



ATTACHMENTS

**Strategy, Finance and Risk Committee
meeting**

Separate Attachments 1

Monday, 25 March 2024

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Te Mahere ā-Takiwā o Mauao ki Arataki

Mount to Arataki

SPATIAL PLAN

March 2024



MOUNT TO ARATAKI SPATIAL PLAN
www.tauranga.govt.nz/mount-arataki-feedback





He kupu whakamānawa

Mai te Awaiti ki Te Awanui
Tawhati kau ana te tai ki Waikorire
Ko Te Maire te toka tāmure
Tohua ki uta rā!
Kei Hopukiore te ahi kōmau
Tiro whakararo ki Owhare ki Moturiki
Takahia Te Ara o Rēhua
Ki ngā wai koiora
Ko Te Awa o Takuna,
Ko Te Awa o Tūkorako!
Tangi ana te aroha ki runga Whareroa
Whano ake rā i Te Ara Tauā ki Horoipia
Mai Ōmanu tuarāwhiti ki Parakiri
Hoki whakaroto ki runga Mangatawa
Ka mārāma te titiro ki raro
Ki ngā taumata kōrero o Matapihi
Ka ngaro te tangata, toitu te whenua
Tihēi mauri ora!

Word of encouragement

From Te Awaiti to Te Awanui
The tide ebbs at Waikorire
The ancient fishing ground Te Maire
Is reflected upon the land.
The smoldering fire burns at Hopukiore
Peer upon Owhare, and Moturiki.
Tread Te Ara o Rēhua
To the living waters,
Te Awa o Takuna and Te Awa o Tūkorako.
Bear lamentations at Whareroa &
set forth upon Te Ara Tauā, the warriors path to
Horoipia.
From Ōmanu, eastward to Parakiri.
Return inland, atop Mangatawa
The many sites of heritage below at Matapihi
Will become apparent.
Whilst man passes away, the land remains!
Tis life!

The legend of Mauao

There were once three mountains that lived in the Hautere forest overlooking Tauranga Moana. One was Ōtanewainuku who still stands there today adorned with the tallest trees and beautiful birds. There was also the female mountain Pūwhenua, a beautiful hill, clothed in the finest ferns, shrubs and trees of the forest of Tāne. The other was a maunga pononga or a nameless mountain.

The nameless mountain was desperately in love with Pūwhenua. However, her heart already belonged to Ōtanewainuku.

There seemed like no hope for the nameless one who decided to end it all by drowning himself in the Pacific Ocean, Te Moananui ā Kiwa.

Calling on the patupaiarehe, the people with magical powers, the nameless one asked them to plait a magical rope and then haul him down towards the ocean. Chanting, they began to haul the nameless one slowly towards the sea, gouging out the valley where the Waimapu River now flows. Waimapu means ‘weeping waters’ and is so named after this journey to the sea. The path also created the channel which flows past Tauranga City out to the ocean.

By the time they reached the ocean, it was very close to daybreak. The sun rose, fixing the nameless one to that place. Being people of the night, the patupaiarehe fled back to the shady depths of forests but not before giving the name Mauao – “caught by the morning light” – to this mountain which marks the entrance to Tauranga Moana.

(Source: www.bayofplentynz.com)



Rārangi upoko

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1.

**Te Mahere ā-Takiwā mai Mauao ki
Arataki: He tirohanga whānui**

**Mount to Arataki Spatial Plan
Overview**



1.1. He kupu whakataki – Te Kaupapa o te Māhere ā Takiwā

Introduction – Purpose of the Spatial Plan

The Mount to Arataki area is a unique and special place and that is reflected in the amount of people who have decided to call it home. The Mount to Arataki Spatial Plan (MSP) sets a 30-year vision for the area, addressing the opportunities and challenges that growth will bring, to enhance the wellbeing of the people who live, work, play and visit there, now and in the future.

