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29 May 2017

Tauranga City Council  
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## Submission on Proposed Special Housing Areas

### Introduction

This submission is provided on behalf of the Bay of Plenty District Health Board (Bay of Plenty DHB) and has been prepared by our public health unit, Toi Te Ora - Public Health Service (Toi Te Ora). Toi Te Ora's role is to promote, protect and improve the health of the Bay of Plenty population, prevent ill health and minimise the risk of disease and injury through population based interventions. Public health approaches wellbeing and health in terms of the social, economic, cultural, environmental and political context and from a determinants of health perspective. Many of the crucial underlying factors that contribute to population health and wellbeing are directly influenced by the decisions and activities of government.

### Proposed Special Housing Areas (305 Chadwick Road, Greerton and Golden Sands southern extension, Wairakei).

The Bay of Plenty DHB supports the request from the developers for these developments to be classed as Special Housing Areas. Creating these Special Housing Areas should be consistent with Purpose 3<sup>1</sup> of the Tauranga Housing Accord<sup>2</sup> which aims to maintain sufficient supply of housing at the lower quartile of the market.

A recent study<sup>3</sup> identified Tauranga's median house price as \$591,000 compared to a median household income of \$61,200, positioning Tauranga as the ninth-least affordable city in the world to live in<sup>4</sup>. Affordable housing contributes to people's well-being. For lower-income households, in particular, the high cost of housing relative to income is associated with severe financial difficulty which can lead to stress, depression, and the inability to meet other basic needs such as food, heating, healthcare and transport<sup>5</sup>.

Improving housing affordability and diversity through higher density and mixed use developments can:

- Provide cost savings in land, infrastructure and energy
- Reduce the economic costs of time spent travelling as a by-product of more compact development
- Be associated with lower crime rates and greater safety
- Help encourage physical activity, with consequent health benefits

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<sup>1</sup> Purpose 3: *The Accord aims to maintain a well-functioning, private sector-led housing market in Tauranga with sufficient supply at the lower quartile of the market to ensure adequate access for those with households with below-median incomes.*

<sup>2</sup> [http://econtent.tauranga.govt.nz/data/a-z/files/housing\\_accord\\_signed.pdf](http://econtent.tauranga.govt.nz/data/a-z/files/housing_accord_signed.pdf)

<sup>3</sup> 13th Annual Demographia International Housing Affordability Survey: 2017 <http://www.demographia.com/dhi.pdf>

<sup>4</sup> Out of 406 housing markets across Australia, Canada, China, Ireland, Japan, New Zealand, Singapore, the United Kingdom and the USA.

<sup>5</sup> [http://www.stats.govt.nz/browse\\_for\\_stats/snapshots-of-nz/nz-social-indicators/Home/Standard%20of%20living/housing-affordability.aspx](http://www.stats.govt.nz/browse_for_stats/snapshots-of-nz/nz-social-indicators/Home/Standard%20of%20living/housing-affordability.aspx)

- Promote social connectedness and vitality<sup>6</sup>
- Promote community diversity eg mixed ages.

In supporting the Council to accept the two Special Housing Area requests, the BOPDHB recommends that Council:

- Adhere to Purpose 3 of the Tauranga Housing Accord and ensure affordable housing principles are identified and applied.
- Supports the Joint Housing Steering Group to encourage building companies to build homes that meet LifeMark<sup>7</sup> housing standards.
- Supports the Joint Housing Steering Group appointing a health representative on the Officials Working Group (in light of the significant correlation between housing and health acknowledged in clause 12<sup>8</sup>, and to support the achievement of clause 28<sup>9</sup> of the Tauranga Housing Accord.
- Ensures easy access to the adjacent greenspace in the Greerton development.
- Gives due consideration to traffic and pedestrian safety issues, as well as to noise and air quality in the Greerton development. This development will be close to an industrial area.

The Bay of Plenty DHB does not wish to speak to its submission.

Yours sincerely



**Sally Webb**  
Board Chair

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<sup>6</sup> <http://www.mfe.govt.nz/publications/towns-and-cities/summary-value-urban-design-economic-environmental-and-social-benefi-10>

<sup>7</sup> <http://www.lifemark.co.nz/>

<sup>8</sup> Clause 12: *Adequate housing supply and delivery of affordable housing are key elements of maintaining a well-functioning, dynamic city with a strong economy and healthy communities.*

<sup>9</sup> Clause 28: *As part of this Accord, the Council and the Government additionally agree to coordinate their efforts on other issues impacting the provision of affordable housing.*