024-2054)
<b>Infill / Intensification (sub-region wide)<sup>5</sup></b>				
<b>Tauranga City</b> Intensification Areas: Te Papa, Tauranga West, Mount Maunganui. Intensification of established areas outside of Intensification Area	1,000	3,300	7,100 – 10,700 <sup>6</sup>	11,400 – 15,000
<b>Western Bay of Plenty</b> Intensification areas: Te Puke and Ōmōkorōa	80	150	330	560
<b>Northern Corridor</b>				
Waihī Beach – Bowentown / Athrenree	40	100	10	150
Katikati	80	290	360	730
Ōmōkorōa	340	1,160	1,440	2,940
<b>Central Corridor</b>				
Bethlehem	270	890	530	1,690
<b>Eastern Corridor</b>				
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 <sup>7</sup>			800	800
<b>Western Corridor</b>				
Pyes Pā	40	140	70	250
Pyes Pā West	110	180	130	420
Ohauti	100	230	120	450
Welcome Bay	60	110	30	200
Tauriko West <sup>8</sup>	150	1,260	2,090	3,500
Ohauti South		190	280	470
Keenan Road <sup>8</sup>			2,000	2,000
<b>Total</b>	<b>3,410</b>	<b>12,130</b>	<b>19,940 – 23,540</b>	<b>35,480 – 39,080</b>
Papakāinga (sub-region)	128	51	284-400	463-579

<sup>5</sup> 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).

<sup>6</sup> 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%.

<sup>7</sup> 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.

<sup>8</sup> 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.

# Housing Supply – Future Development Strategy

Housing Supply 2024-54 (Strategy)	SHORT	MEDIUM	LONG	TOTAL
Infill / Intensification	1080	3450	9230	13760
Rural, Lifestyle, Small Settlement	240	230	30	500
New Greenfield Urban Growth Areas	2090	8450	12480	23020
<b>TOTAL</b>	<b>3410</b>	<b>12130</b>	<b>21740</b>	<b>37280</b>

Housing Supply 2024-54 (Strategy)	SHORT	MEDIUM	LONG	TOTAL
Infill / Intensification	32%	28%	42%	37%
Rural, Lifestyle, Small Settlement	7%	2%	0%	1%
New Greenfield Urban Growth Areas	61%	70%	57%	62%
<b>TOTAL</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

# Housing Supply – Tauranga City Intensification

From TCC:

<b>Estimated RER Development</b>	<b>Short Term Years 0-3</b>	<b>Medium Term Years 4-10</b>	<b>Long Term Years 11-30</b>	<b>Total Years 0-30</b>
Detached	1,420	3,100	4,990	<b>9,510</b>
Attached (Horizontal)	860	2,120	4,270	<b>7,250</b>
Attached (Vertical)	120	380	1,740	<b>2,240</b>
<b>Total RER PC33</b>	<b>2,400</b>	<b>5,600</b>	<b>11,000</b>	<b>19,000</b>

Figure 2: Reasonably Expected to be Realised Estimates – Source: Veros

140,000 dwellings “feasible”; of which 19,000 can be “realised” over 2024-54.

