

# Te Tumu Landowners Group

Papamoa East  
Te Tumu

Potential for 6,000+ Dwellings



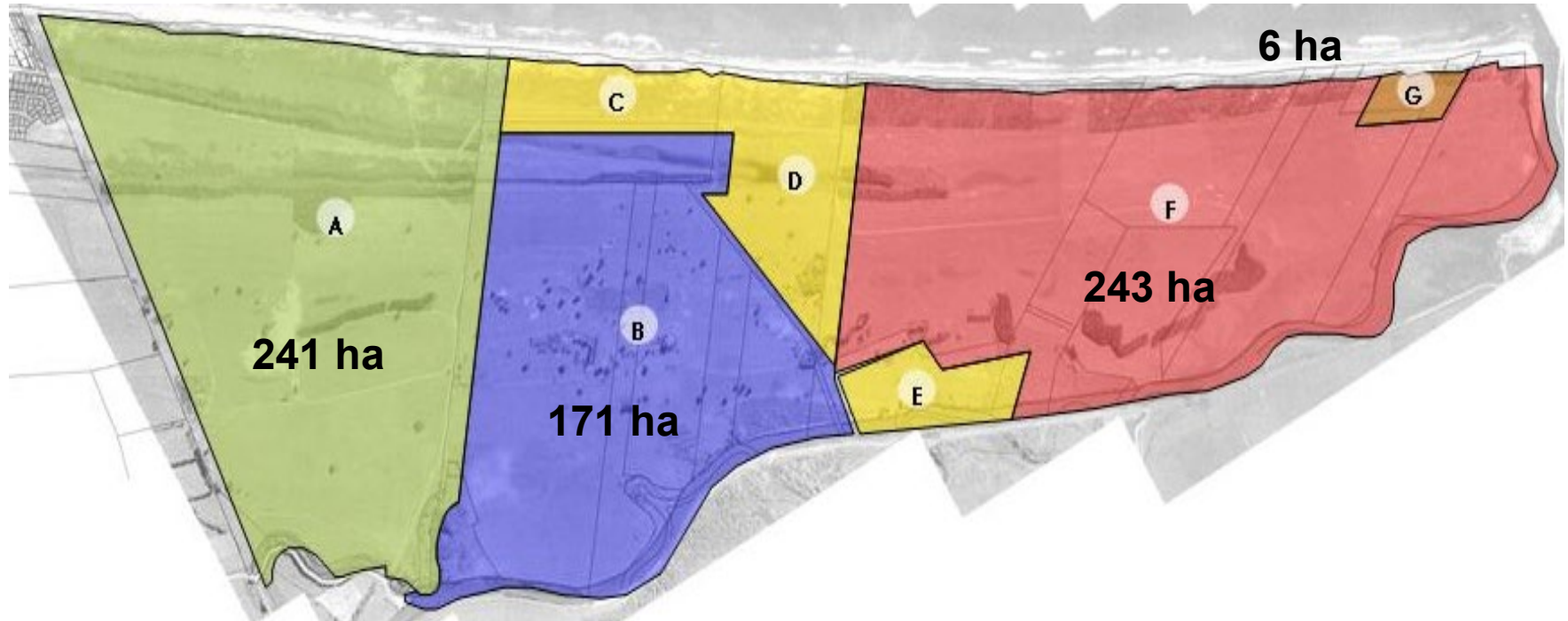
# Te Tumu Landowners Group (TTLG)

- Comprises of the Main Landowners in the Papamoa East – Te Tumu Area
- Formed in December 2004
- To Respond to the SmartGrowth Strategy and Address Infrastructure, Land Use Planning & Integration
- Tauranga City Council (TCC) and TTLG Commenced Plan Change Preparation & Structure Planning in 2017





# Te Tumu - Land Holdings



## LEGEND

- A:** Tumu Kaituna 14 Trust
- B:** Tauranga City Council  
(Carrus-Hickson Development Interests)
- C:** Tumu Kaituna 7B1 & 7B2 Trusts
- D:** Tumu Kaituna 8B1 Trust
- E:** Catalyst (Highrise) Ltd
- F:** Ford Land Holdings Pty Ltd
- G:** Tumu Kaituna 11B2 Trust

## TE TUMU LANDOWNERS GROUP

- A:** Tumu Kaituna 14 Trust
- B:** Carrus-Hickson Development Interests
- F:** Ford Land Holdings Pty Ltd
- G:** Tumu Kaituna 11B2 Trust

The Te Tumu Landowners Group Interests Make Up **87%** of the 760ha Te Tumu Urban Growth Area (UGA).

# Te Tumu Landowners History

## Tumu Kaituna 14 Trust

- Owners predominately from three Hapu being
  - Ngāti Rangiwehewehi
  - Ngāti Uenukukōpako
  - Ngāti Rangiteaorere
- Connection with the land goes back to the landing of the Te Arawa Waka



## Carrus Hickson Interests

- The Hickson Family connection and ownership of the property extends back to 1960.
- Carrus Corporation entered into a Joint Venture with the Hickson Family in 2004.





# Te Tumu Landowners History

## **Ford Land Holdings Pty Ltd**

- The Ford Family have been in the Te Tumu area since 1907 as farmers and landowners.
- The Ford Family connection to their current Te Tumu landholdings, The Sandhills, extends back to 1911.



# Te Tumu Landowners Group

## Te Tumu Plan Change Workstreams

### Workstreams 80%-90% Finalised:

1. Land Constraints Identification & Mapping
2. High Level Urban Land Use Spatial Planning
3. Natural Hazards
4. Stormwater Strategy; modelling, design strategy & land-use optimisation
5. Transportation & Infrastructure Corridors; based on Multi-Model, Road Corridor Design.
6. Water & Wastewater Planning for the Structure Plan
7. Landscape and Visual Assessments.

### Workstreams In Progress:

1. Iwi / hapu Engagement.
2. Stakeholder Engagement.
3. Structure Plan & Urban Design Reports
4. Planning Rules.
5. Reserves Planning and Management.
6. Economic Report.





# Te Tumu Landowners Group

## Te Tumu Plan Change Preparation & Notification Programme

### Resourcing:

1. Gavin Kemble has been appointed as the Plan Change Facilitator by TCC.
2. TCC & TTLG have appointed Senior experienced Planners from Auckland to expedite the Plan Change.
3. Iwi / hapu Engagement being led by Tumu Kaituna 14 Trust (TK14) in partnership with TCC. Final resourcing is currently being secured.

### Approvals / Consenting

1. Geoff Ford has met with the Minister for Housing regarding the opportunity Te Tumu presents to address the significant housing shortfall in the region and including it in the Fast Track Consenting Legislation.
2. TTLG & Ford Land are submitting Te Tumu for inclusion in the Fast Track Consenting Legislation.

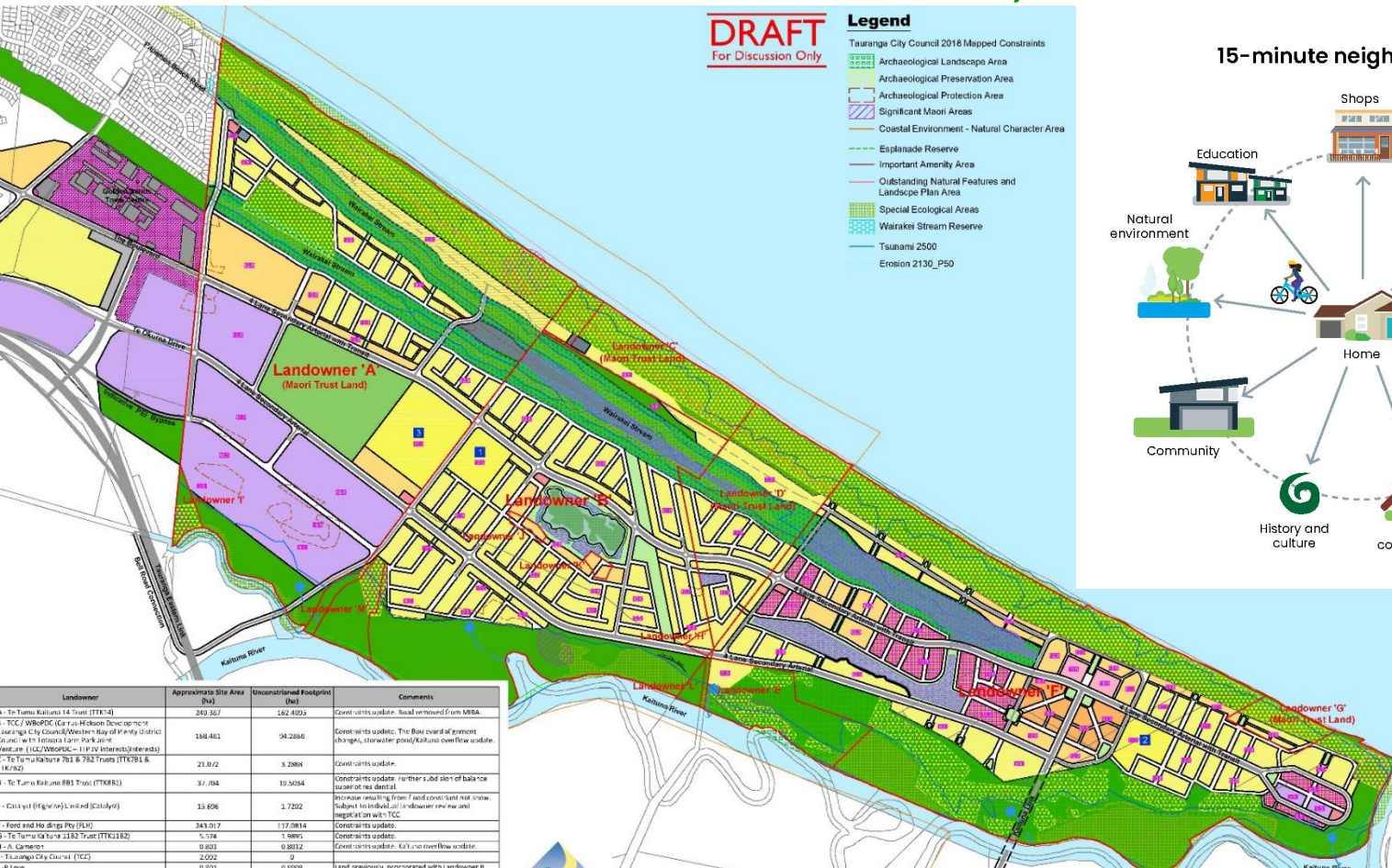
### Programme:

1. Plan Change & Structure Planning work on track to be 90% complete by Nov'24.
2. Iwi / hapu Engagement to commence shortly with a target completion in first quarter of 2025.
3. Plan Change notification planned for first quarter of 2025.

