



Our Places

Eastern
Bay of Plenty
spatial plan



Nau mai, Haere mai

Friends of 'Our
Places': *Eastern Bay
Spatial Plan*



Eastern Bay's unique strengths

- an abundance of natural resources, a favourable climate, and enviable lifestyle
- diversified and growing economic sectors
- a strong and growing Māori economy
- visionary iwi with related strategies
- strong community resilience
- options for how to manage growth

What Our Places will encompass

- a shared vision and set of objectives focused on the four wellbeings (economic, social, cultural, environmental) and how to achieve these
- great placemaking to support thriving resilient communities
- clear plans for where there will be more houses, more places to work, infrastructure needed
- how we can meet future challenges, like climate change
- where we can next accommodate incoming growth pressures
- how we guide investments to achieve the outcomes



Partners to the spatial plan

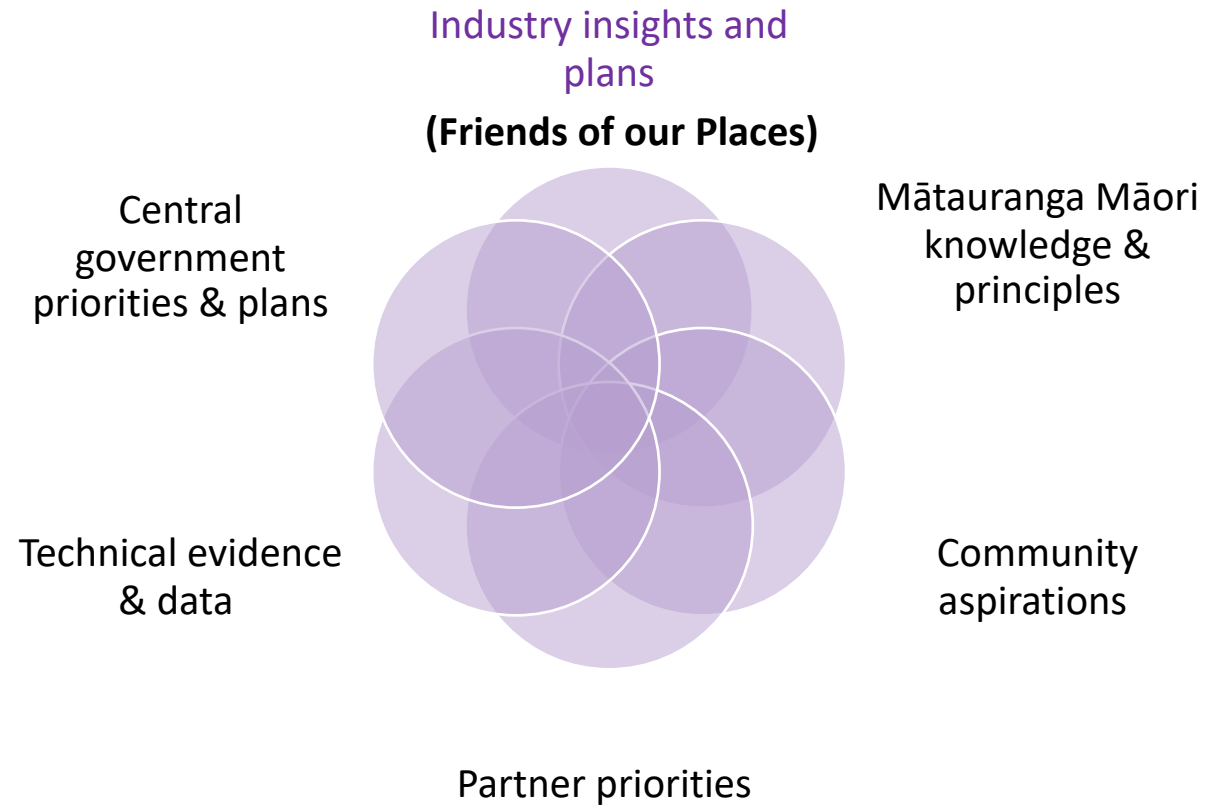
Our Places is unique in that it is being developed in true partnership between Local/Central Government and Iwi Partners from across the subregion

Bay of Plenty Regional
Council
Ōpōtiki District Council
Kawerau District Council
Whakatāne District Council

Ngāitai
Te Mana o Ngāti Rangitahi
Te Rūnanga o Ngāti Awa
Te Rūnanga o Ngāti Manawa
Te Rūnanga o Ngāti Whare
Te Whānau a Apanui
Tūwharetoa ki Kawerau
Whakatōhea

Ministry of Education
Waka Kotahi
Kāinga Ora
Ministry of Housing and
Urban Development

Key inputs



We need your help to get Our Places right



- key sub-regional insights and advice
- recognition of your future priorities, actions, and intentions
- resources or data that can assist the plan's development
- major questions or issues you would like to see addressed
- how best to work with you going forward





Spatial plans

What they are about

The process

Emerging insights

What we want to know from you



A spatial plan is a picture of where we are now, our vision and a roadmap for the future of places and spaces