## Ōmokoroa

3,000+/- dwellings

### City Centre

2,000+/- dwellings over 30 years

### TCC land in Bethlehem area

1600+ dwellings

### Gate Pā & Merivale

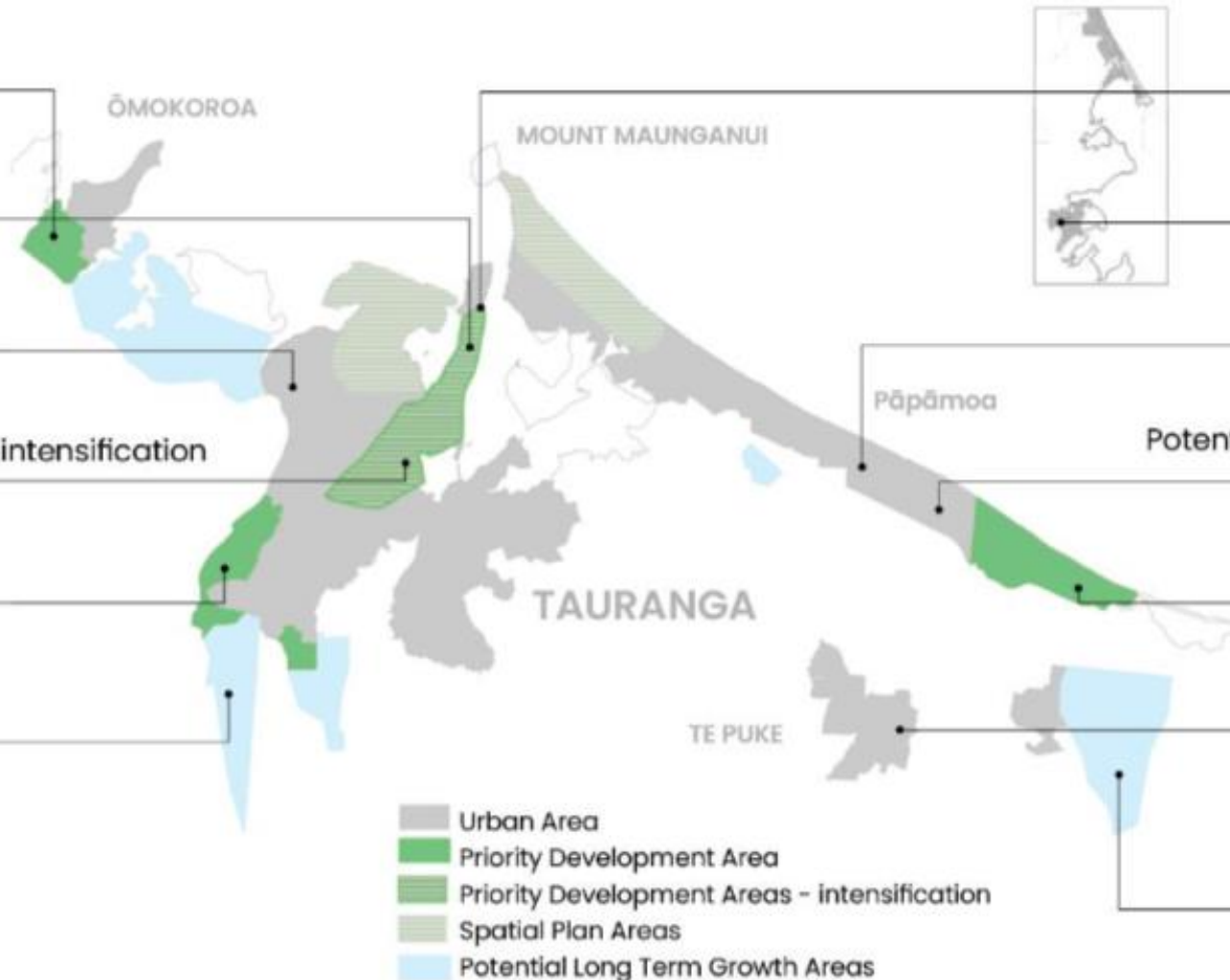
1,400 dwellings - regeneration and intensification

### Tauriko West

3,000-4,000 dwellings

### Keenan Road

2,000+/- dwellings



**Te Papa Peninsula**  
3,000 +/- dwellings over 30 years

**Katikati**  
700-800 dwellings

**Wairakei**  
Potential 2,000 dwellings with town centre

**Te Tumu**  
Potential 4,000+ dwellings

**Te Puke**  
2,700+ dwellings

**Eastern Centre – Longer Term Growth Area**  
15,000+/- dwellings

- Urban Area
- Priority Development Area
- Priority Development Areas - intensification
- Spatial Plan Areas
- Potential Long Term Growth Areas

