

# TAURIKO FOR TOMORROW

## Project update August 2018

*Tauriko West, on the edge of Tauranga, could become one of the western Bay of Plenty's next growth areas, able to accommodate about 3,000 new homes. We're looking at how best to plan for this new community, improve transport links and open up the area for urban development.*

Building a community at Tauriko West requires changes to the urban limits, a boundary alteration, a structure plan and rezoning process, and transport investment to support growth. Here's where we're at.

## Hearings ahead on proposed change to the urban limits

Proposed Change 4 (Tauriko West Urban Limit) is a proposal to amend the urban limit in the Bay of Plenty Regional Policy Statement, managed by Bay of Plenty Regional Council.

Currently the area is zoned rural or rural residential and is not able to be used for urban development. Amending the urban limit to bring Tauriko West within the urban limit would make residential development possible there.

Submissions on the proposed change closed on 4 July 2018, and hearings will take place on 6 August 2018. The proposed change uses the new streamlined Resource Management Act planning process, under which the Minister for the Environment makes the final decision on whether to amend the Regional Policy Statement. We expect a ministerial decision in September/October 2018.

For more information on Proposed Change 4, visit [www.boprc.govt.nz/change4](http://www.boprc.govt.nz/change4)



## Boundary alteration process underway

Part of 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.

With the Bay of Plenty Regional Council's process to amend the urban limits line underway, the Western Bay of Plenty District Council is starting the process to alter the boundary between Tauranga and Western Bay. This includes consultation to establish the degree of landowner and community support for the proposal.

Feedback will be considered by the Western Bay of Plenty District Council prior to submitting a boundary change application to the Local Government Commission in late 2018. The Commission, which is independent of the councils involved in the project, has the final say on the boundary alteration.

If the Commission agrees to consider the application it will publicly notify the application in early 2019 and carry out a further consultation process, with a decision expected by mid-2019.

Further information on the boundary alteration process is available at [haveyoursay.westernbay.govt.nz](http://haveyoursay.westernbay.govt.nz)

# TAURIKO FOR TOMORROW

## Transport plans to support growth

The Transport Agency is working to identify the best solutions for the transport network in Tauranga's Western Corridor.

Options are being developed to support the planned and sustainable development of Tauriko West, enhance people's access to economic and social opportunities in the area, and also protect SH29's strategic role as part of the Auckland-Hamilton-Tauranga national strategic freight route. This has included working through a suite of walking, cycling, public transport, and local road and state highway opportunities. This is in addition to the short-term safety improvements.

We'll come back to stakeholders and the public to help inform our final recommended projects and timing of activity.

For more information on the Tauriko Network Plan and an indication of the state highway corridor visit [www.nzta.govt.nz/tauriko](http://www.nzta.govt.nz/tauriko)

## Safety improvements over the next one to three years

In parallel, the Transport Agency is developing safety and reliability improvements on SH29 and SH29A over the next one to three years. The areas being addressed are:

- Barkes Corner (SH29A) – roundabout metering Pyes Pa Road and westbound on SH29A with traffic signals that will operate during the peak flow. Due to be operational in August 2018.
- Cambridge Road intersection (SH29) – traffic lights
- Belk Road intersection (SH29) – right turn bay
- Safe and appropriate speed limits from Barkes Corner (SH29A) to Omanawa Road (SH29).

## Technical assessments to inform structure planning

Tauranga City Council is working on technical assessments and modelling as a basis for the future structure plan. These technical components aim to create a resilient and well-connected community.

Assessment	What it looks at and what it tells us
<b>Natural hazards</b>	The effect of potential liquefaction, storm surge and flooding. These assessments will tell us where it is suitable to locate houses and the areas that need to remain undeveloped.
<b>Landscape and ecological assessments</b>	The important landscape features and the ecology within the site. These assessments will help us understand what is important to retain and how we can mitigate impacts through design.
<b>Archaeology, cultural and heritage</b>	The boundaries of archaeological sites and the wider cultural history of the area, to help identify appropriate management strategies. We're leading this work with iwi, hapū and Heritage NZ.
<b>Transport modelling</b>	The specifications (e.g. width) and location of local roads to provide an efficient transport network. It also includes how to provide for safe and efficient walking, cycling and public transport.
<b>Water supply, wastewater, stormwater</b>	Modelling to understand the infrastructure needs for the three waters, using different population scenarios.

The results of these assessments will inform the development of the draft structure plan, which we will then bring to the public for review later in early 2019.

*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.*



## ENGAGEMENT TIMELINE

*Hearing from us and having your say*

### May – August 2018

Notification of the proposed change to extend the urban limits line within the Regional Policy Statement, and hearings.

### Mid to late 2018

Engagement on the boundary alteration process and on the options for the Transport Network Plan.

### Early 2019

Engagement on the draft structure plan and 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.

## QUESTIONS, COMMENTS, IDEAS?

We'd like to hear from you  
[info@taurikofortomorrow.co.nz](mailto:info@taurikofortomorrow.co.nz)  
[www.taurikofortomorrow.co.nz](http://www.taurikofortomorrow.co.nz)