Natural environment

People, homes and communities

Placemaking

Economy and jobs

Access and mobility

Development constraints / opportunities

Growth / urban form

Implementation

Benefits of spatial planning



- an avenue to bring iwi plans and visions to life, including Māori housing / papakāinga
- unlock more Central Government funding, faster
- more attractive to development
- greater civic participation by engaging the community
- drive Council efficiencies and savings
- future proof the economy
- stronger working relationships
- improved reputation as an investment location
- provide focal point for investment conversations



Hierarchy of spatial plans



Regional spatial plan

- Spatial Planning Act
- High level
- Key moves for infrastructure, land use, major activities, big changes



Sub-regional spatial plan

- Constraints maps
- Location of growth and density
- Connections / infrastructure
- Community priorities for wellbeing



Structure plan

- Framework for development a specific location
- Layout of land use, infrastructure, greenspace, roads

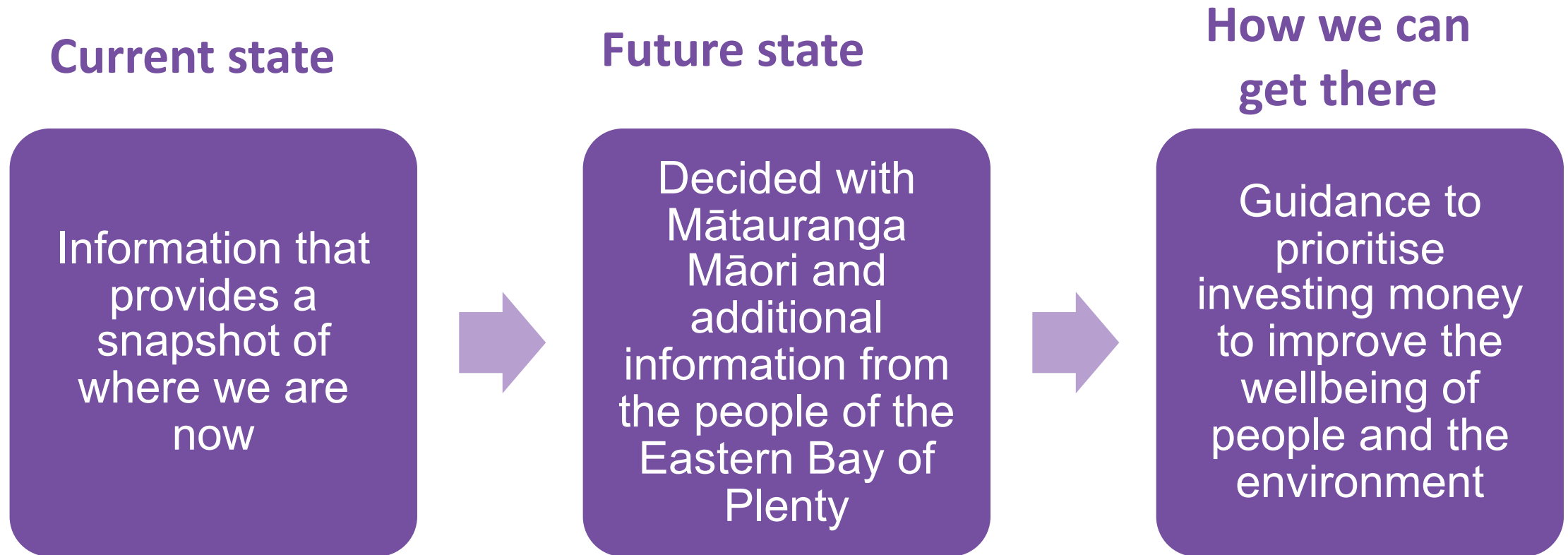


Community placemaking plan

- Specific to a community or neighbourhood
- Ranges from setting local priorities for projects, to design of projects, or management of public space