## MĀORI HOUSING

**Papakāinga – Sub-regional**  
400 – 600 +/- dwellings

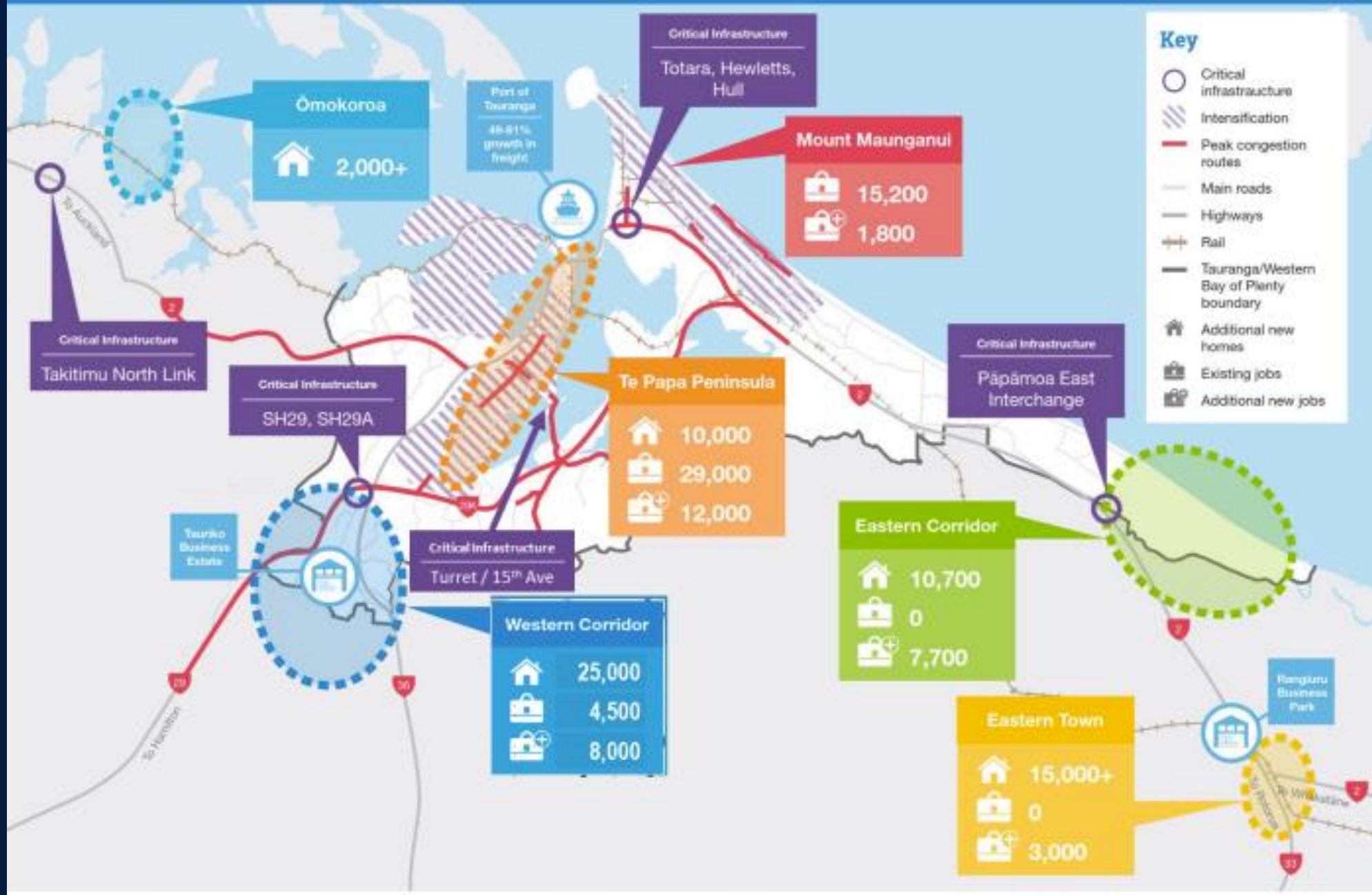
# Post 2054

Areas / Corridor	Dwelling opportunity post 2054
<b>Northern Corridor</b>	
Northern (Te Puna/Plummers Point)	5,000-8,000
Waihī Beach – Bowentown/Athenree <sup>9</sup>	2,300
Katikati <sup>10</sup>	1,700
<b>Central Corridor</b>	
Intensification (Te Papa, Ōtūmoetai, Mt Maunganui – Arataki/Bayfair)	21,000-23,000
<b>Eastern Corridor</b>	
Te Tumu	2,300
Eastern Centre	18,000-20,000
<b>Western Corridor</b>	
West/South (Upper Belk, Merrick, Joyce)	12,000-14,000
<b>Papakāinga</b> (sub-region)	1,000-2,000
<b>TOTAL</b>	<b>63,300 – 73,300</b>



# Tauranga/Western Bay of Plenty Sub-Region Growth Map

From TCC:



# Some Questions re SmartGrowth Strategy

- 1) How realistic are the population growth projections?
- 2) Is there still too much emphasis on 'greenfield' growth?
- 3) Will intensification mostly be 2-3 story townhouses, or 4-6-8 story apartments?
- 4) Does the strategy adequately take into account AI and new technology?
- 5) Will it result in the required big reductions in carbon emissions?
- 6) Does it meet the needs of the fastest-growing age group: 65+ ?
- 7) Can we afford to fund the required Transport and 3 Waters infrastructure?

# Projected Population Growth in Tauranga City

From  
Statistics NZ:

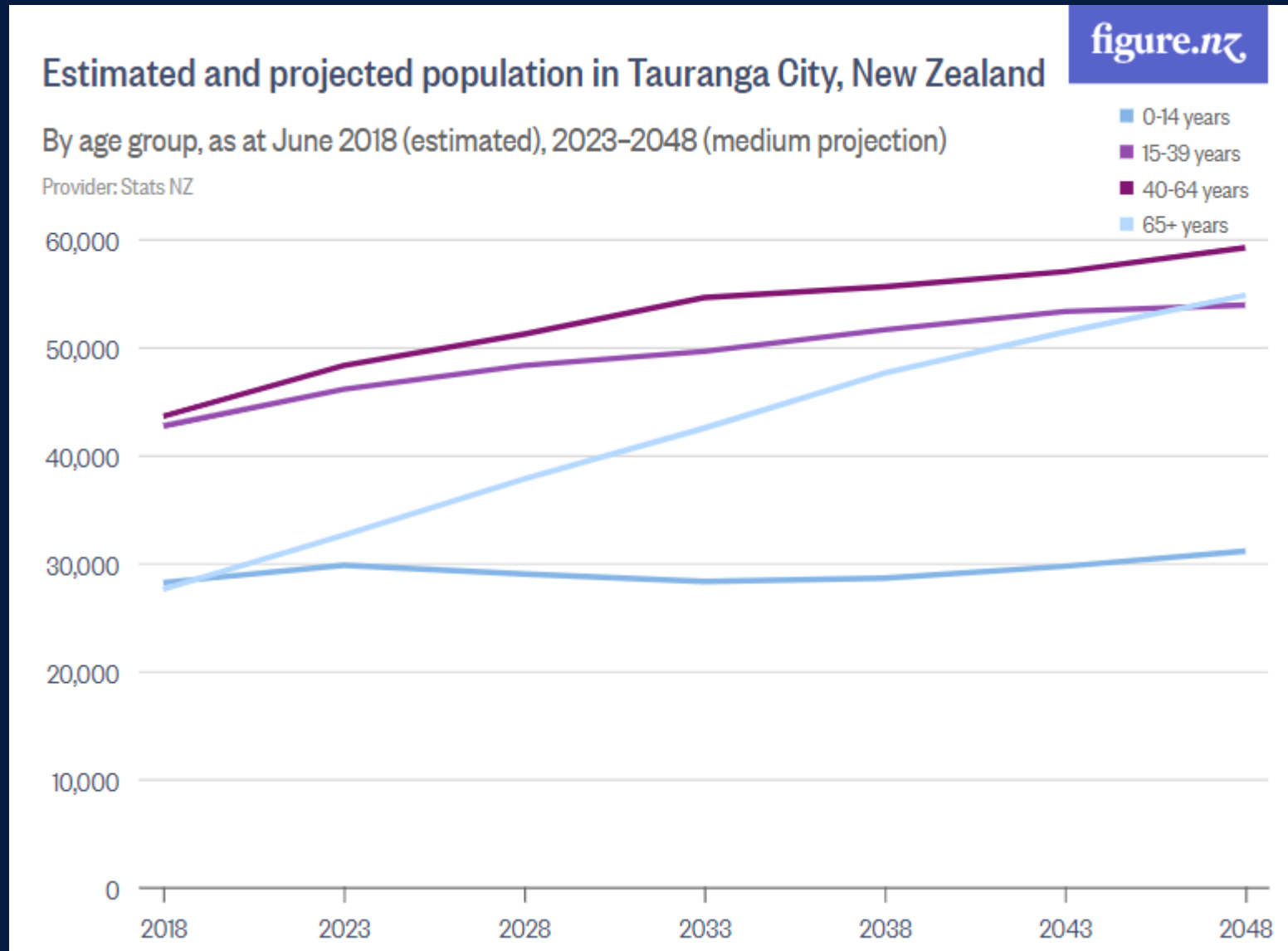
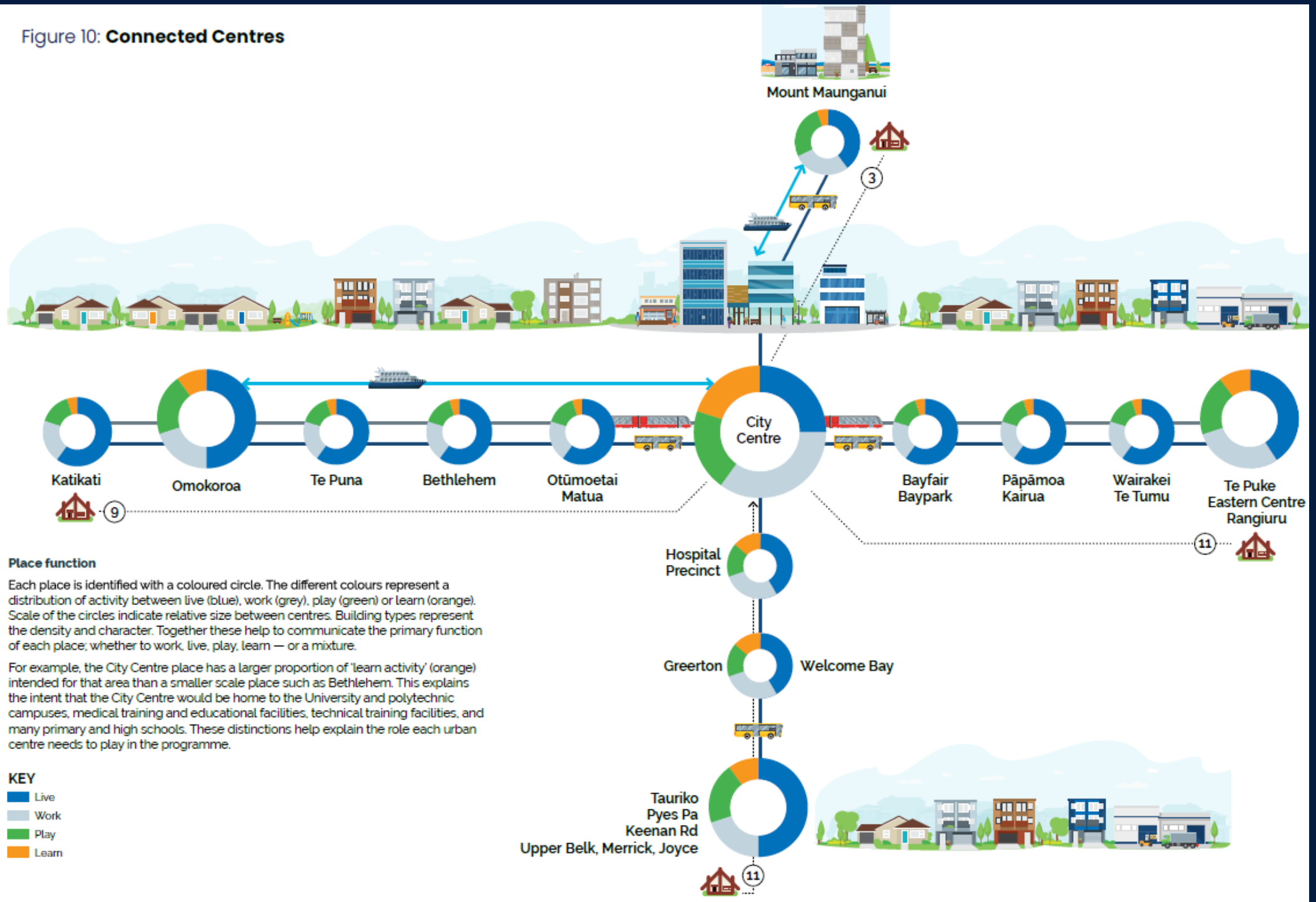