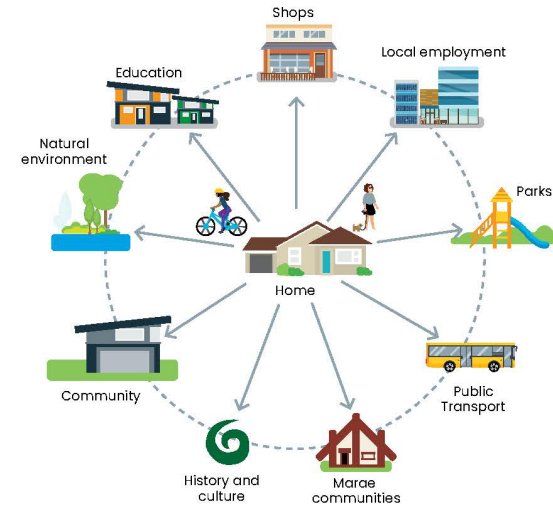


# Te Tumu Landowners Group

## Draft Te Tumu Structure Plan; Base File June 2019



### 15-minute neighbourhood

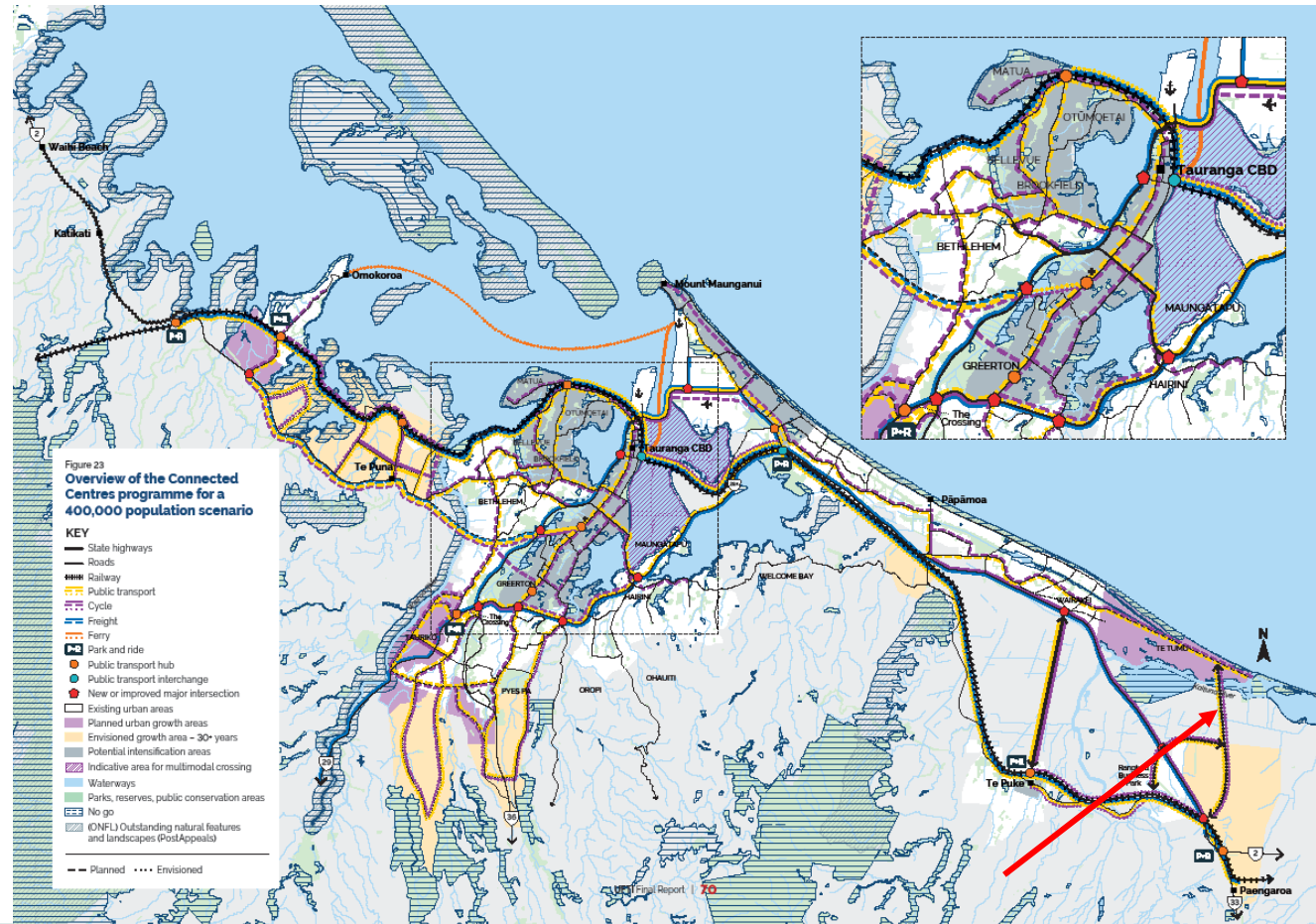




# Ford Land Holdings

## Kaituna Link

2020 Urban Form &  
Transport Initiative  
(UFTI) Map



# Ford Land Holdings

## Kaituna Link

### Benefits

- Important system resilience by providing emergency access from Te Tumu and Papamoa East to Rangiuru the Tauranga Eastern Link and the Eastern Bay of Plenty.
- Land use and transportation integration between Te Tumu and the surrounding existing and future Eastern Corridor land use areas and activities.
- Connectivity between Te Tumu and the Rangiuru Business Park, as well as with the surrounding existing and proposed urban areas and land use activities. These areas will provide important employment opportunities and support economic activity in the region.
- Provide for Civil Defence access and evacuation from Te Tumu, supporting the resilience of the transportation network and the Te Tumu Urban Growth Area.