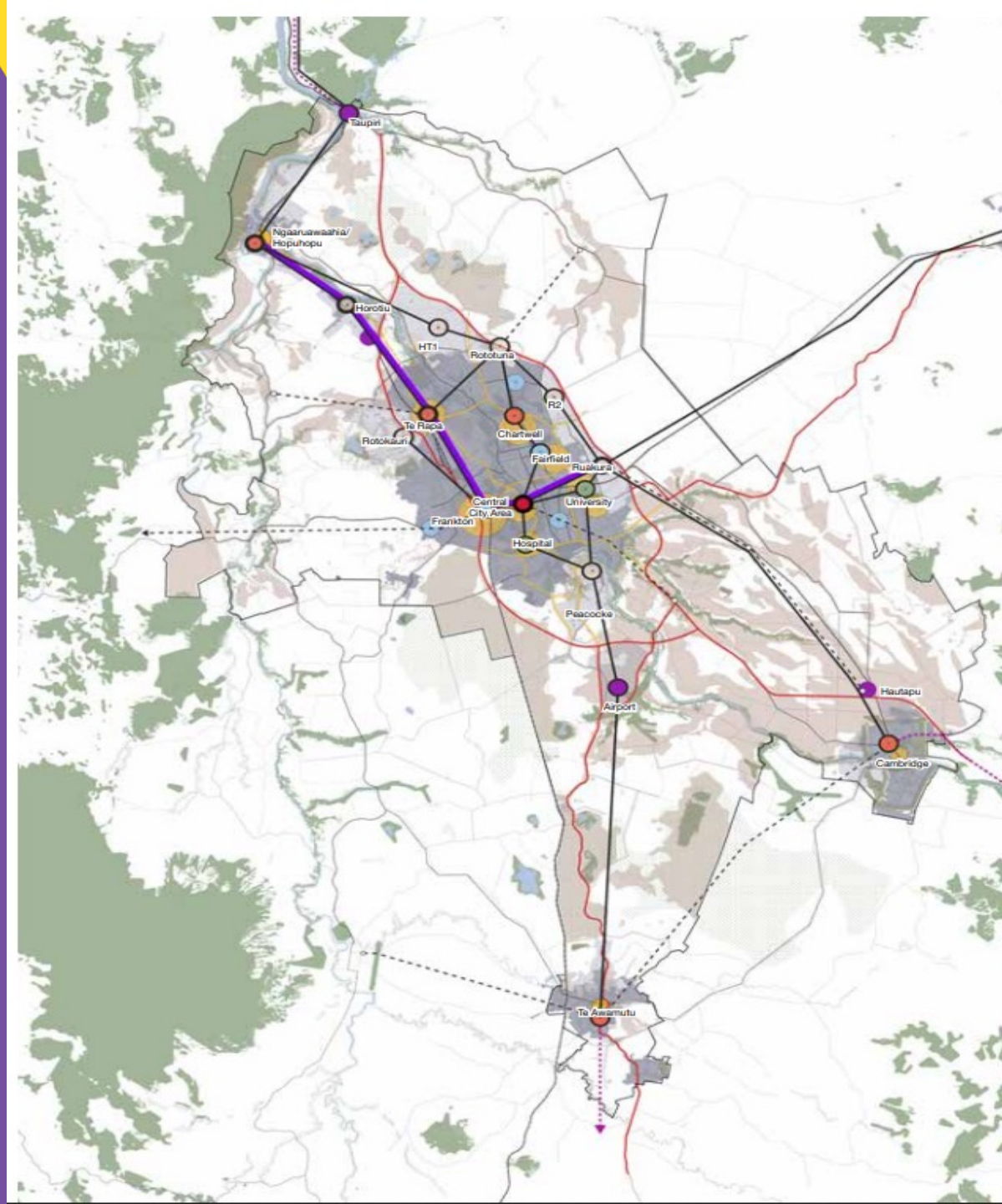
How Our Places is being developed



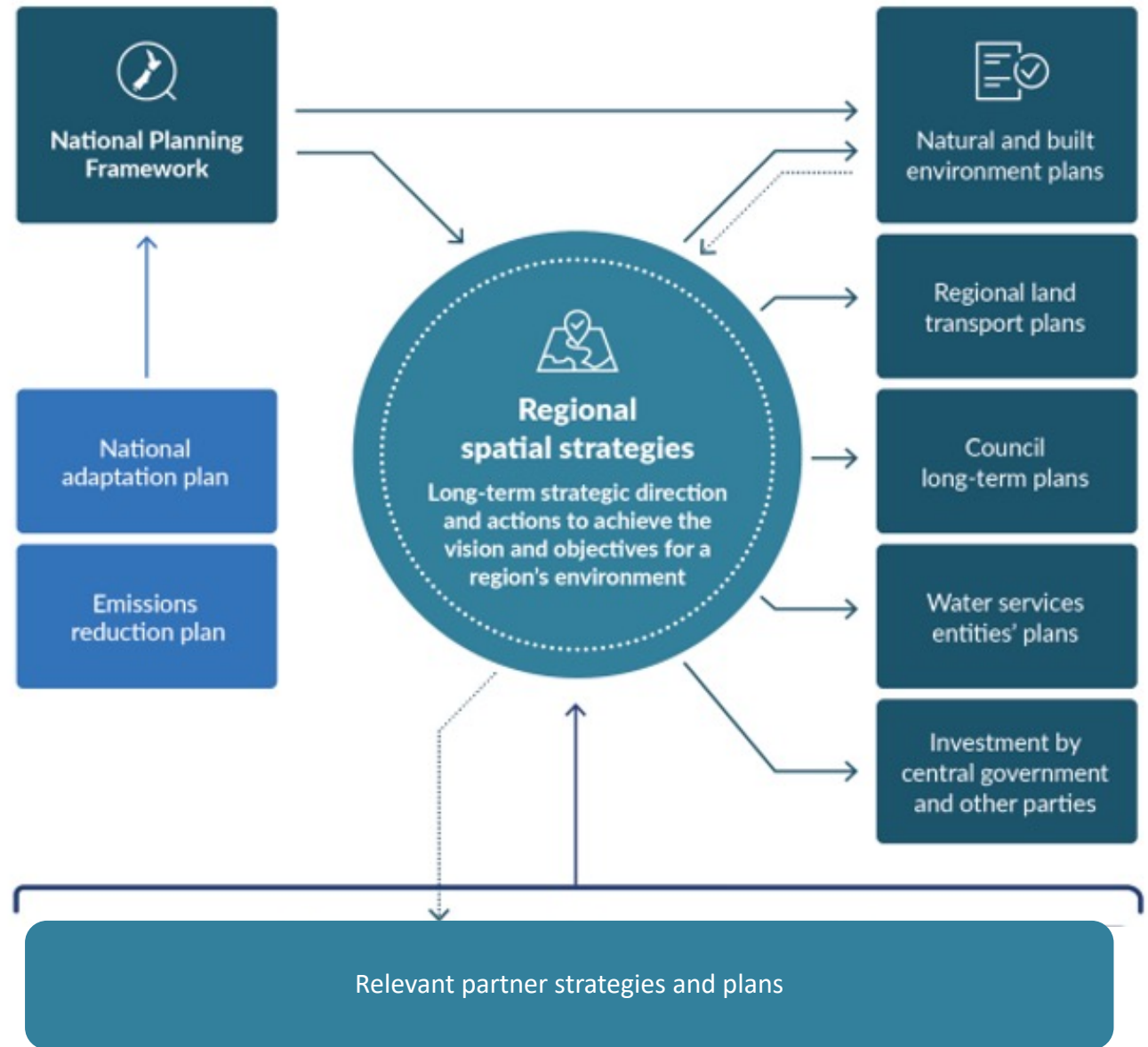
Waikato example



- long term direction, vision and objectives
- integrated view to inform other statutory plans
- areas to protect, restore or enhance
- areas of cultural heritage and areas with resources of significance to Māori
- areas subject to constraints
- areas appropriate for housing and development
- areas where significant land use change is required
- strategic sites and indicative locations for future infrastructure



