

IN THE MATTER OF the Resource Management Act 1991

AND

IN THE MATTER OF Private Plan Change 95 Pencarrow Estate
Pongakawa to the Western Bay of Plenty
District Plan

**STATEMENT OF EVIDENCE OF SCOTT ADAMS, CARRUS GROUP AND URBAN TASK
FORCE
SUBMITTER ON PRIVATE PLAN CHANGE 95**

1. My name is Scott Adams, I am the Managing Director and General Manager of Carrus Group a national urban development company, and a founding member and chair of the Urban Task Force for Tauranga, an incorporated society set up to provide strong leadership, advocacy and positive change for the betterment of the community of Tauranga. Carrus have been involved in urban developments in the Bay of Plenty and other parts of the North Island since 1990 and in that time have developed more than 10,000 residential lots. Carrus is currently actively developing in Wellington, Taupo and Hawkes Bay.
2. I submitted on Plan Change 95 and I want to express my support for the Plan Change 95 and for future housing supply desperately needed in our sub-region.
3. In the last 20 years the track record of local authorities in our sub-region for re-zoning land for residential housing has been extremely poor, and future urban growth areas such as Te Tumu, Tauriko West, Te Papa, Te Puke and Omokoroa lack the establishment of necessary trunk infrastructure required to enable them. Because of the lack of network infrastructure capacity, local Council's debt funding caps, and crown stakeholders such as NZTA resistance to forward-fund infrastructure, it's been evident for nearly 10 years now that our sub-region will never be able to keep pace with housing demand again, so Plan Changes for smaller developments such as this one are critical to attempt to mitigate the ever-increasing housing supply shortfall.
4. Smartgrowth have advised that another Housing & Business Assessment is required for our sub-region (the last one was completed in 2021) and I predict this will provide a much more alarming housing shortfall pipeline than what is already forecast (current a cumulative shortfall of 10,000 houses over the next 30 years). In the Eastern corridor, there is an urgent need for more adjacent housing to support employment. Rangiuru Business Park is anticipated to employ four thousand people and support the economic growth of the region including the Port of Tauranga. Where are these folks going to live?

5. In addition to housing for Rangiuru employment, Zespri projected at the end of 2023 that kiwifruit tray production is expected to grow by 56% over next 5 years. More than one thousand canopy hectares of new kiwifruit orchards have been developed east of Te Puke during the last 12 years. NZ Kiwifruit Growers Inc advise that manual labour for the Kiwifruit sector is required year-round with a full-time employment ratio of five employees per canopy 10ha, plus an extra several thousand seasonal labour workers are required at various times of the year for planting, flower and fruit thinning, planting, spraying, pruning, harvesting & packing. This means several hundred extra full time and part time kiwifruit workers required now – where will they all live? Kiwifruit is our biggest local export produce. This is a substantial financial investment and there is an urgent need to support our horticultural growth with housing for workers. For far too long our sub-regional authorities have blocked housing growth in an overly conservative and obstructive manner with human welfare being the last consideration. This must stop; we all have to be more focused on **how** we can enable housing rather than continuing to be too precious on **where**.
6. PC95 will establish approximately 130 residential lots and a commercial shop, which complies with the Regional Council's Plan Change 6 provisions. The development will be developer funded including infrastructure upgrades and a new wastewater treatment plant. There will be very little establishment costs that will affect Western Bay District Council, certainly negligible input compared to the infrastructure upgrades required to achieve any meaningful brownfield intensification development In Te Puke, which will be very difficult to stack up for affordable housing due to the cost of new infrastructure, relocations of existing infrastructure, site acquisition, demolition, contamination and site clearance, and the associated development contributions that goes with that.

Greenfield development is a much easier development prospect. Despite this,

There is a distinct lack of any greenfield land east of Te Puke, and because of this the demand for housing supply that PC95 will provide will be quickly taken up, with various housing typologies available to suit budgets. I have spoken to various builders with very few local projects in the pipeline who would love the opportunity to build in this location.

7. Rather than creating land use conflicts and reverse sensitivity effects, PC95 is an urban development opportunity that will give effect to Policy UG7A and UG13B in Plan Change 6 through provision of reserves, road upgrades and retail facilities such as medical and childcare that could better service the local community all adds to self-sufficiency, as well as being close to places of employment all results in good place-making within the Pongakawa community.
8. I thank you for your consideration of my submission evidence and am happy to answer any questions of the commissioners on my submission points.

Scott Adams

Managing Director of Carrus Group of Properties.

Founding member and Chair of the Urban Task Force for Tauranga.

4th November 2024