Figure 10: **Connected Centres**



# Transport System Plan

## Primary Routes and Activity Centres



**Key:**

Primary Cycling Routes	Primary Freight Routes	Local Shopping Areas
Primary Traffic Routes	Pedestrian Activity Centres	Tauranga Port
Primary Bus Routes	Central Business District	State Highways
Indicative Future Primary Bus Route	Town Centres	Railway
	Industrial Area	

# Indicative future public transport network (0-30 years)



**Key:**

- Primary bus routes
- Secondary bus routes
- Public transport hubs
- Airport
- Urban & business areas
- Growth areas
- Railway
- Ferry Terminals
- Ferry route

**Note:**  
All routes are indicative. Routes, service frequencies and hubs will be confirmed, but will be aligned to UFTI connected centres and TSP

# MORE TARGETED INTENSIFICATION & DEVELOPMENT on the PT SPINE



## Transport Land Use Integration

Potential rapid public and alternative transport route connecting key areas where people live, work, learn and play.

- ✓ Low emission
- ✓ Reduced vehicular congestion
- ✓ Enhanced urban intensification

### Connecting

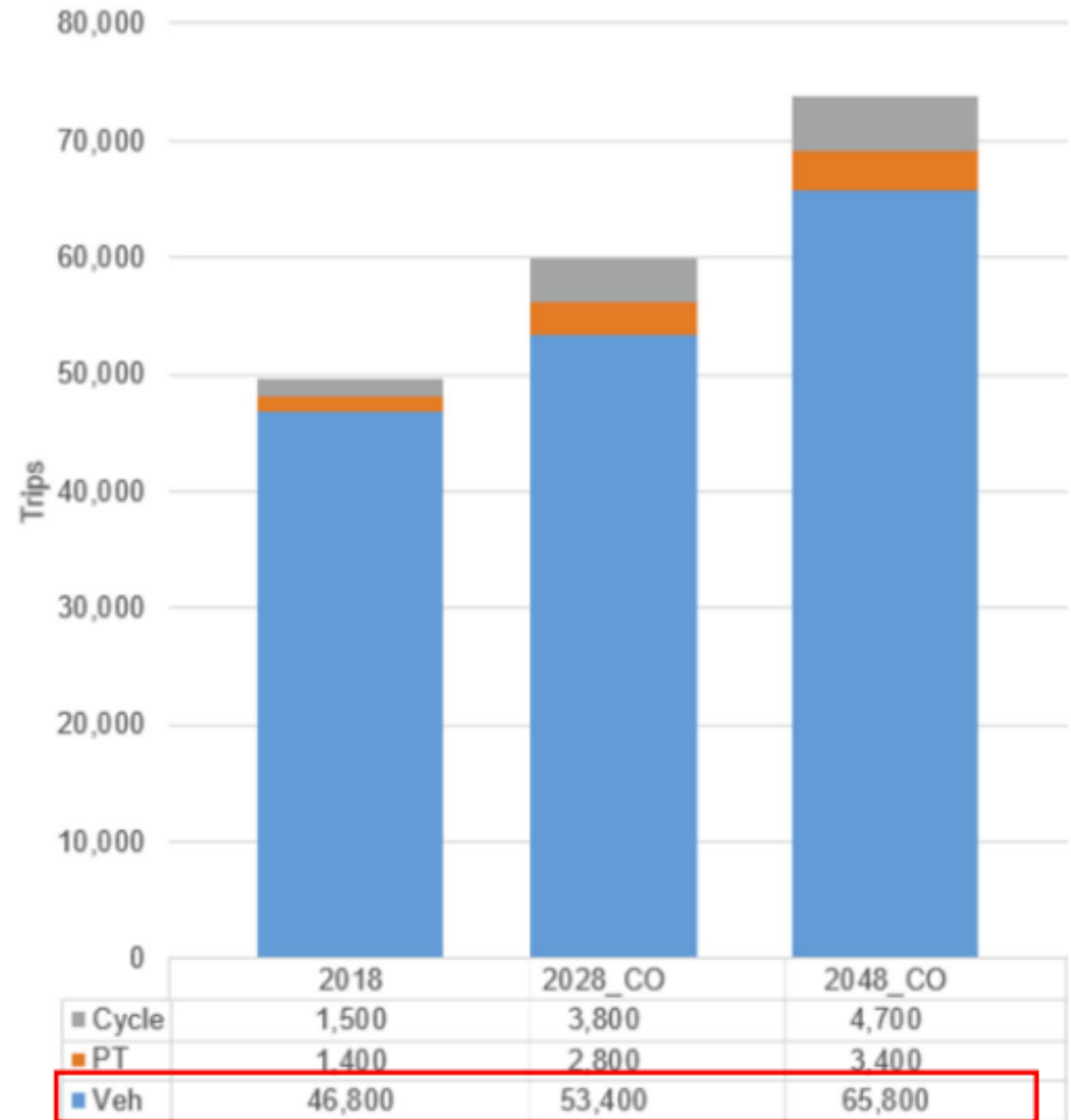
- **70% of jobs**
- 5 Major Supermarkets
- Hospital
- 2 High Schools
- Whareroa Marae
- Port
- Te Manawataki o Te Papa and CBD
- University of Waikato and Te Wananga o Aotearoa
- Domain and Blake Park/Bay Oval
- The Mount/Beach
- Shopping centres – The Crossing, Fraser Cove