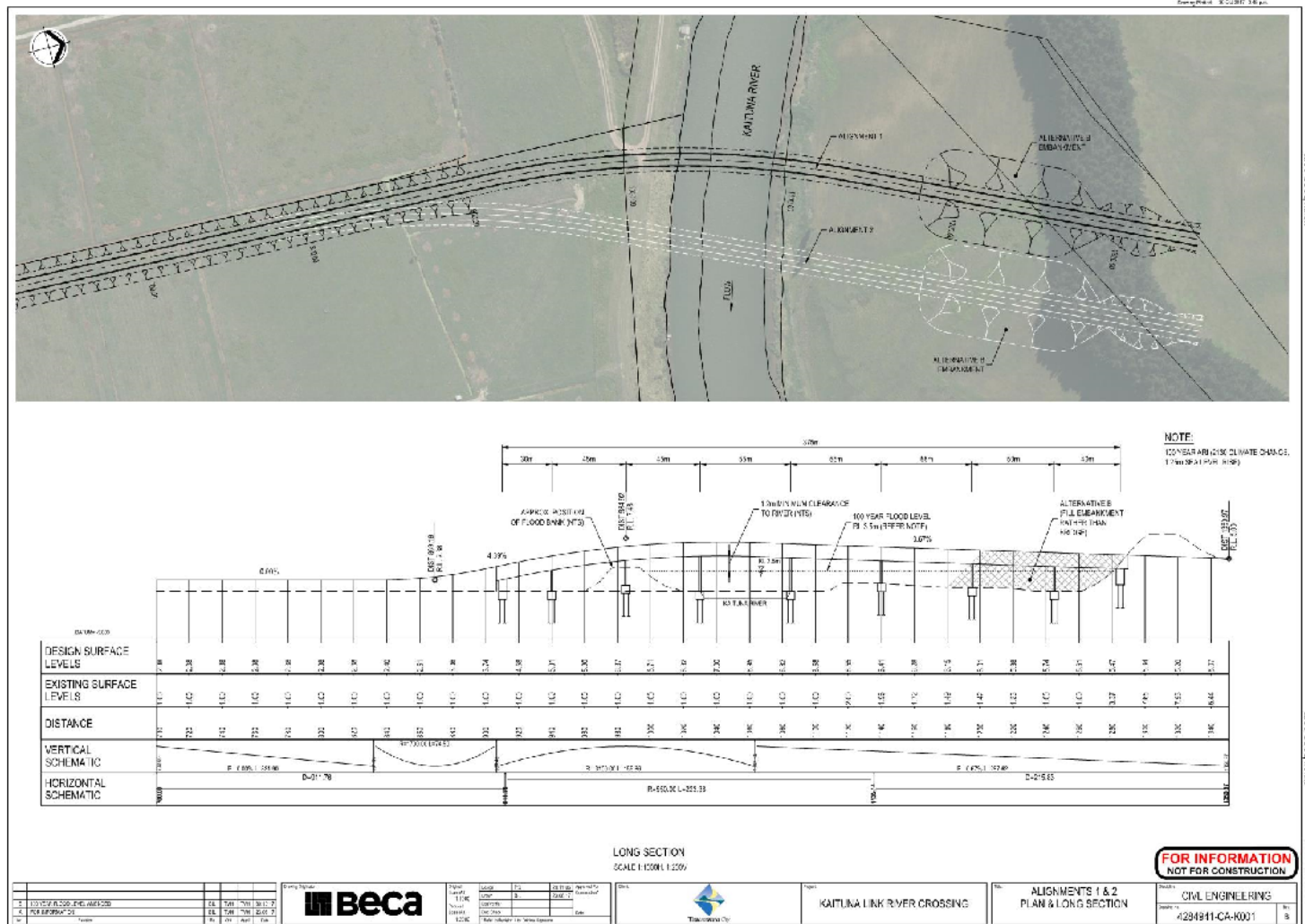




# Ford Land Holdings

## Kaituna Link

Current  
Planning  
Preliminary  
Route  
Investigation  
Completed  
2008 by Beca



# Ford Land Holdings

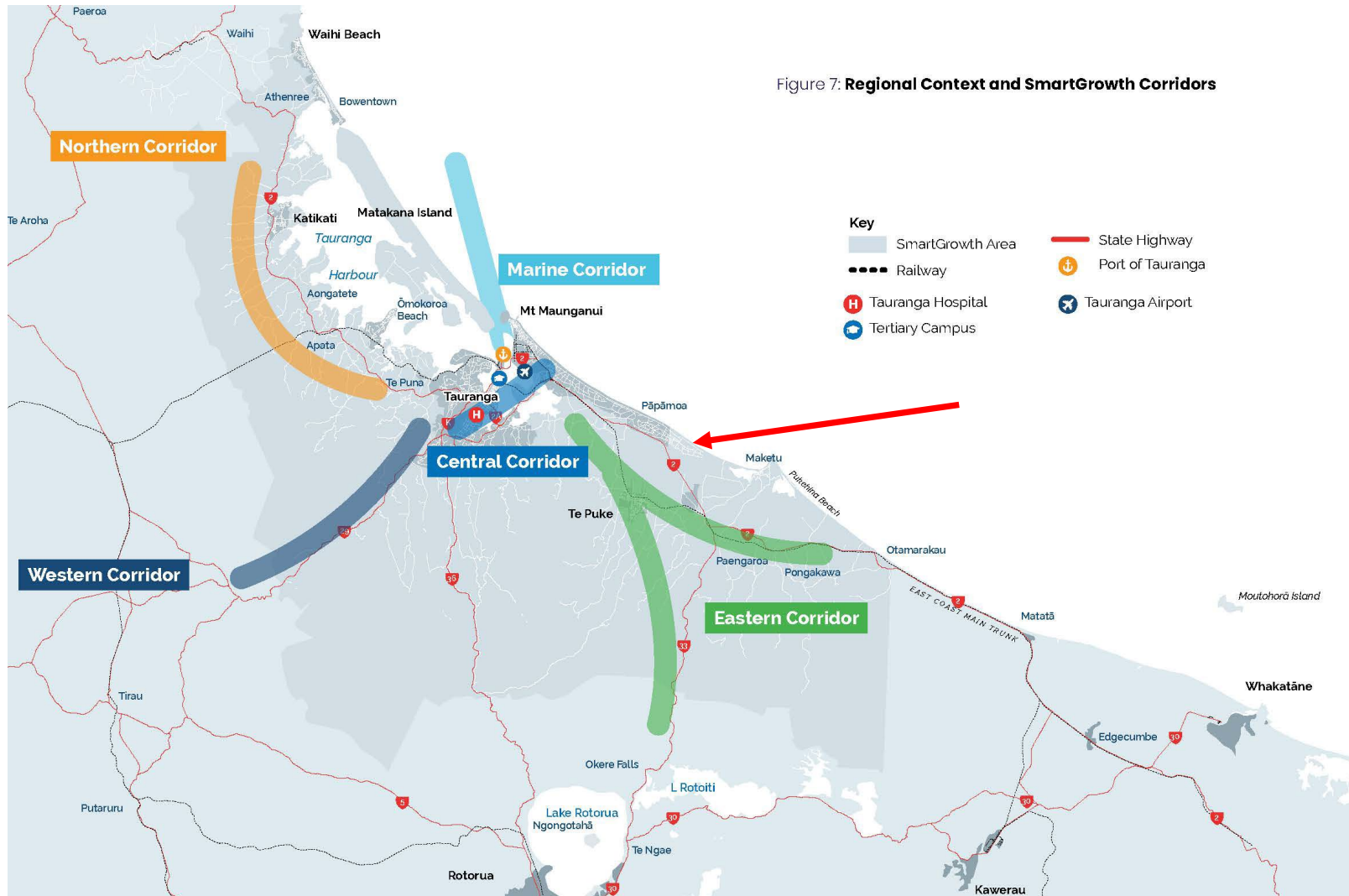
## Kaituna Link

Current Planning  
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Investigation  
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by Beca.





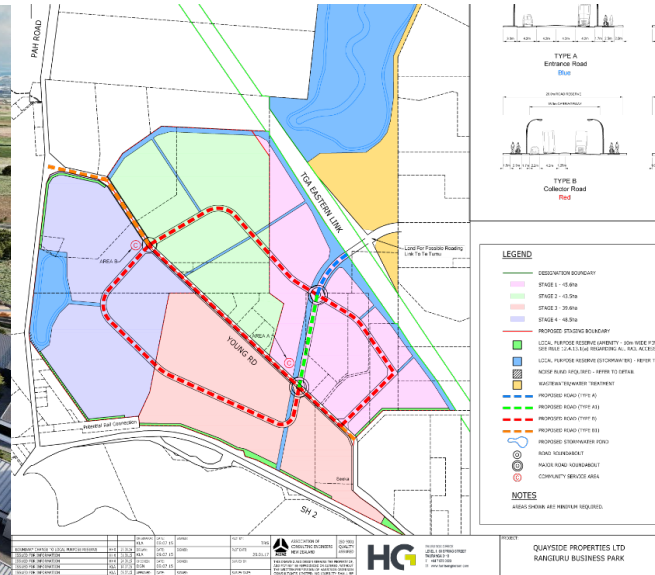
# Te Tumu Planning Context



# Te Tumu Planning Context SmartGrowth Eastern Corridor Regionally Significant

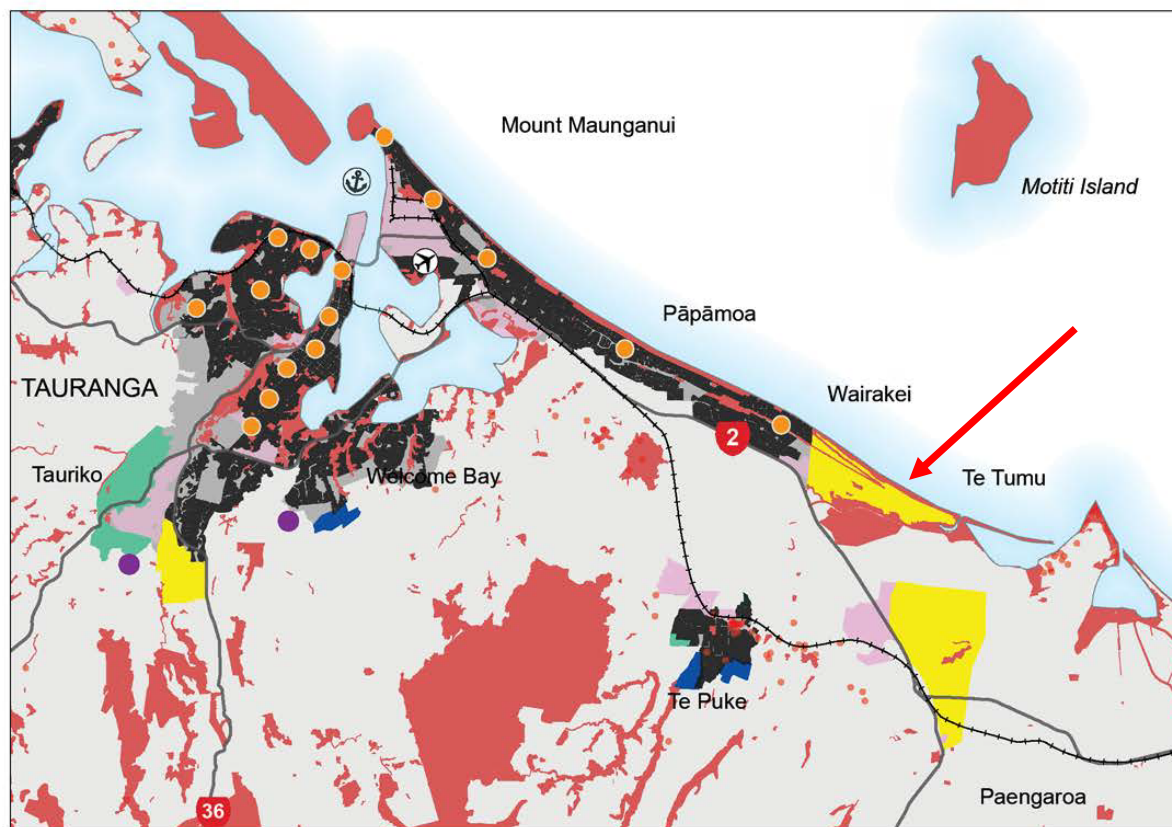
## Rangiuru Business Park | Quayside Holdings:

1. Owns 60ha of the 148ha Industrial Zoned Business Park.
2. Earthworks & Civil Works underway for Stage 1a – 35ha approx.
3. Stage 1a Titles due in 2024.
4. Interchange to the Tauranga Eastern Link is under construction; s 9(2)(b)(ii)
5. Also see <https://rangiuru.co.nz/>
6. Connectivity to Te Tumu via the Kaituna Link.