The spatial plan supports a future that respects where we've come from and what we love about the area while also focusing on the practical needs of our community. The spatial plan provides direction on the actions and investments necessary to support anticipated growth, with particular regard to:

- The wellbeing of our communities
- The way we move around
- Culture and heritage
- The natural environment and the features we want to protect
- Public open space: playgrounds, parks, and community facilities
- The economic development of the city including business, the Port of Tauranga and industry
- How to manage the different land uses in the area, including industrial, residential and commercial.

As a non-statutory document, the spatial plan helps to inform council planning processes such as city plans, social infrastructure planning, transport planning, local plans, and the annual plan and long-term plan. It does this by identifying actions and projects that are needed to achieve the outcomes sought for the Mount to Arataki area.

A spatial plan tailored to the Mount to Arataki area

The Mount to Arataki area is home to 16% of the Tauranga population, and includes the communities of Mount Maunganui, Omanu, Arataki, and Whareroa. The coastal strip is anticipated to see ongoing residential growth due to the number of established centres, proximity to the water and open spaces, commercial/retail centres, and the economic and employment hub of the industrial area.

Providing an integrated plan that supports housing choice and growth in the area, with strong connections to the city centre and adjoining centres such as Papamoa will also support the continued prosperity of the entire Western Bay of Plenty subregion.

The spatial plan provides a blueprint to assist in supporting growth through the right infrastructure – whether that's fit-for-purpose waters infrastructure, ways of getting around, housing choice, amenities for visitors, access to employment, schools, healthcare or other community facilities.

As well as home to many, the area is a popular destination for locals and visitors, with the population doubling over summer months as visitors make the most of the natural environment and other visitor attractions.

The area is also host to the Port of Tauranga, New Zealand's largest and fastest growing port. The port, and the wider industrial area are an important economic and employment hub for the region, providing jobs for many of the people that live in the Mount to Arataki area. Many of the actions in this plan are based around working in partnership with industry, to enhance both economic and environmental wellbeing.

Over the next 20 to 30 years the Mount to Arataki area is projected to experience significant future growth, including:

- 18% population growth by 2058
- 29% more jobs within commercial and business areas by 2063
- Over 50% of new jobs will be in the services sector
- 2,600 more dwellings by 2058
- Increasing aging population.

Alongside growth, the area also faces some key challenges, including:

- The area has a number of issues arising from adjoining land uses, particularly between industrial and residential activities. There are concerns about worsening air and water quality from industrial activities, and the impact of this on human and environmental health.
- The ability for industrial and port activity to continue in a way where it can co-exist with surrounding land uses and the environment is important for the economic development of the city and region.
- The movement network faces significant challenges in the area. There is a lack of alternative options for people to move around, and people often report feeling unsafe when walking or cycling on roads.
- The area is at risk of numerous natural hazards, which are exacerbated by climate change.
- Tangata whenua have strong connections and history to the Mount to Arataki area. The community of Whareroa in particular faces significant challenges from the surrounding industrial activity. There is a need to find balance between enabling development while safeguarding the cultural values of the area.

A collaborative approach

Collaboration has been, and will continue to be, a vital ingredient to success in spatial planning and gives us the opportunity to create a place that reflects our cultural heritage and welcomes all communities. Planning for the future of the Mount to Arataki area requires ongoing engagement with partners, key stakeholders and the community, acknowledging the different meaning and values placed on the area by all involved parties. The input from engagement to date has been invaluable and we've incorporated what we've heard in this plan, which provides a roadmap to support existing community needs as well as future growth and highlights how important it will be to work together to get there.

As part of the spatial plan a specific planning study was also undertaken for the Mount industrial area, with input from mana whenua and key stakeholders, to provide a more in-depth response to key issues in this area. The outcomes are reflected in the spatial plan.

Responding to the key challenges and achieving the change envisaged by the MSP will take time, resources, effort and commitment. That is why it's important that we take this journey together by acting now.

Unique, Liveable, Connected and Healthy

Our plan for the Mount to Arataki area will support neighbourhoods to become Unique, Liveable, Connected and Healthy. To achieve these community outcomes, we will follow key principles that are outlined below. These key principles will be delivered through specific actions, detailed in the MSP, that will be implemented throughout the Mount to Arataki area.