From  
TCC:

## CONGESTION

Transport System Plan -  
Focus on Public  
Transport, walking and  
cycling

But vehicle trips still  
increase by 14% in  
2028 and 40% by 2048





# Variable Pricing Study: Headline Results



- Indicative National Benefit Cost Ratio: 12-22 (excludes benefits from investing \$5.5b SmartTrip net revenue over 40 years into transport solutions)
- No other intervention delivers better range of outcomes
- Enables funding and financing opportunities \$1-2bn NPV
- Genuine value proposition to road users
- Fairer and more efficient than current toll roads
- Raises \$27m p.a. in GST

## Peak charges



\$2.00 access plus 15 cents per KM



\$5.00 access plus 45 cents per KM



\$88m net revenue per annum

## Delay

Vehicle hours/day

20% less ↓

## Mode shift

Change in PT and Cycle trips

6% more ↑

## VKT

KM/day

6% less ↓

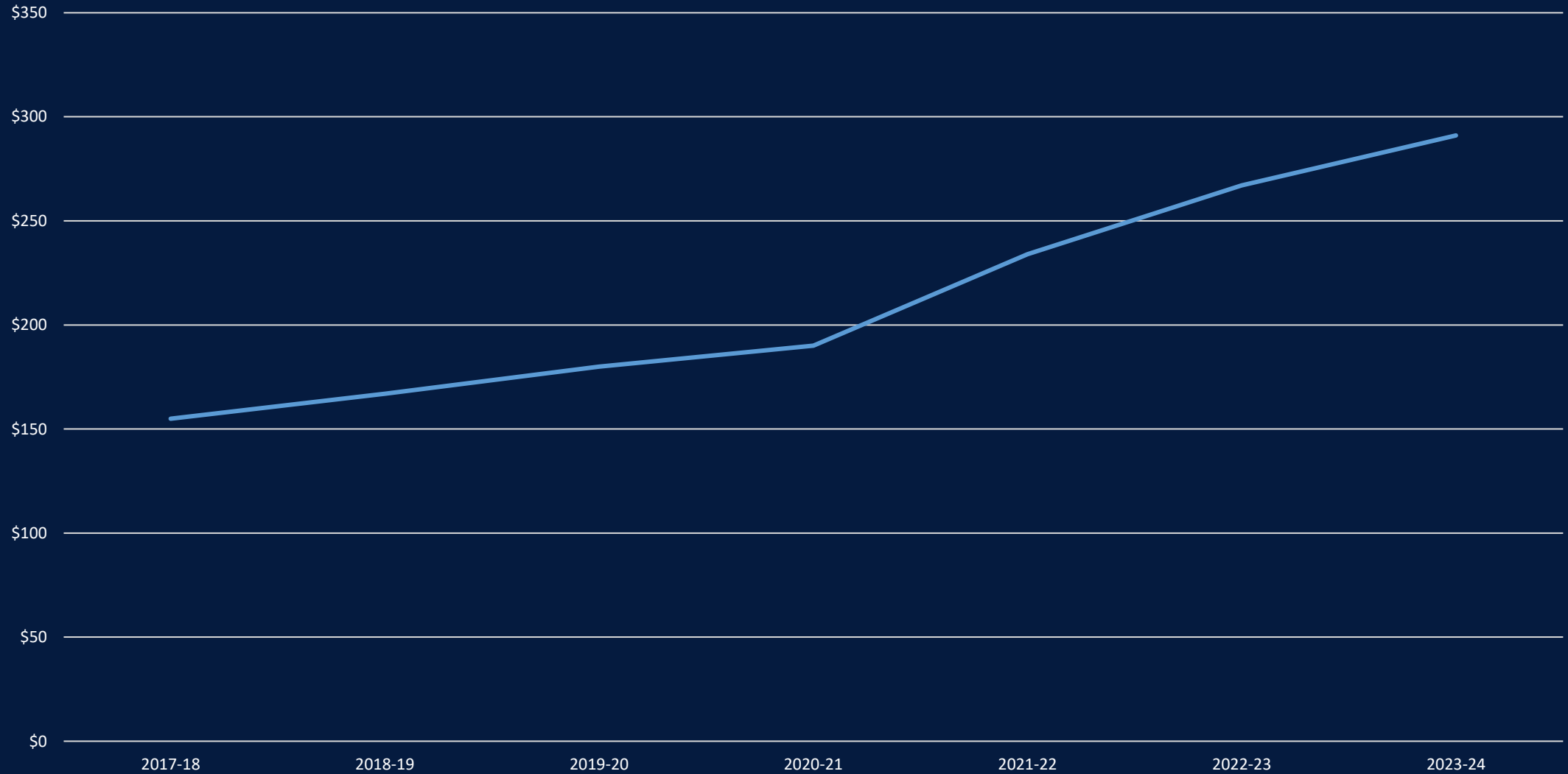
## CO<sub>2</sub>E

Kg/day

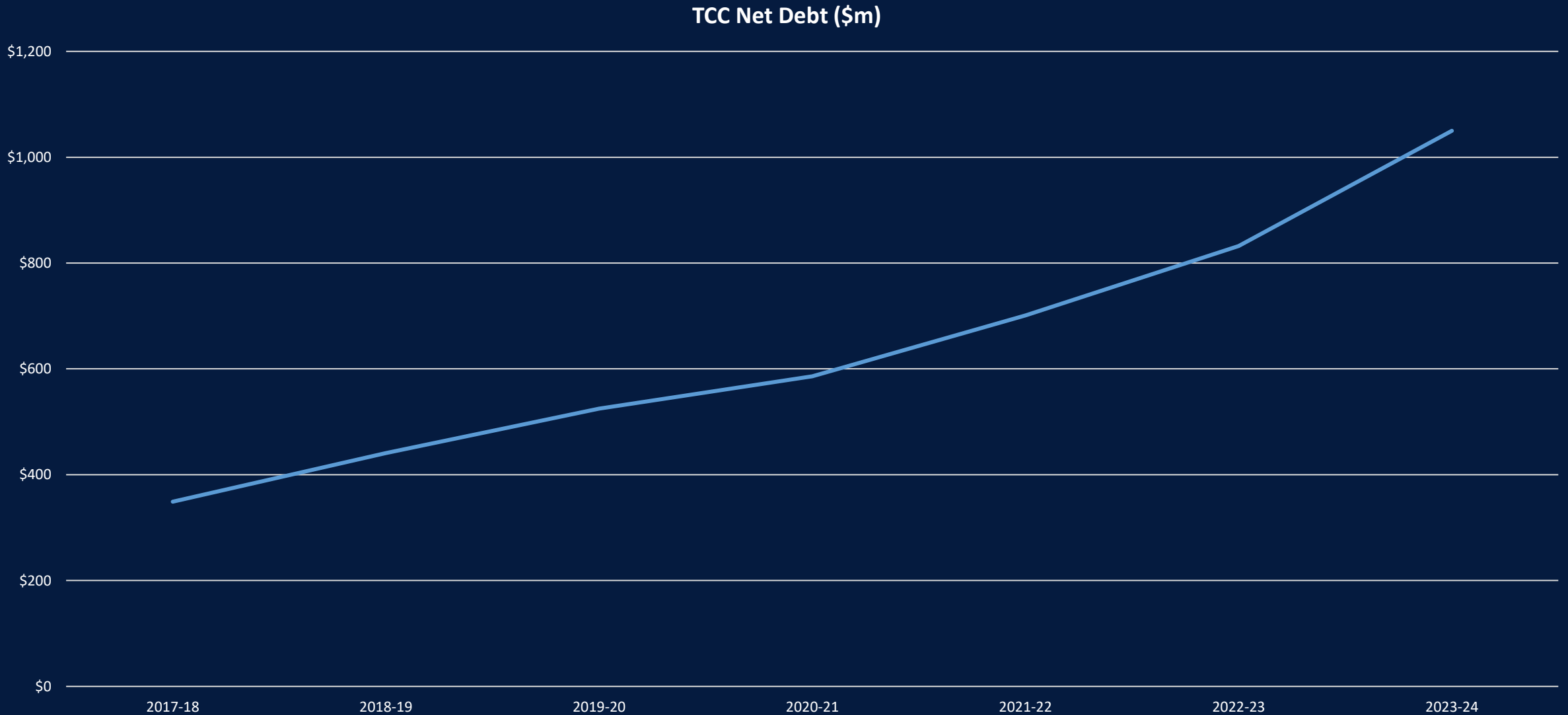
5% less ↓

# Tauranga City Council Rates Revenue

Rates (\$m)