A tool for integrating decisions of different partners

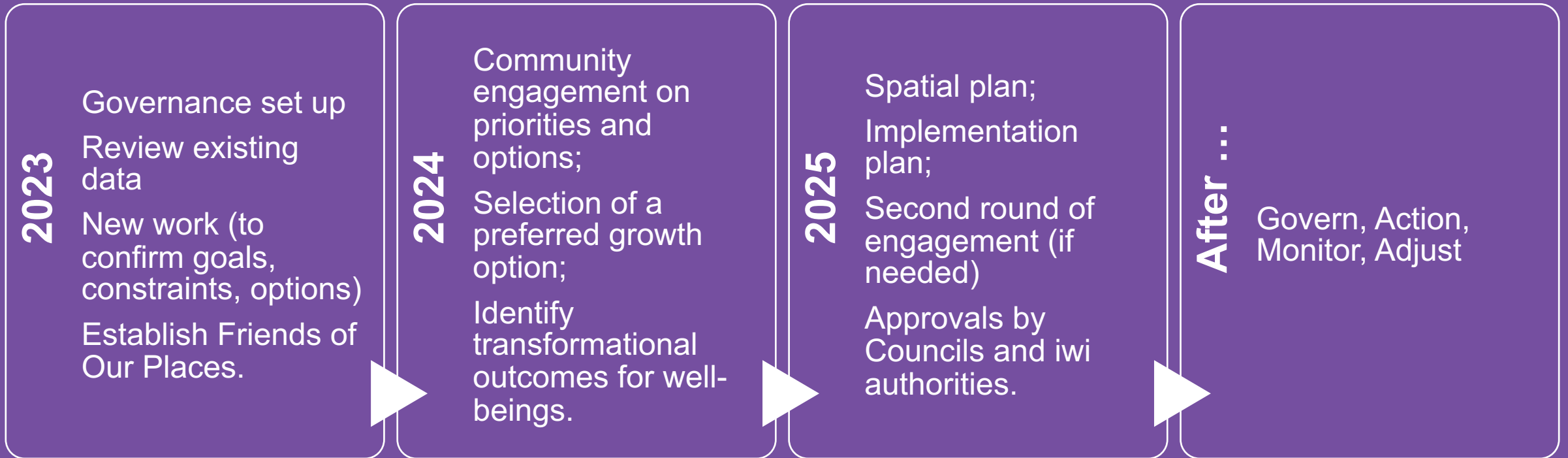


The New Regional Spatial Strategies will be informed by and inform a wide variety of key strategic planning documents





Process



Friends of Our Places



Friends of Our Places

Working with Friends of Our Places

Looking ahead

- 1:1 meetings with the project team
- Forums to invite your input at key stages of the project
- Grow this group as the project becomes more detailed
- Newsletter will be published to keep you informed
- Other ideas are welcome