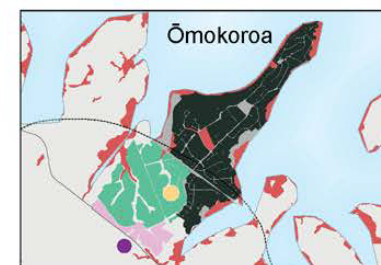
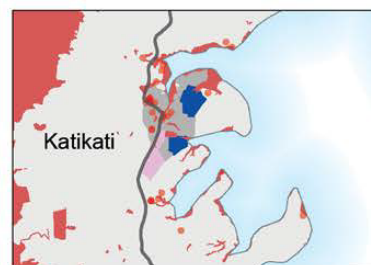
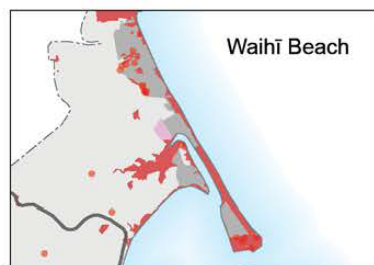
# Te Tumu Planning Context

Map 18: **Future Development Strategy - Staging Map**



The staging timeframes shown on this map are based on when development will commence in the area. Detail around development in each greenfield area is available in the tables and text in the Future Development Strategy section.

The future development areas shown are indicative only. Detailed information for individual areas is available in the respective District or City Plan (as applicable) or will be developed through future planning processes.





# Te Tumu Landowners Group

## Te Tumu Urban Growth Area Overview

1. Te Tumu has been in SmartGrowth since its inception 2000-2004.
2. Te Tumu has three main landowners whose interests make up 88% = 650ha+ of the Te Tumu Urban Growth Area.
3. The land is not fragmented or on High Productive Soils land.
4. Will provide 6,000+ dwellings for housing; conservatively.
5. A range of housing choices will be provided.
6. Plan Change preparation is being advanced at pace to enable notification in first quarter of 2025 – see below.
7. Infrastructure Planning for Te Tumu is substantially advanced – see below.
8. Detailed Studies have demonstrated that Te Tumu has Natural Hazard & Climate Change resilience.



