

FOR INFORMATION



TARA ROAD DEVELOPMENT

STAGE 1 & 2: MASTERPLAN

FEBRUARY 2023







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PREPARED BY:	Claire Liu Landscape Architect Boffa Miskell Ltd	
REVIEWED BY:	Morne Hugo Landscape Architect/Urban Designer/Partner Boffa Miskell Ltd	
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FOR INFORMATION



STAGE 1 DRAFT CONCEPT MASTER PLAN



PROJECT OVERVIEW

PROJECT OVERVIEW AND OBJECTIVES

Boffa Miskell Limited have been appointed by Ngā Pōtiki ā Tamapahore Trust and Ngāi Tahu Property to develop a preliminary master plan for a proposed new mixed-density residential development located on Tara Road in the Papamoa Beach wider neighbourhood of Tauranga.

The site is situated at Tara Road, Pāpāmoa being a total of 52.2198 hectares more or less, and legally described as:

- 16.8511 hectares more or less, being Section 25 Survey Office Plan 457368, and comprised in record of title 988652;
- 9.1145 hectares more or less, being Section 26 Survey Office Plan 457368, and comprised in record of title 988651;
- 7.8312 hectares more or less, being Section 27 Survey Office Plan 457368, and comprised in record of title 607732; and
- 18.4230 hectares more or less, being Section 19 Survey Office Plan 489379, and comprised in record of title 849519.

The proposed concept master plan is being developed as a response to an Invitation to Provide a Proposal (IPP2) from Te Tūāpapa Kura Kāinga / Ministry of Housing and Urban Development (HUD).

The Crown has identified the Site as land which could help deliver the Crown’s Objectives.

The Crown’s objectives in relation to the Programme for the Site are:

- For the development to assist in relieving the supply pressures of the New Zealand housing market;
 - to build new dwellings as soon as possible (the Pace Objective);
 - for the new dwellings to include KiwiBuild dwellings, which are priced at or below the relevant KiwiBuild Price Caps and are offered to eligible purchaser as defined at Part B; and
 - for the new dwellings to include public housing at

- the minimum levels indicated at Part B (together, the Crown’s Objectives).
- The pace objective requires the housing to be delivered to market as early as practicable without compromising on quality or incurring excessive cost. The Crown recognises the market forces in a housing development context, particularly commercial and market drivers, market demand, and inherent financial risk associated with wholesale release of property to the market.
- The Crown requires a developer-led approach to this housing development. Therefore, associated development costs and risks such as regulatory approvals, financing, sales risk, construction costs and timing, rest with you.

DESIGN APPROACH

The vision of the Tara Road Development Master Plan is to create a clearly defined design framework that leverage of the site’s unique location, attributes and context within Tauranga Moana and within the traditional rohe or tribal homelands of Ngā Pōtiki iwi.

The overall design strategy for the master plan is to develop a clearly defined and ‘fixed’ urban structure that ensures that considerations such as solar aspects, drainage networks, land form, key access points, transportation networks, internal circulation, pedestrian and cycle linkages and view shafts amongst other factors are all carefully considered and defined, whilst providing overall development flexibility in terms of lot yields, building typology and residential built form offerings, able to be adapted to best suit changing market trends and requirements over the lifespan of the development.

SITE ANALYSIS

Boffa Miskell have carried out a Geographical Information System (GIS) based analysis for the site, which includes mapping of key items for consideration in the development of the overall concept master plan. Key contextual site elements for consideration which have been mapped include:

- Cadastral boundaries

- Amenity / green networks
- Cultural context
- Topography
- Site hydrology
- Transport network
- Walking catchments

LOT CONFIGURATION & HOUSING TYPOLOGIES

The proposed lot configuration and housing typologies for the master plan have been developed in conjunction with our architectural sub-consultant, Archistudio, a firm with extensive commercial, medium and high density housing design experience based locally in Tauranga.

SITE ANALYSIS





- Site
- RoadCasing
- Hydro
- Railway
- Road
- <all other values>



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