

13 August 2020

Western Bay of Plenty District Council,
Private Bag 12803,
Tauranga Mail Centre 3143

For the attention of:- Mayor Garry Webber & CEO, Miriam Taris,

Dear Garry & Miriam,

Development in the East

Background.

The Urban Form and Transport Investment work (UFTI) has been completed and adopted by the SmartGrowth partnership.

The adopted strategy is an NZTA business case approach for “Connected Villages” supported by the requisite transport investment.

UFTI has a strong emphasis on development in the east through the Eastern Corridor. The key moves are set out in **Appendix 1**.

Many of these outcomes will be carried through into the proposed SmartGrowth Spatial Plan.

Government has maintained its focus on the east post the TEL investment through the recently announced \$18 million Rangiora Business Park interchange funding.

Looking forward

A major UFTI move is the eastern settlement pattern concept plan that defines the location of a new settlement in the east. This is a key move in the jigsaw going forward. While it is scheduled to be completed over a number of years there are assumptions that may alter the timing if they do not play out as anticipated.

The key here is the completion of the proposed development at Te Tumu. Currently the development is stalled by decisions of the Maori Land and Appellate Courts. They require the several thousand beneficiaries reach a more conciliatory position if the development is to proceed on the basis that the Trustees and beneficiaries can agree on the land portioning process as well as the distribution of proceeds from the freeholding of some land. The processes are complex and have been set back by the approach the Te Tumu Trust has taken to date. It may be that differing intergeneration expectations may result in a situation like Ihumatao on the Manukau Harbour. If this is the case another site will need to be found for the several thousand houses and people that would have been accommodated in Te Tumu.

Alternatives yet to be investigated in Te Tumu relate to alternative access via the Kaituna link as well as the economics of development starting in the east on the Ford land and eventually moving west onto the Te Tumu 14 Trust lands.

There is also a challenge to new development areas in the east from potential options that the Tauranga Northern Link will present at Te Puna via the on and off ramps to the new highway. A similar situation existed at Te Kauwhata in the northern Waikato where Winton Partners is well through completing the 1400 lot Lakeside development inspired by good motorway access.

Short term opportunities

Many of the more significant opportunities will take time to anchor given the complexities of lining up long term land use, infrastructure and funding. In the meantime there are two interesting short-term opportunities that could become **pilots** for other long-term initiatives.

The first relates to an expansion of the existing Pongakawa Village, and the second bringing ahead a shovel-ready industrial development on the edge of Te Puke.

1} A potential Pongakawa Village expansion opportunity. Ongoing investment in the Kiwifruit industry continues apace with needs for locally based residential development to support the industry. One opportunity is a possible westerly expansion of the existing Pongakawa Village for up to say 100 houses developed in stages to support the existing school and village facilities. The general area is illustrated in **Appendix 2**. This approach fits the principle of expanding and existing settlement rather than starting over elsewhere.

2} Advancing the development opportunities on the Marshall land – Te Puke northern side. A concept plan of this development is attached as **Appendix 3**. While it requires the Council to bring forward some trunk services, the attached Plan shows that there is a development of some scale that is ready to go if this could be done. A high profile, international tractor and machinery distributor is keen to establish a presence on this site.

Next steps

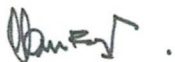
We are keen to meet with you to discuss:

- The strategic direction set out above
- The specific development opportunities

We think it would be useful to also have Bill Wasley the SmartGrowth Independent Chair at the meeting and Ken Tremaine who is assisting SmartGrowth with preparing the Spatial Plan.

We would be grateful if we could schedule this meeting in the near future.

Sincerely,



Mark Boyle

cc. Paul Hickson, Bill Wasley, Ken Tremaine

Appendix 1: UFTI Eastern Corridor Package

Eastern Corridor package

UFTI benefits		Broader outcomes		
Housing, movement, environment, prosperity		Improved liveability/placemaking/amenities, attractive and thriving sub-region, supporting growth, increased safety (transport and personal), better travel choices, improved modal shift, improved housing affordability		
Key moves		Expected timing	Involved agencies (indicative PASCI)	Committed (Y/N/Partial)
Resolve access to Te Tumu		1–3 years	TCC (A), tangata whenua (A), Waka Kotahi (S), MHUD (S)	Yes
Te Tumu Structure Plan and rezoning		1–3 years	TCC (A), all other partners (S)	Yes
Te Tumu transport multimodal network design and delivery		4–10 years	TCC (A), BOPRC and Waka Kotahi (S) (C), all other partners (S)	Yes
Te Tumu and Wairakei community facilities to support town centre and amenity		4–10 years	Ministry of Education (A), TCC (A), all other partners (I)	Partial
Complete Rangiuru Business Park including the interchange to support road/rail integration, and freight movements to the Port		1–3 years	Waka Kotahi (S) (C), WBoPDC (A), TCC (I), tangata whenua (S), all other parties (I)	No
Complete Pāpāmoa East Interchange		1–10 years	Waka Kotahi (S) (C), TCC (A), tangata whenua (S), all other parties (I)	Yes
Prepare new eastern settlement concept plan that defines location of new settlement, and associated District Plan change to protect the area from inappropriate subdivision and development		4–10 years	WBoPDC (A), all other partners (S)	No
Complete New Eastern Settlement Masterplan including decisions on multimodal connectivity between new settlement, Wairakei, Rangiuru and Te Puke		10–20 years	WBoPDC (A), all other partners (S)	No
Construct infrastructure to support new eastern settlement		20 years onwards	To be determined	No

Appendix 2: Potential land for development adjacent to the existing Pongakawa Village