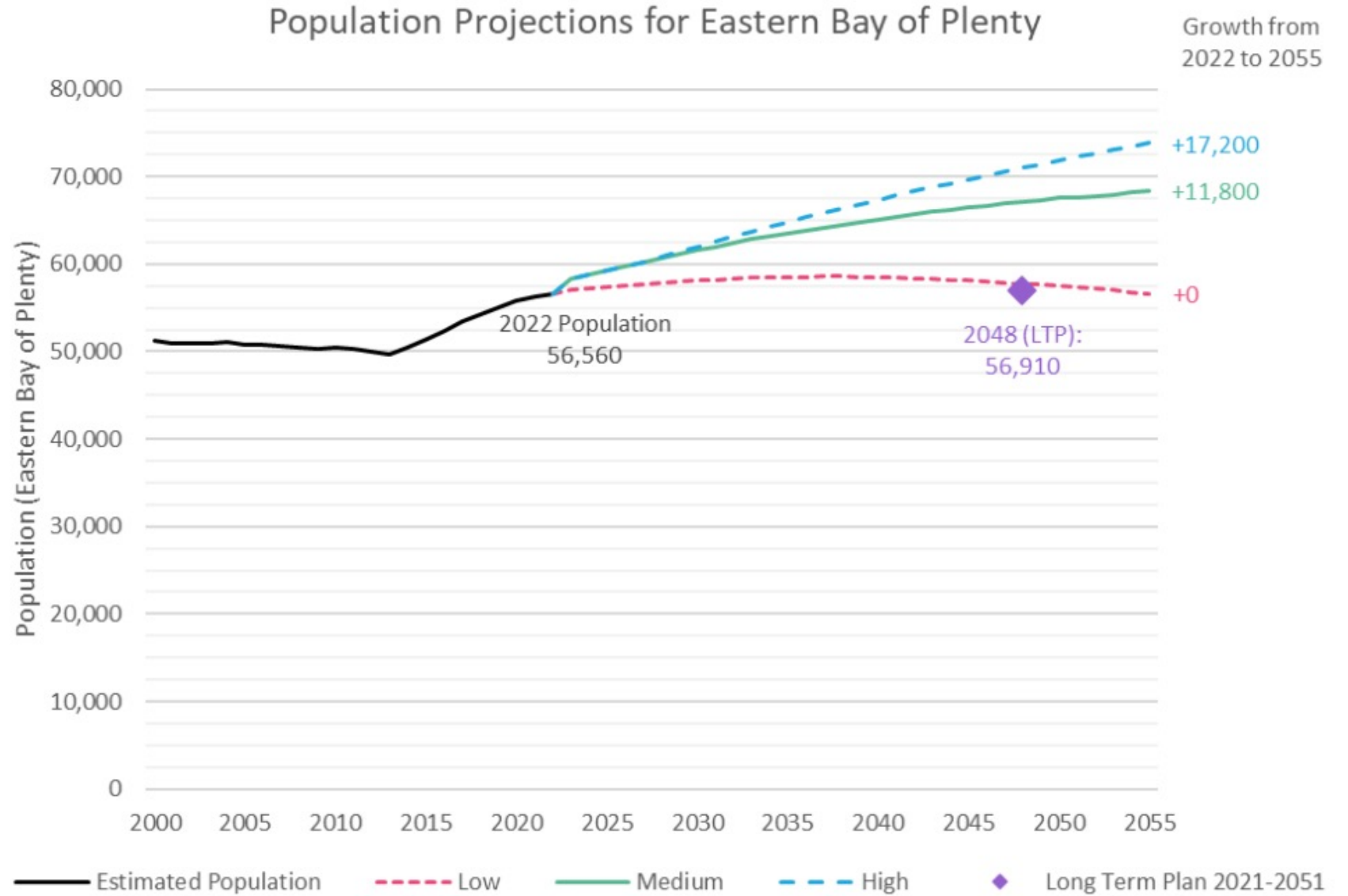


Emerging insights

- growth forecast and there are shortfalls of residential land now
- expansion of existing main urban centres is problematic
- terrain, rivers/floodplains, and agricultural productivity also constrain growth more broadly
- no single development location or type of growth can meet all residential or business needs
- iwi visions and strategies include expanded economic, education, and housing opportunities throughout the sub-region
- lifeline routes for goods and people movement need to become more resilient
- climate change risks are broad scale and require careful planning to ensure resiliency
- protect and enhance key environmental areas, and improve environmental performance of new developments

