

# Bay begins to cater for population explosion

By GRAMM SKELLERN

ROWS of terrace houses and low-rise apartments will be dotted around 15 key areas of Tauranga as the city braces for a predicted population explosion over the next half-century.

The SmartGrowth planning group has unveiled its urban development blueprint that identifies city areas ripe for higher-density living.

The new, built-up residential areas are centred on existing commercial/retail and community centres to fit in with the Tauranga District Council's "work, live and play" strategy.

The areas selected to handle a doubling in population by the year 2051 are:

- Between 2006 and 2021 — new housing from downtown Tauranga, 11th

## ■ WESTERN BAY GROWTH

- Each week 100 people arrive in the Western Bay, 52 leave, 32 new houses are built, 54 more vehicles are on the road and 45 new jobs are created.
- Western Bay population by 2021, 196,000 people, 80,000 households. At present 136,000 and 50,000. By 2051, 284,000 people, 119,000 households.
- Planned residential development,

Avenue, Gate Pa and Greerton and along the coastal strip from downtown Mount Maunganui, Oceanbeach Rd, Central Parade on Maunganui Rd, Bayfair, Domain Rd/Papamoa Beach

including infill and greenfields, caters for 18,500 households.

- Further 51,500 households required over next 50 years.
- Traditional families likely to double but single and two-person households to triple by 2051
- 35,000 people over 80 years by 2051 — sevenfold increase from 2001.

Rd, Parton Rd, Papamoa.

- From 2021 to 2051 — Brookfield, Cherrywood/Bureta, Matua, Maungatapu and Welcome Bay.

The urban intensification would

involve homes on land between 100 sq m and 250 sq m compared with the present 325 sq m. Up to a third of the growth would be accommodated in apartment complexes of up to four levels.

SmartGrowth was launched in 2001 by a joint committee of Tauranga and Western Bay district councils, Environment Bay of Plenty and tangata whenua to prepare a plan for managing the growth of the region into the middle of this century while still maintaining its natural environment, resources and lifestyle.

The joint committee yesterday formed a working party to fine tune the blueprint and it will be re-presented for approval at next month's meeting.

The plan will then go out for public consultation with submissions closing

at the end of November. The final strategy will be handed to the councils for implementation in April next year.

Funding options will be considered by the joint committee next month.

Tauranga Mayor Jan Beange said the blueprint was "a good first cut but it still needed some work on capturing the community feel.

"It's not just about blocks of land — it's people as well and what quality of life they will have," said Ms Beange.

After two years of research and consultation, SmartGrowth also recommended:

- New residential and commercial development at Pyes Pa west (where Grasshopper Properties is planning a 2000 section subdivision), north-west

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