# Te Tumu Draft Structure Plan 2019

### Proposed Development Yields:

## 1. Te Tumu Urban Growth Area

Total Dwellings: 6,300

Population: 13,100

Employment Land: 57.1ha

## 2. Tumu Kaituna 14:

Total Dwellings: 1,400

Population: 2,800

Employment Land: 55.8ha

### 3. Carrus:

Total Dwellings: 1,250

Population: 3,300

Employment Land: 0.0ha

#### 4. Ford Land:

Total Dwellings: 3,300

Population: 6,400

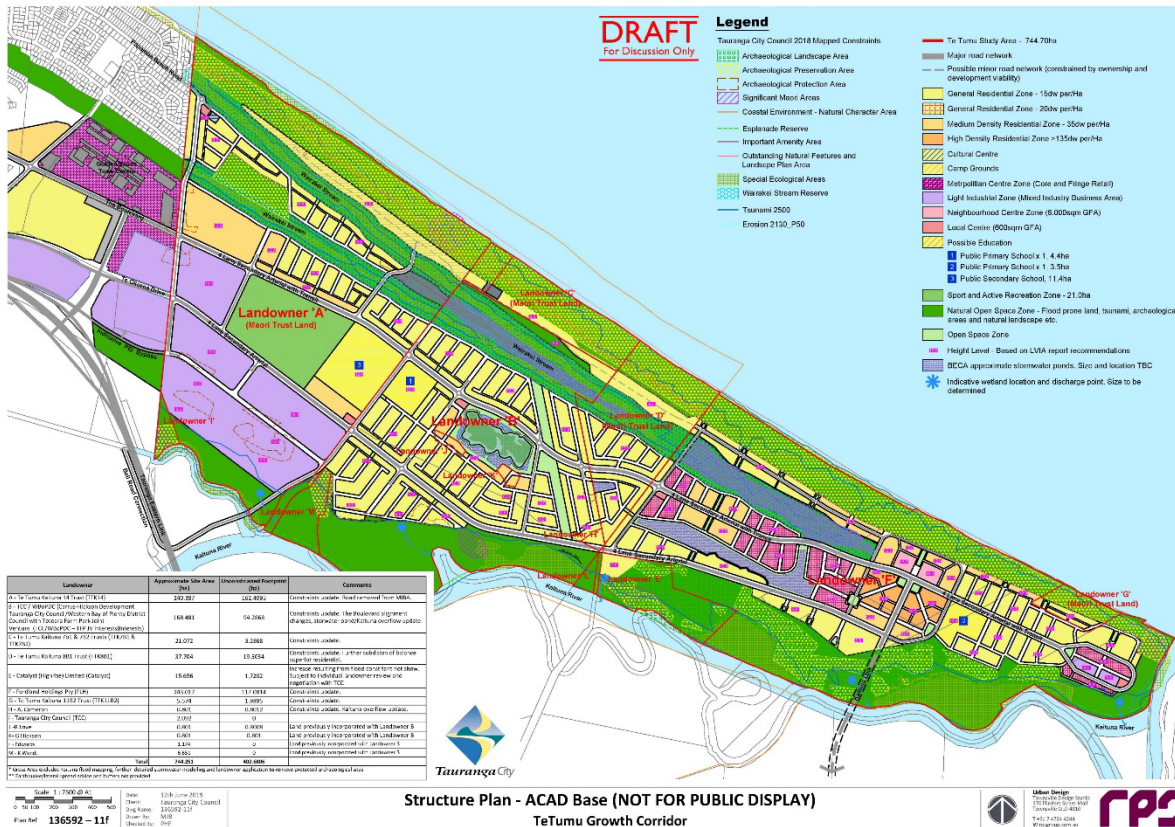
Employment Land: 0.0ha

## 5. Smaller Blocks:

Total Dwellings: 350

Population: 600

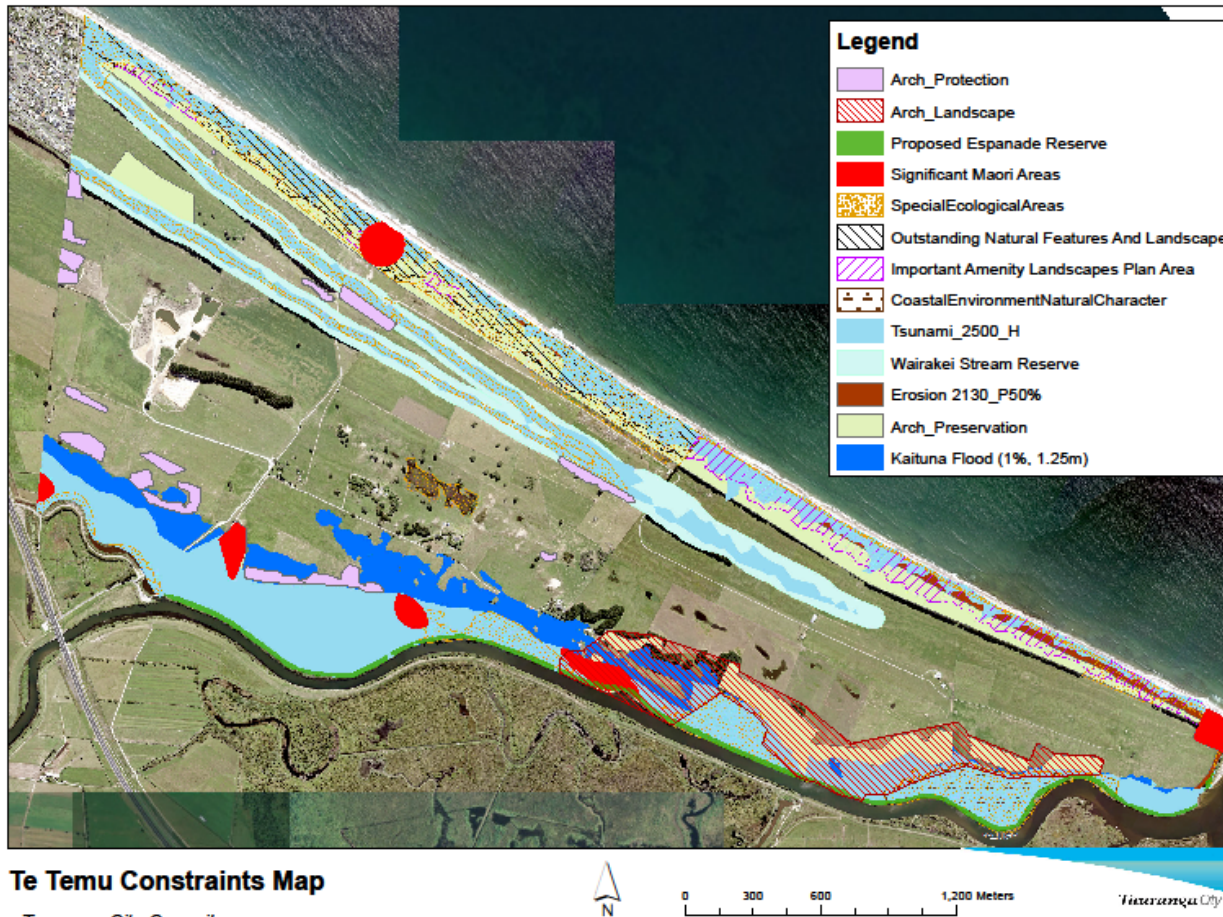
Employment Land: 0.0ha





# Te Tumu Constraints

As used for Draft Te Tumu Structure Plan; Base File June 2019



## Constrained Land Areas:

### 1. Te Tumu Urban Growth Area

Total Area: 744.3ha

Developable: 402.7ha

Constrained: 341.6ha

% Constrained: 45.9%

### 2. Tumu Kaituna 14:

Total Area: 240.4ha

Developable: 162.4ha

Constrained: 78.0ha

% Constrained: 32.4%

### 3. Carrus:

Total Area: 168.5ha

Developable: 94.3ha

Constrained: 74.2ha

% Constrained: 44.0%

### 4. Ford Land:

Total Area: 243.0ha

Developable: 125.9ha

Constrained: 117.1ha

% Constrained: 51.8%



# Te Tumu Constraints | Natural Hazards

## Natural Hazards Investigations

Over the last five plus years there have been extensive technical investigations and reporting into the following natural hazards for the Te Tumu Urban Growth Area:

1. Liquefaction & Lateral Spread.
2. Tsunami.
3. Coastal Erosion.
4. Coastal Inundation.
5. Flooding (Papamoa Stormwater Catchment).

Each of these investigations and reports has:

1. Incorporated Sea Level Rise (SLR) into the technical investigations.  
Note: The SLR levels incorporated in the investigations and reports generally sit within the medium confidence SLR Projections to 2150 as recently released in the NZ Sea Rise Project - see <https://searise.takiwa.co/>
2. Determined that the risks to urban development within the Te Tumu Urban Growth Area are low under the Bay of Plenty Regional Council Regional Policy Statement (RPS) or can be designed to be mitigated to a low level of risk.

The Te Tumu natural hazards investigations reports are currently being updated to reflect the latest SLR projections and changes to guidance and standards since the 2018/19.

# Te Tumu Landowners Group

## Te Tumu Infrastructure

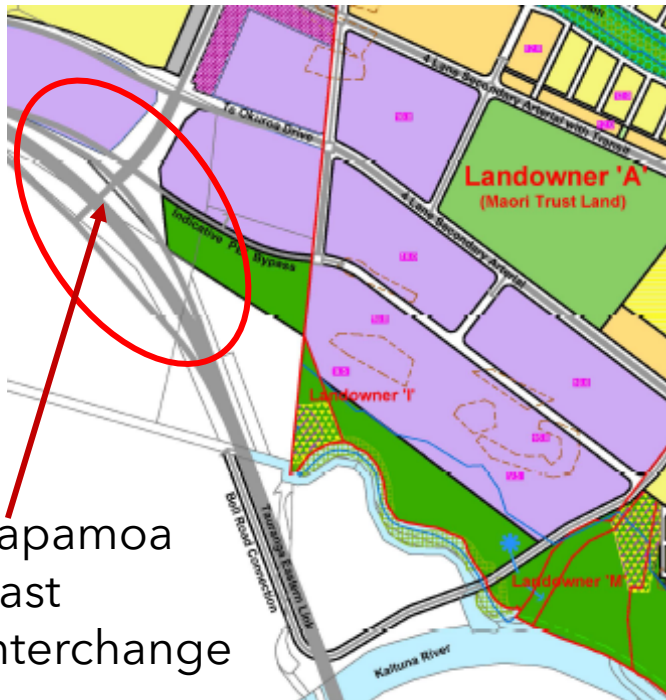
Critical Infrastructure Required for the Te Tumu Plan Change

### Papamoa East Interchange (PEI)

### PEI Status:

#### Key dates

- ✓ **Phase 1 - Earth works**  
July 2022 to July 2023
- **Phase 2 - Te Okuroa Drive extension**  
June 2023 to early 2024
- **Phase 3 - Pāpāmoa East Interchange and Sands Avenue construction**  
Late 2023 to mid 2026

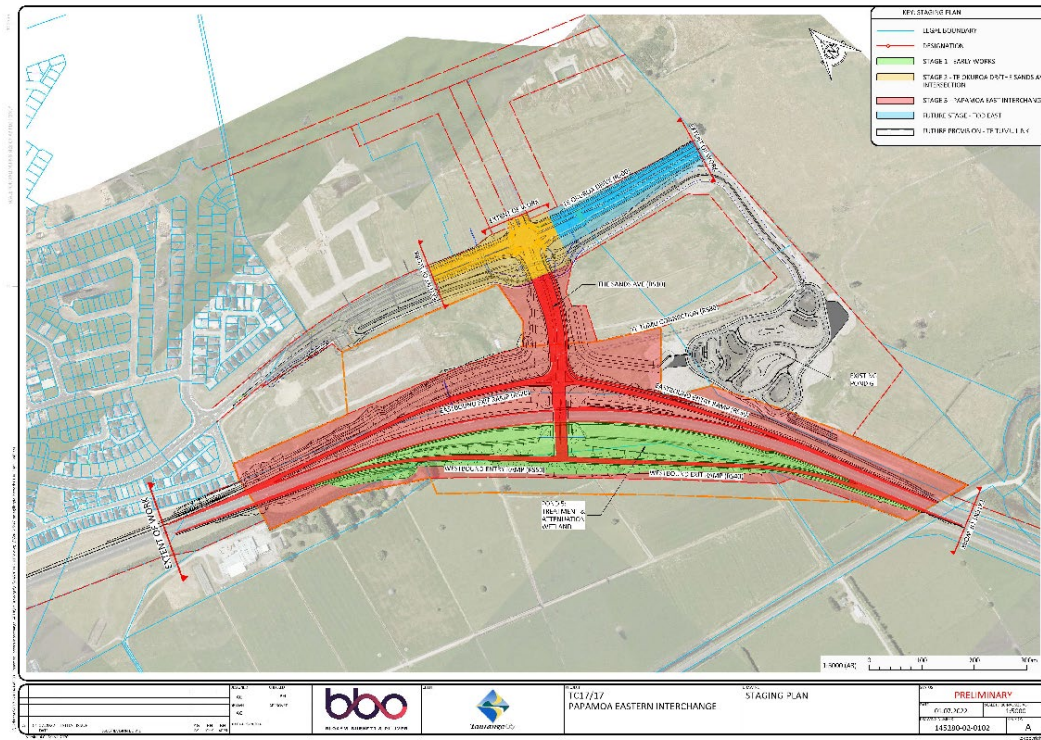


# Te Tumu Landowners Group

## Te Tumu Infrastructure

Critical Infrastructure Required for the Te Tumu Plan Change

### Papamoa East Interchange (PEI)



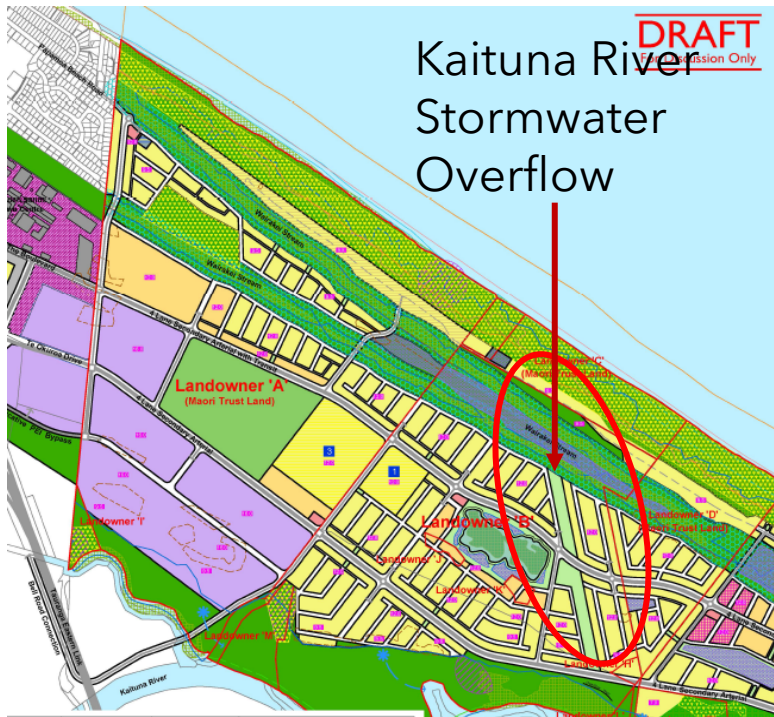


# Te Tumu Landowners Group

## Te Tumu Infrastructure

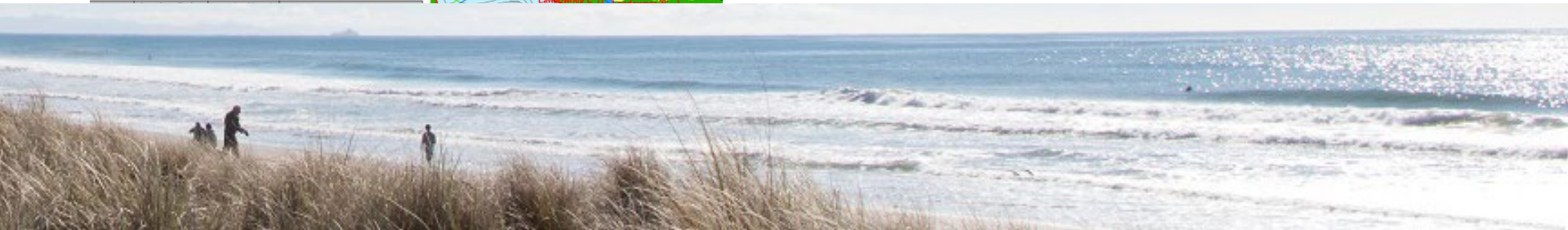
### Critical Infrastructure Required for the Te Tumu Plan Change