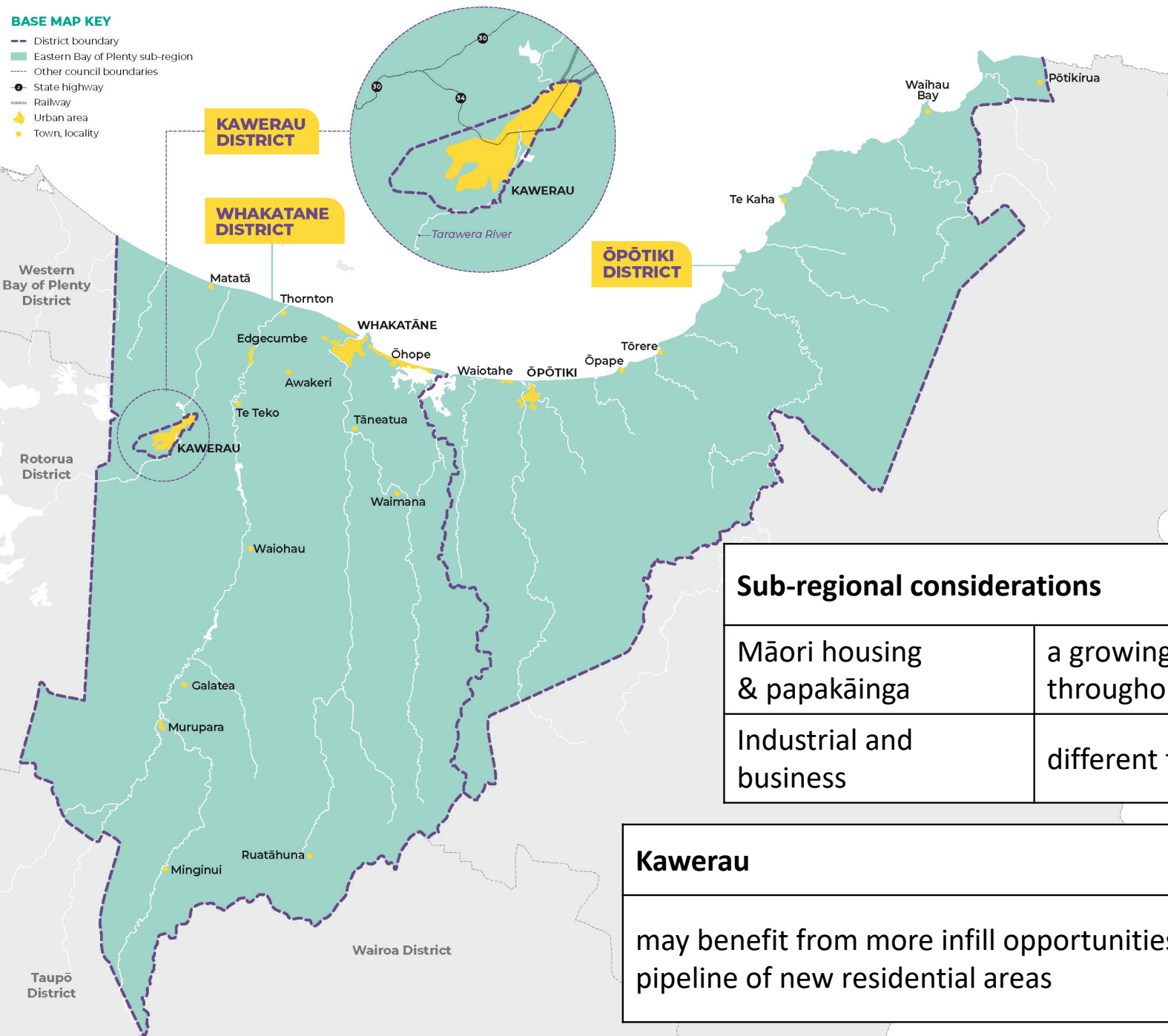
Planning for a range of growth

(figures may change)



BASE MAP KEY

- District boundary
- Eastern Bay of Plenty sub-region
- Other council boundaries
- State highway
- Railway
- Urban area
- Town, locality