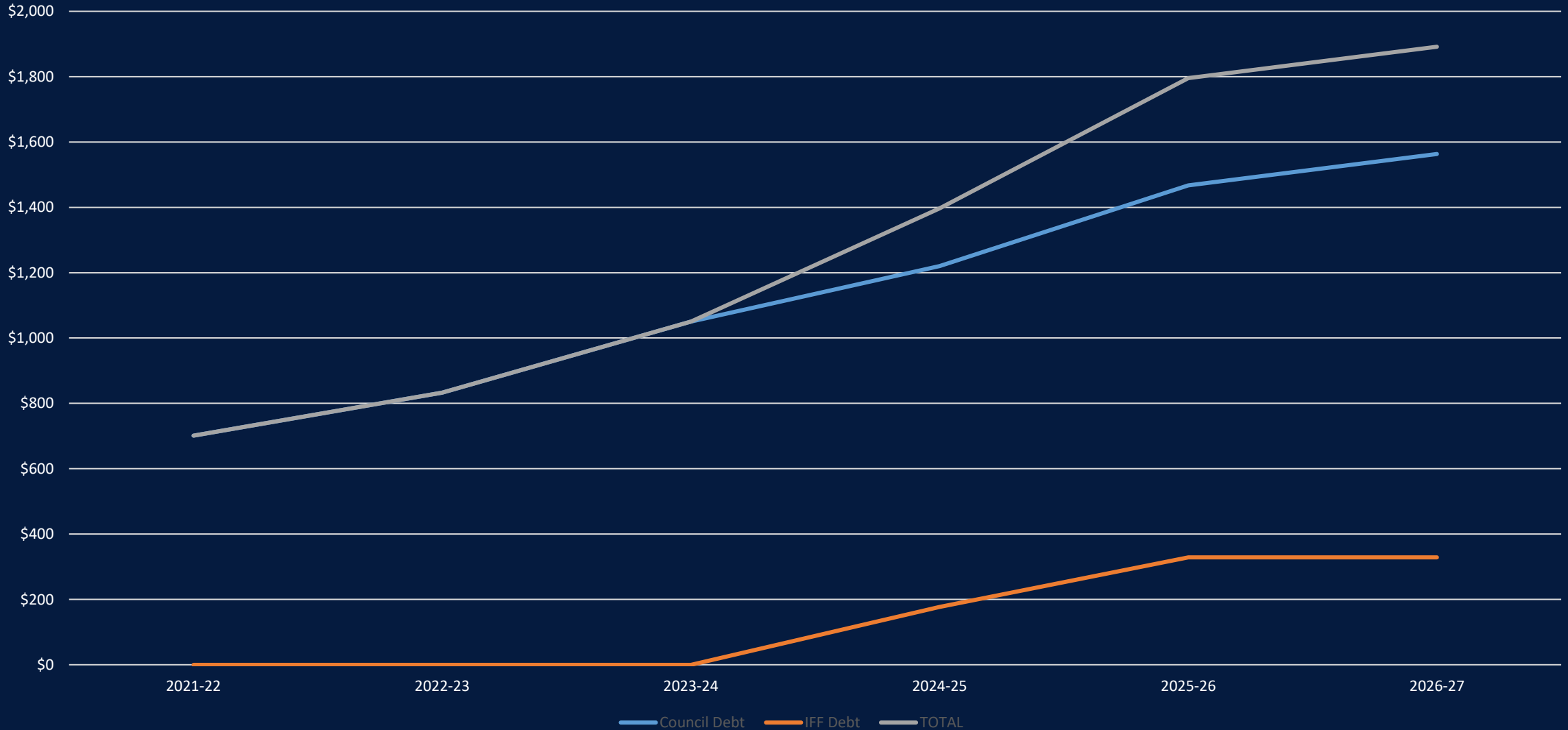


# Tauranga City Council Net Debt



# Total Tauranga Ratepayer Debt

Total Ratepayer Debt



# Summary of Tauranga City Council Finances

- 1) TCC debt has tripled over past 6 years
- 2) Will soon cost residential ratepayers \$1000 per year to pay interest on debt!
- 3) Plus 'off the books' IFF Transport Levy adds another 17% to 'official' debt
- 4) Rates increases under Commissioners more than double previous 3 years  
– biggest increases have been for Commercial & Industrial ratepayers
- 5) Also some huge increases in TCC fees and user charges
- 6) Key question: Are we getting what we want from all that increased spending?

# Action Points

- 1) **Make a submission on SmartGrowth Strategy – due Friday 20 October**
- 2) **Submit on TCC Long Term Plan – open 15 Nov to 15 December**
- 3) **Encourage potentially good candidates to stand as councillors**

... and feel free to donate to Sustainable BOP Charitable Trust 😊

Contact: [glen@sustainablebop.nz](mailto:glen@sustainablebop.nz)

Website: [sustainablebop.nz](http://sustainablebop.nz)



# Questions...

Wait for the roving microphone, place close to your mouth and then speak.



# Raffle Draw

Next Meeting 12 November 2023

BOP Tourism – Oscar Nathan

The logo features the acronym "PRRA" in a large, bold, orange sans-serif font. Below the letters, there is a stylized graphic of waves in the same orange color, with white highlights to create a sense of movement and depth. The waves appear to be breaking or flowing from left to right, partially overlapping the base of the letters.

**PRRA**

Papamoa Residents & Ratepayers Association Inc.