#### Kaituna River Stormwater Overflow



#### Kaituna River Stormwater Overflow Status:

- Discharge Consent approved through Papamoa Comprehensive Stormwater Consent.
- Regional Consents required for earthworks, wetland disturbance and wetland creation.
- Application being made by TCC to be included in the Fast-Track Consenting Legislation.

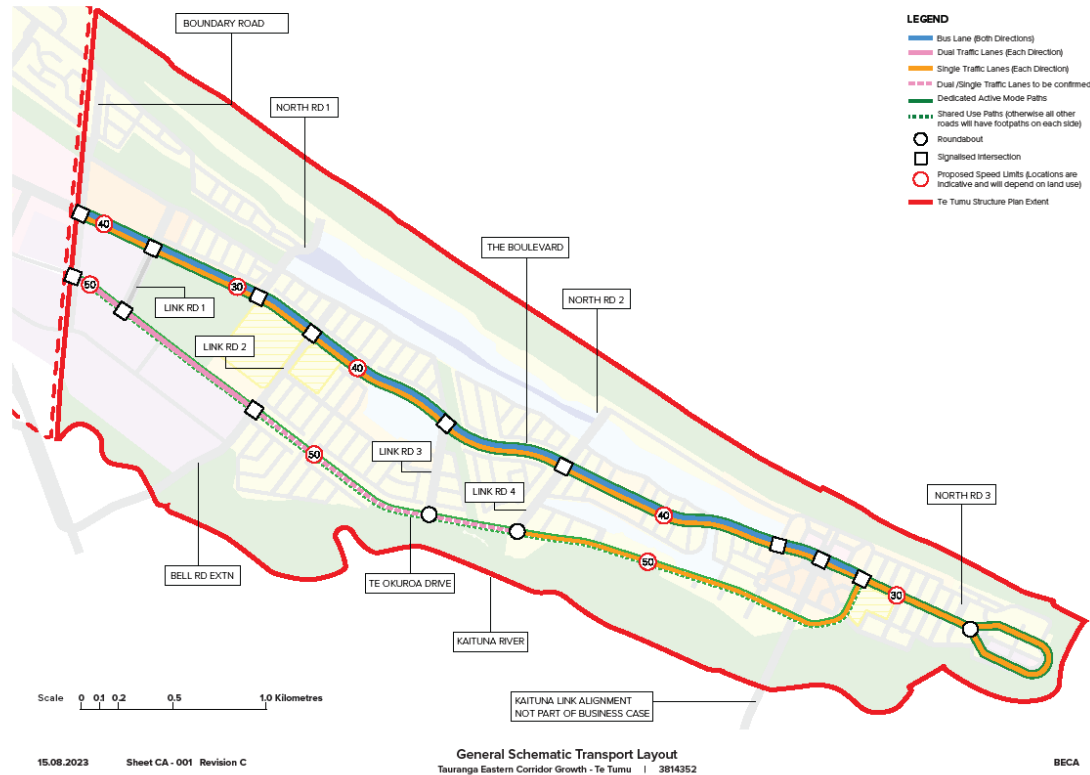


# Te Tumu Landowners Group

## Te Tumu Infrastructure

### Transport

Proposed  
Transport /  
Infrastructure  
Corridors from Te  
Tumu Single Stage  
Business Case for  
Waka Kotahi and  
TCC



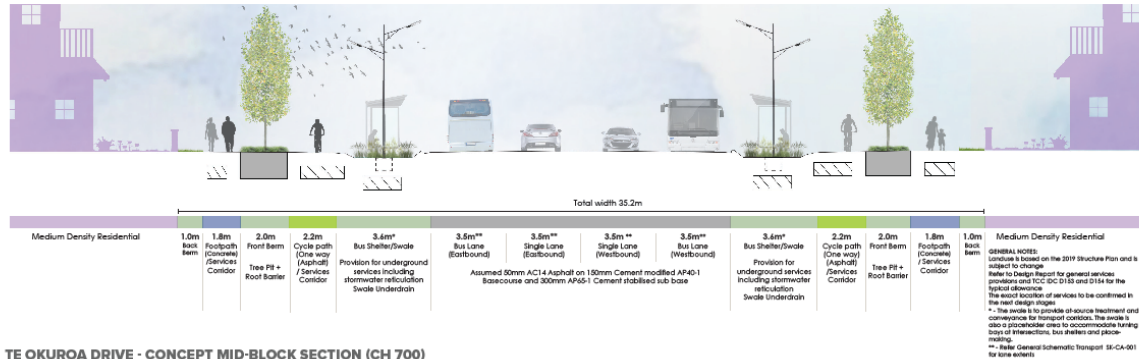
# Te Tumu Landowners Group

## Te Tumu Infrastructure

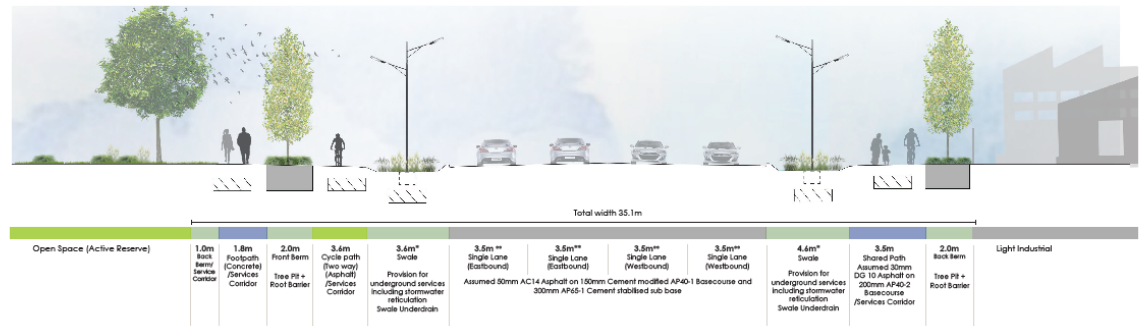
### Transport

Proposed  
Transport /  
Infrastructure  
Corridors cross  
sections from  
Te Tumu  
Single Stage  
Business Case  
for Waka  
Kotahi and  
TCC

THE BOULEVARD - CONCEPT MID-BLOCK SECTION (CH-3200)



TE OKUROA DRIVE - CONCEPT MID-BLOCK SECTION (CH 700)



09.08.2023

Sheet CA - SK001 Revision B

Concept Cross Sections 1 of 2  
Tauranga Eastern Corridor Growth - Te Tumu | 3814352

