

TAURIKO FOR TOMORROW

Project update October 2017

Shaping Tauriko for Tomorrow: updates on development plans



Tauriko West, on the edge of Tauranga City, is set to become one of the western Bay of Plenty's next growth areas. A long term plan is underway that looks at how best to develop the new community, improve transport links and open up the area for urban development.

The vision for Tauriko for Tomorrow is to create a thriving community for locals to live, learn, work and play locally. This means the community will have amenities such as schools, parks, cycle and walkways, access to shopping and community facilities, and transport infrastructure.

Building a community at Tauriko West requires changes to the urban limits line, a boundary alteration, realignment of State Highway 29, along with structure planning of the area, infrastructure provision and changes to the Tauranga City Plan. These workstreams are led respectively by project partners Bay of Plenty Regional Council, Western Bay of Plenty District Council, the NZ Transport Agency and Tauranga City Council. Read on for updates on each of the workstreams.

Exploring a new process to change the urban limits line

The Tauriko West area is currently zoned rural and is outside of Tauranga's urban limits in the Regional Policy Statement.

To enable development of Tauriko West, Bay of Plenty Regional Council is working to change the urban limits to include this area.

In an effort to speed up the proposed change, the Regional Council applied to the Minister for the Environment in August to

use the streamlined Resource Management Act planning process.

If approved, the process will be subject to a number of conditions including how we undertake consultation with the community. Submissions will be called for and a public hearing held.



PHOTO: Jane Nees; Garry Webber; Nick Smith and David Love

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Altering the boundary between Western Bay and Tauranga to accommodate growth

The proposed urban growth area at Tauriko West is located within the Western Bay of Plenty District. Tauranga City Council is well placed to provide future servicing and administration of this new area, which will complement the recent development of The Lakes.

Once the Bay of Plenty Regional Council has completed the process to move the urban limits line to accommodate Tauriko West, the Western Bay of Plenty District Council will start the process to alter the boundary between Tauranga

and Western Bay.

The boundary alteration process is expected to get underway in early 2018. There will be opportunities for Tauranga and Western Bay residents to have their say during this process.

Refining options for the transport network in Tauriko

Following the May 2017 information days, the Transport Agency has focussed on developing a short list of detailed options for the Tauriko Network Plan.

This work has considered the community input on the Strategic Network Options. Workshops are underway with key stakeholders such as the Councils, iwi partners, freight groups and emergency services to get their insights and ideas. The aim is to narrow the options list to a short list of three or four options.

The Tauriko Network Plan is a programme of work that identifies improvement options for SH29, SH29A and SH36, and also places importance on public transport solutions, walking and

cycling, and local road connections. The purpose of the Plan is to ensure that the transport network enables safe and efficient movement and supports the local urban growth.

The short listed options will be presented at the next information days for the community to comment; what they like and don't like, and which option they prefer overall. The Transport Agency encourages people to have their say on the Tauriko Network Plan as it will shape what the final outcome will be.

In-depth research to inform future development

Tauranga City Council is piecing together all the information necessary to develop the future master plan for Tauriko West – the blueprint for the area's development.

The master plan focuses on delivering amenity, integration with the Wairoa River and connected neighbourhood reserves while protecting the area's cultural heritage. To do this, Council is carrying out technical assessments that will help define which parts of the land can be built on and how. This includes geotechnical studies, flood modelling, hazard assessments, landscape assessments (identifying the values of the landform and the river) and review of commercial

services in the area.

Research also continues into stormwater management and future landform, infrastructure provision and transport planning – including walking, cycling and public transport connections.

At the next information days we will be able to share the outcomes of many of these assessments, along with our draft thinking on the master plan for Tauriko West, for your review and input.



ENGAGEMENT TIMELINE

Hearing from us and having your say

Jan - Jun 2017

Engagement on the vision for Tauriko West, Transport Network Plan recommendations, changes to the urban limits and boundary adjustments.

Jul 2017 - Jun 2018

Engagement on the draft structure plan and shortlist of options for the Transport Network Plan, including cottage meetings with directly affected landowners.

Jan - Jun 2018

Engagement on the boundary alteration process.

Mid to late 2018

Public notification of the structure plan and any alterations to the state highway designation.

Ongoing

Engagement with Ministry of Education, Ministry for the Environment, Bay of Plenty District Health Board, Tangata Whenua and developers.

Next information day: early 2018

QUESTIONS, COMMENTS, IDEAS?

We'd like to hear from you
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