



6 May 2022

Richard Coles
Momentum Planning and Design
136 Willow Street
Tauranga 3110

Tēnā koe Richard,

Further to your meetings and discussions with Toi Moana staff, I write to inform you of our planning position with regards to the urban development proposal you are progressing on behalf of your client at Arawa Road, Pongakawa.

The operative Bay of Plenty Regional Policy Statement (RPS) Urban and Rural Growth Management provisions do not provide for new urban activities/zones outside the urban limits. Of note, other regional policy provisions and documents which manage effects on freshwater, natural hazards, versatile soils etc. would also apply.

As such, I write to advise that the urban proposal you are progressing in Arawa Road, Pongakawa is not supported by the RPS Policy UG 5A which is 'gateway' policy that seeks to direct urban growth proposals to locations within the urban limit.

While draft Proposed Change 6 (National Policy Statement-Urban Development (NPS-UD)) to the RPS will remove the urban limits, the Arawa Road proposal is beyond its scope. The NPS-UD wider growth allows guidelines which focus on permitting significant development capacity in urban environments. Pongakawa is not considered to be part of the greater Tauranga urban environment.

The Urban Form and Transport Initiative (UFTI) for the Western Bay of Plenty sub-region identifies other potential locations for long term urban growth beyond those identified in the RPS urban limits. However, UFTI does not identify Pongakawa as a potential urban growth location.

In summary, the Arawa Road urban growth proposal is not provided for in the RPS or draft Change 6 nor any relevant local authority urban growth plan or strategy. As such, you may wish to consider exploring the opportunities in the Western Bay of Plenty District Plan for activities anticipated in the relevant rural zone.

I trust this supports earlier advice staff have provided to you to consider and discuss with your client before investing further time and effort. Should you wish to discuss this further or any related proposals please contact my colleague Nathan Te Pairi who will be the key contact on behalf of the Toi Moana.

¹Policies UG 5A and UG 7A of the RPS

Nāku noa,



Nā Namouta Poutasi
Strategy and Science General Manager

cc. Phillip Martelli
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