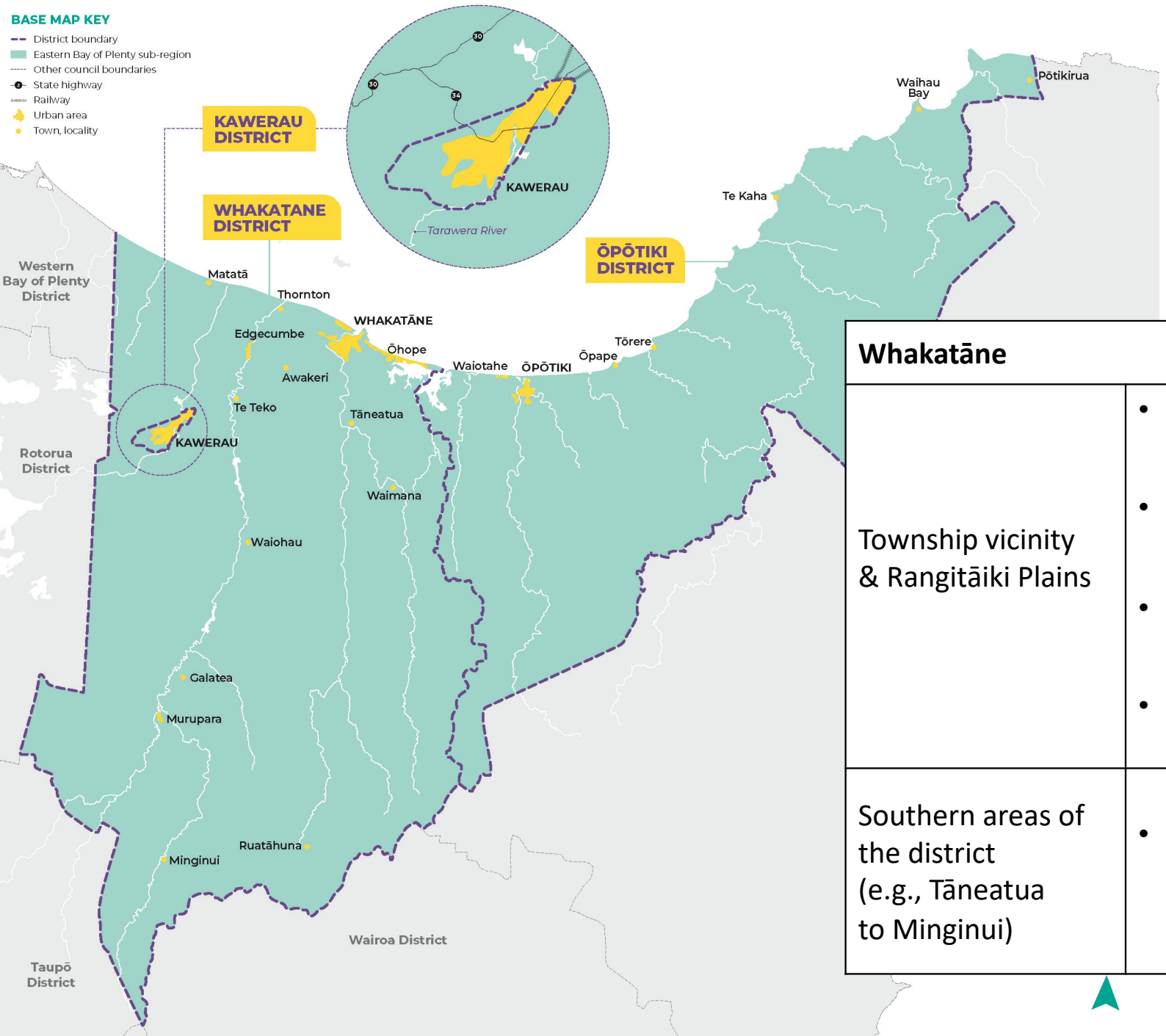
Potential nodes for development

Sub-regional considerations	
Māori housing & papakāinga	a growing component of future Māori-led housing supply throughout the subregion
Industrial and business	different types may be needed in parts of the subregion

Kawerau
may benefit from more infill opportunities, and has a good pipeline of new residential areas

Potential nodes for development

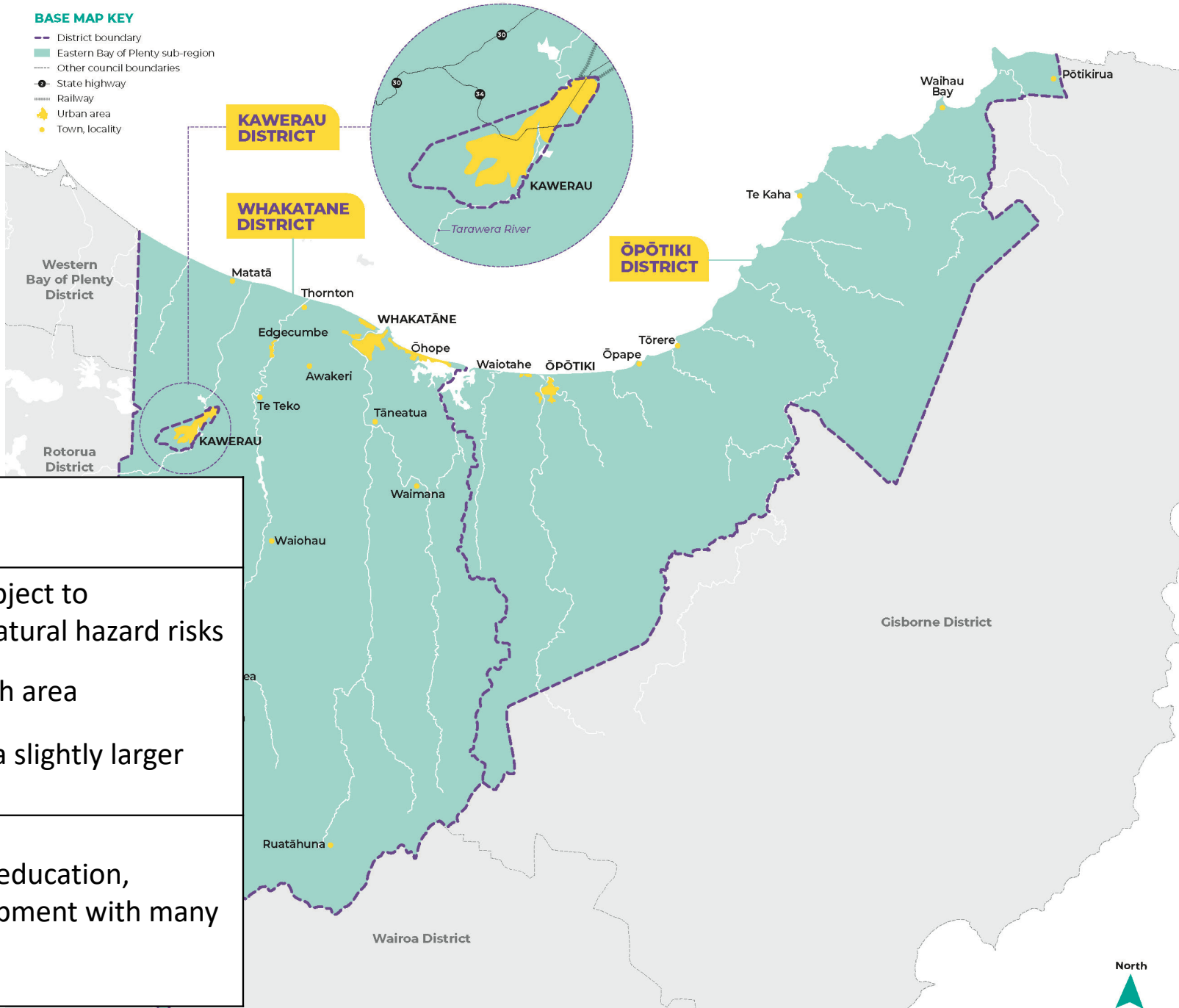
- BASE MAP KEY**
- - District boundary
 - Eastern Bay of Plenty sub-region
 - - - Other council boundaries
 - State highway
 - Railway
 - Urban area
 - Town, locality