BECA





# Te Tumu Landowners Group

## Te Tumu Infrastructure

### Water

Tauranga  
District  
Metered  
Areas and  
Water  
Treatment  
Plants

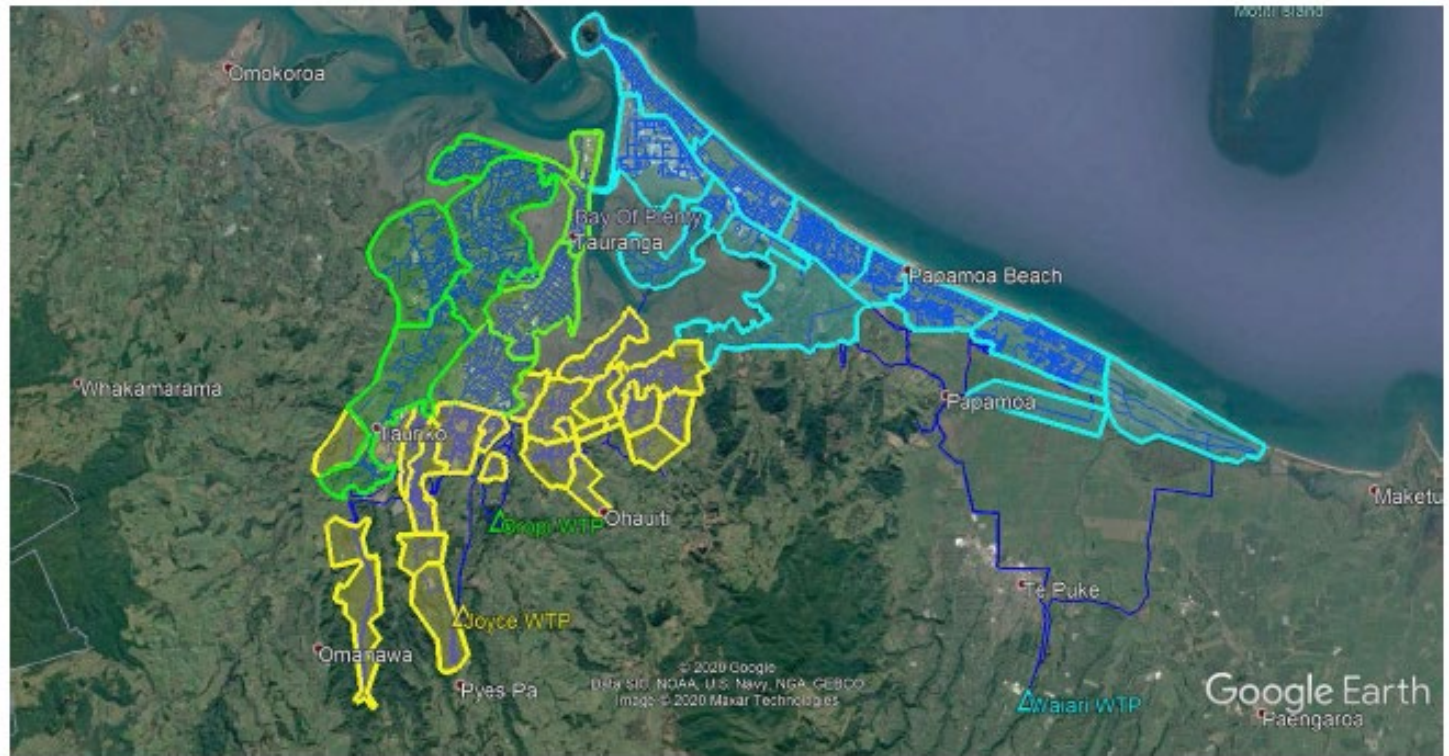


Figure 3-4 : Tauranga DMAs and Proposed Supply Configuration with Waiari

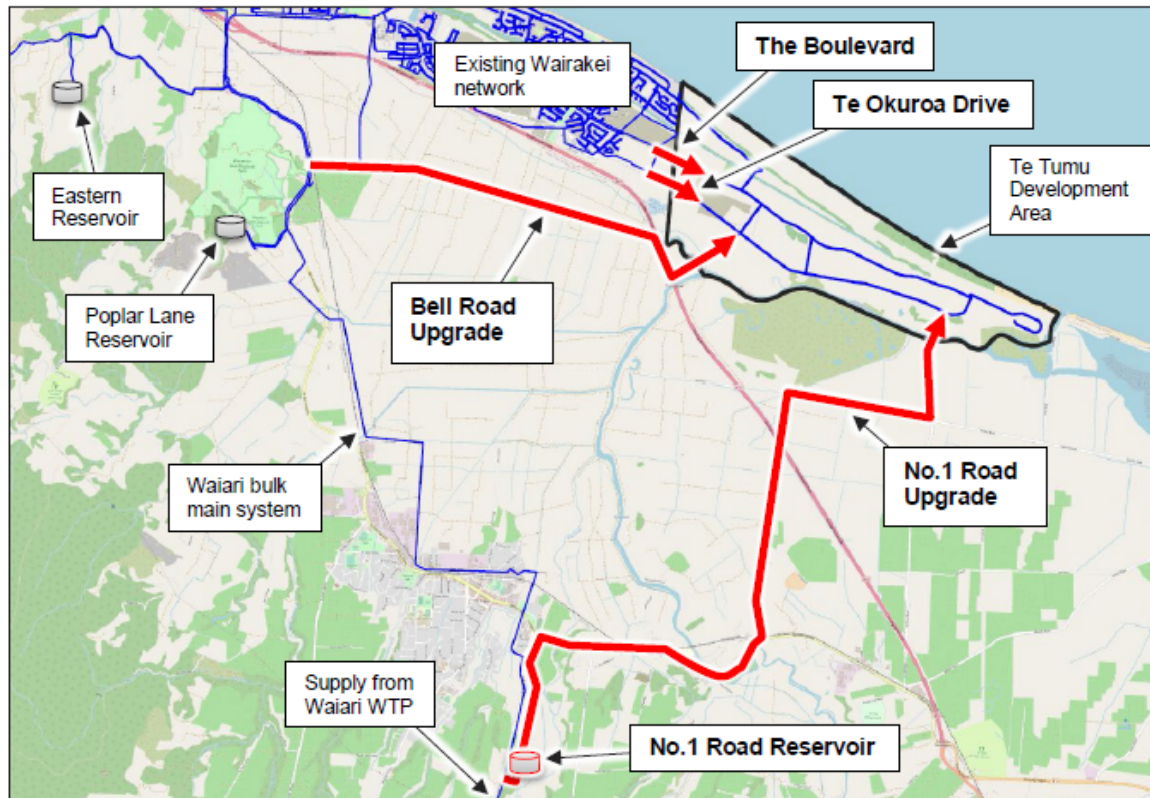


# Te Tumu Landowners Group

## Te Tumu Infrastructure

### Water

Proposed  
Water Truck  
Mains to  
Service  
Te Tumu





# Te Tumu Landowners Group

## Te Tumu Infrastructure

### Water

Proposed  
Water Mains  
within  
Te Tumu



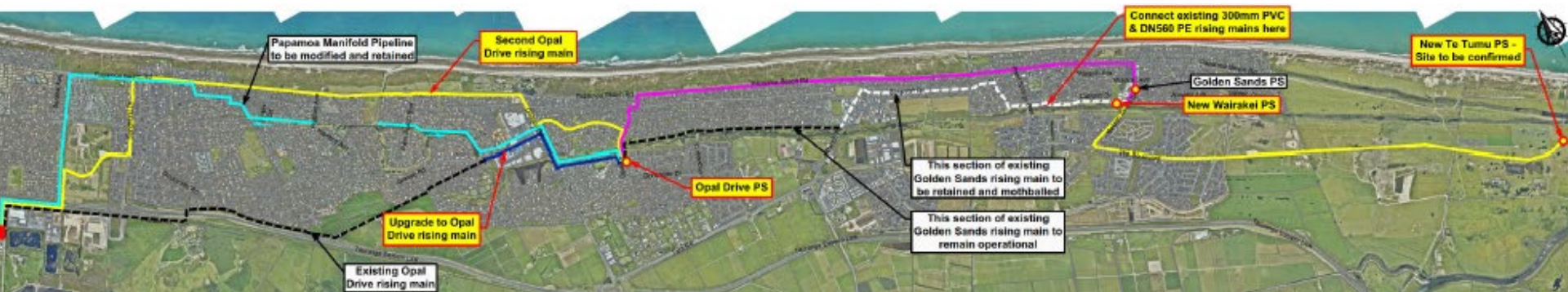


# Te Tumu Landowners Group

## Te Tumu Infrastructure

### Wastewater

#### Wastewater Network Infrastructure to Service Te Tumu

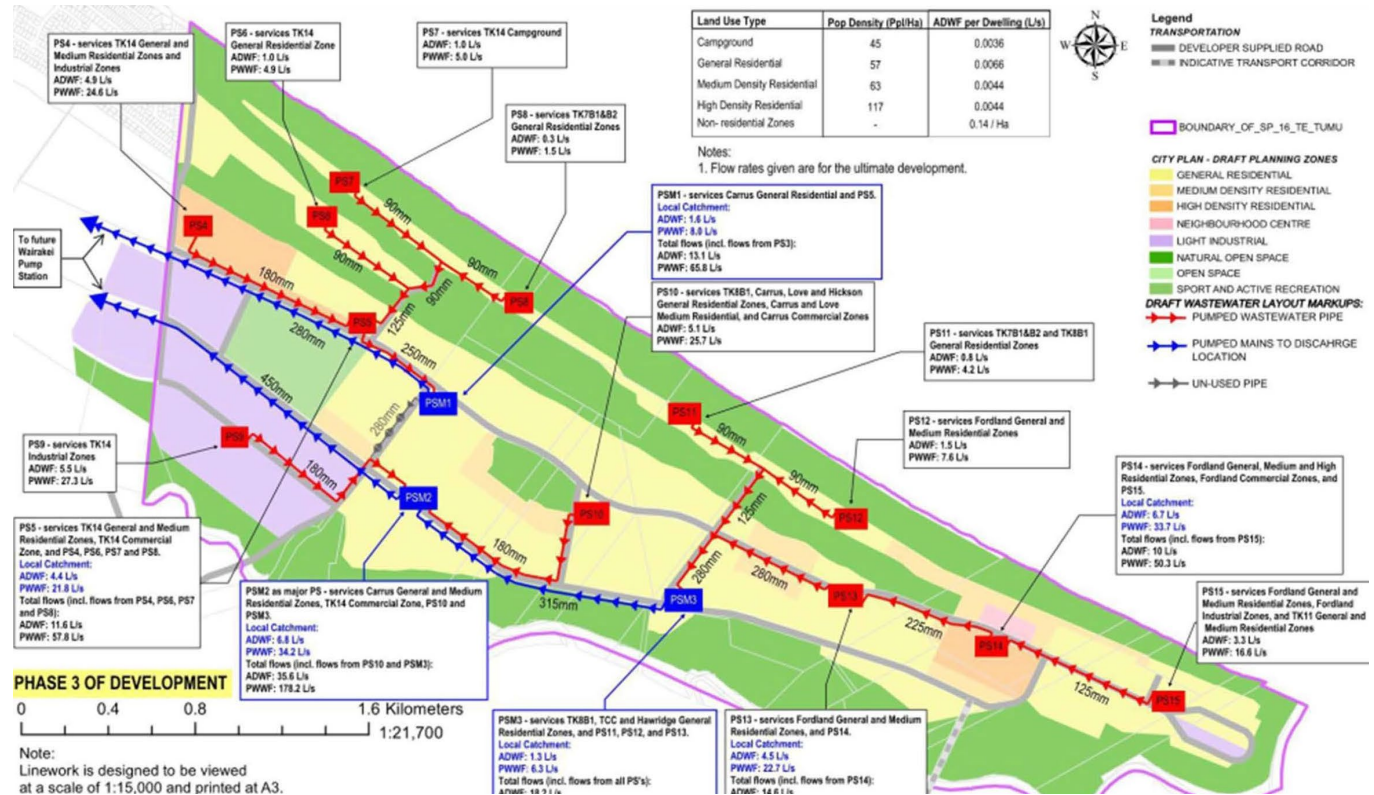


# Te Tumu Landowners Group

## Te Tumu Infrastructure

### Wastewater

Proposed  
Wastewater  