Whakatāne	
Township vicinity & Rangitāiki Plains	<ul style="list-style-type: none"> • Broad stormwater management and natural hazard risks affecting infill and greenfield • Whakatāne heart and Kopeopeo, potential for development and infill • Matatā could meet a portion of short/medium term housing needs • Awakeri and / or Te Teko to meet long term housing needs
Southern areas of the district (e.g., Tāneatua to Minginui)	<ul style="list-style-type: none"> • iwi have aspirations for housing, education, resiliency, and economic development with many projects underway



Potential nodes for development



Ōpōtiki

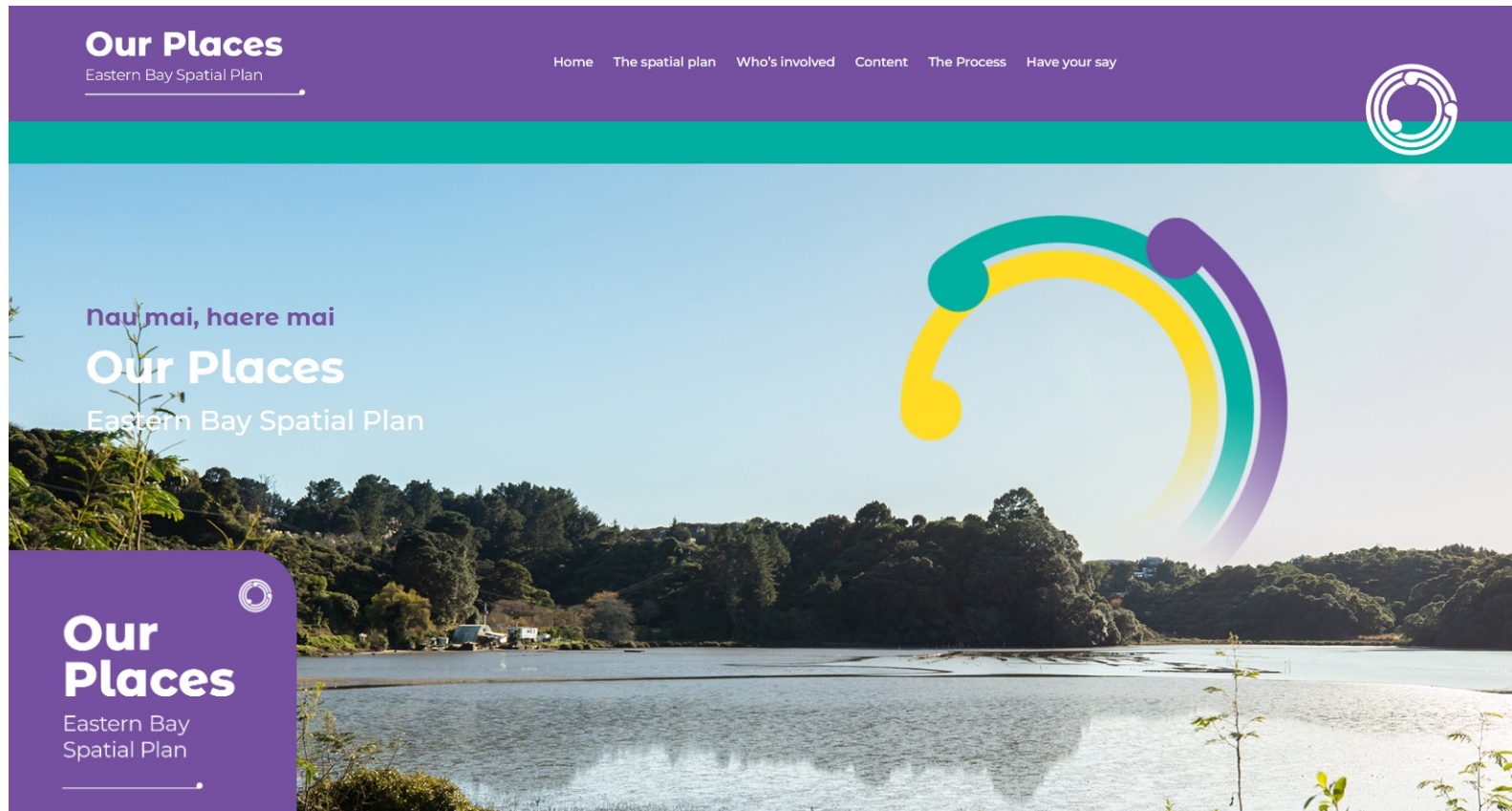
Township & vicinity

- Available infill opportunities, subject to stormwater management and natural hazard risks
- Hukataia, large greenfield growth area
- Waiōtahe Drifts, could become a slightly larger and more complete community

Eastern areas

- iwi have aspiration for housing, education, resiliency, and economic development with many projects underway

For project information and updates



Visit ourplacesebop.org.nz

We need your help to get Our Places right



- key sub-regional insights and advice
- recognition of your future priorities, actions, and intentions
- resources or data that can assist the plan's development
- major questions or issues you would like to see addressed
- how best to work with you going forward



Next steps,
questions?