Mains and  
Pumpstations  
within Te Tumu



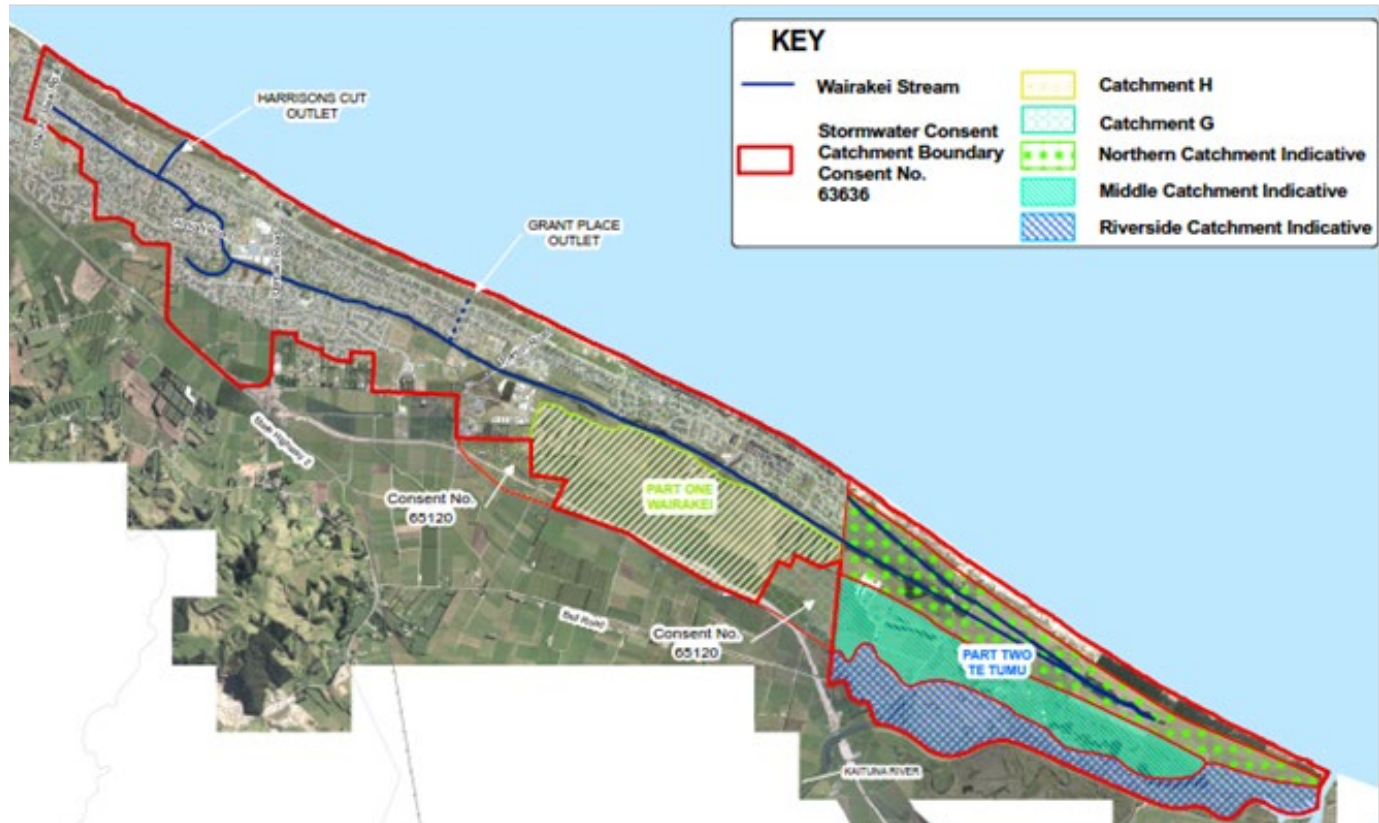


# Te Tumu Landowners Group

## Te Tumu Infrastructure

### Stormwater

Papamoa  
Comprehensive  
Stormwater  
Consent  
RC63636 Map



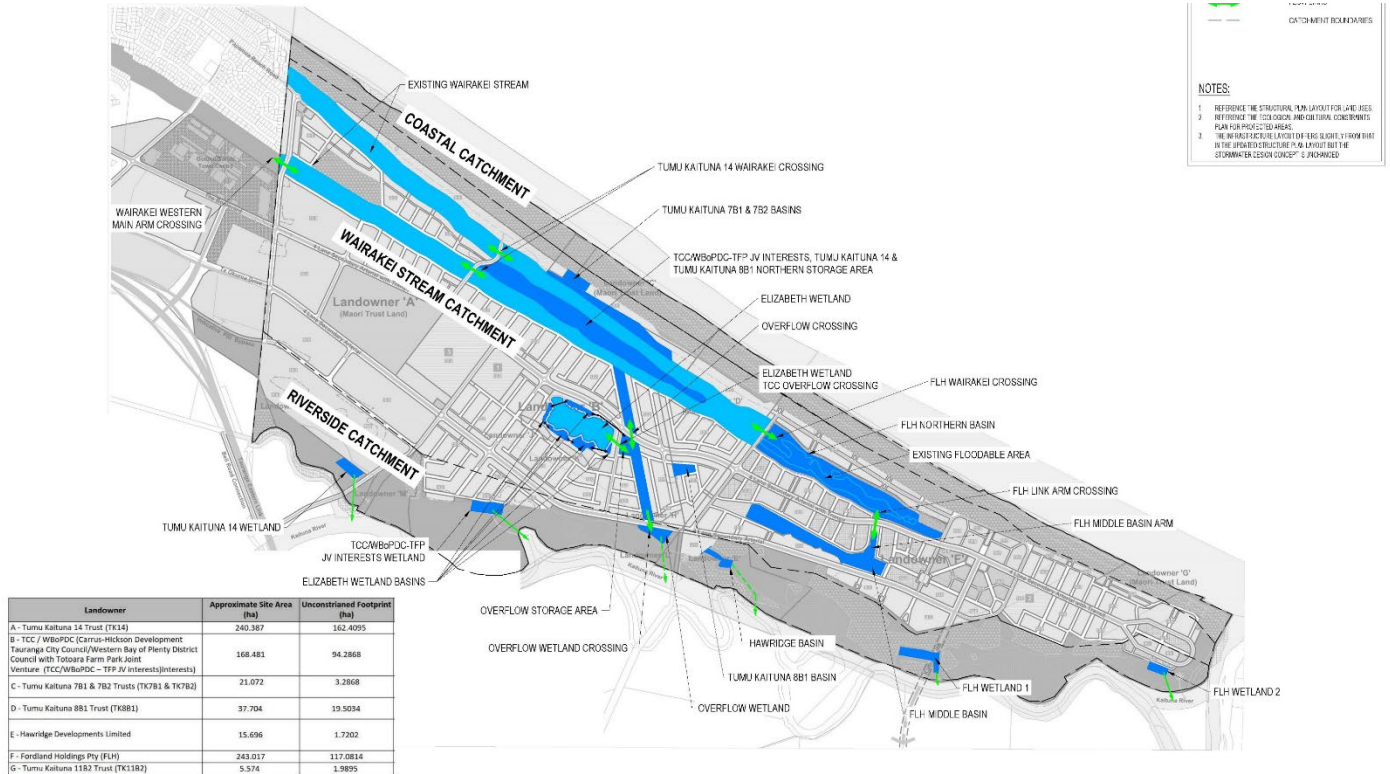


# Te Tumu Landowners Group

## Te Tumu Infrastructure

### Stormwater

#### Te Tumu Stormwater Management Strategy Map



# Te Tumu Planning Context

## SmartGrowth Eastern Corridor

### Regionally Significant

#### Bluehaven:

1. Owns the Neighbouring land to the west and are developing The Sands Subregional Town Centre – see <https://www.youtube.com/watch?v=uTnFT2vRdNw>
2. Supports the Rezoning of Te Tumu for Urban Uses.
3. Construction underway for a New World Supermarket, which will be followed by a Mitre 10 Hardware store.
4. Also see <https://bluehavengroup.co.nz/>

