

Tumu Kaituna 14 Trust & Ford Land Holdings

Presentation to SmartGrowth Strategy & Future Development Strategy
Hearings 4 December 2023

Papamoa East - Te Tumu
Potential for 6,000+ Dwellings

Tumu Kaituna 14 Trust & Ford Land Holdings

Key Submission

1. The Te Tumu Development Timeframe in the FDS is moved to the Medium Term 2027-2034 period noting that a Plan Change for Te Tumu is proposed to be notified in 2024-25.
2. The Infrastructure for Te Tumu as detailed in the FDS and in the submissions below is moved to the Medium Term 2027-2034 period.
3. The Tumu Kaituna 14 Trust and Ford Land Holdings, together with Carrus, the TCC Commissioners and TCC Staff are united and motivated to progress a Plan Change for Te Tumu in 2024.



Tumu Kaituna 14 Trust & Ford Land Holdings

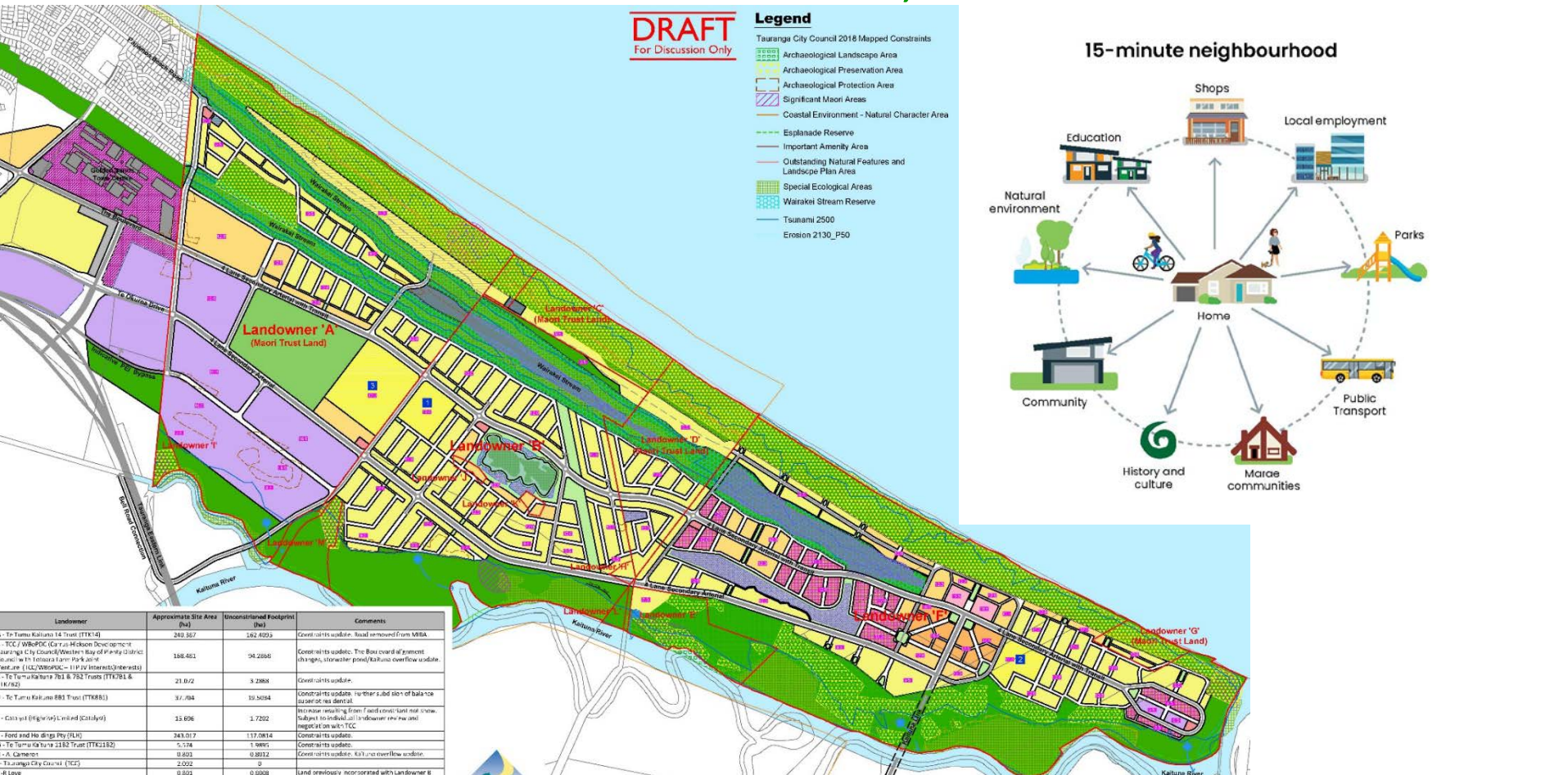
Submission Basis | Why Te Tumu?

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. Plan Change preparation substantially advanced – see below.
6. Infrastructure Planning for Te Tumu is substantially advanced – see below.
7. Addresses the Growth Challenge; Spatial Plan & Future Development Strategy Initiatives in the draft Strategy.
8. Detailed Studies have demonstrated that Te Tumu has Natural Hazard & Climate Change resilience.



Tumu Kaituna 14 Trust & Ford Land Holdings

Draft Te Tumu Structure Plan; Base File June 2019



Tumu Kaituna 14 Trust & Ford Land Holdings

Te Tumu Plan Change Workstreams

Finalised Workstreams:

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 to be finalised:

1. Tangata Whenua Consultation.
2. NPSFM Wetland Identification and Consenting Pathways.
3. Planning Rules.
4. Open Space Planning and Management.



Tumu Kaituna 14 Trust & Ford Land Holdings

Te Tumu Infrastructure

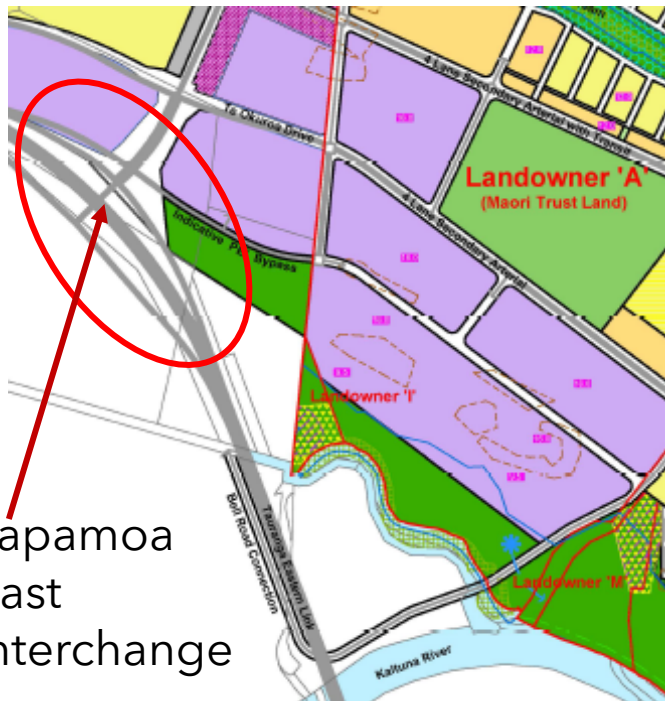
Critical Infrastructure Required for the Te Tumu Plan Change

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 - Pāpāmōa East Interchange and Sands Avenue construction**
Late 2023 to mid 2026

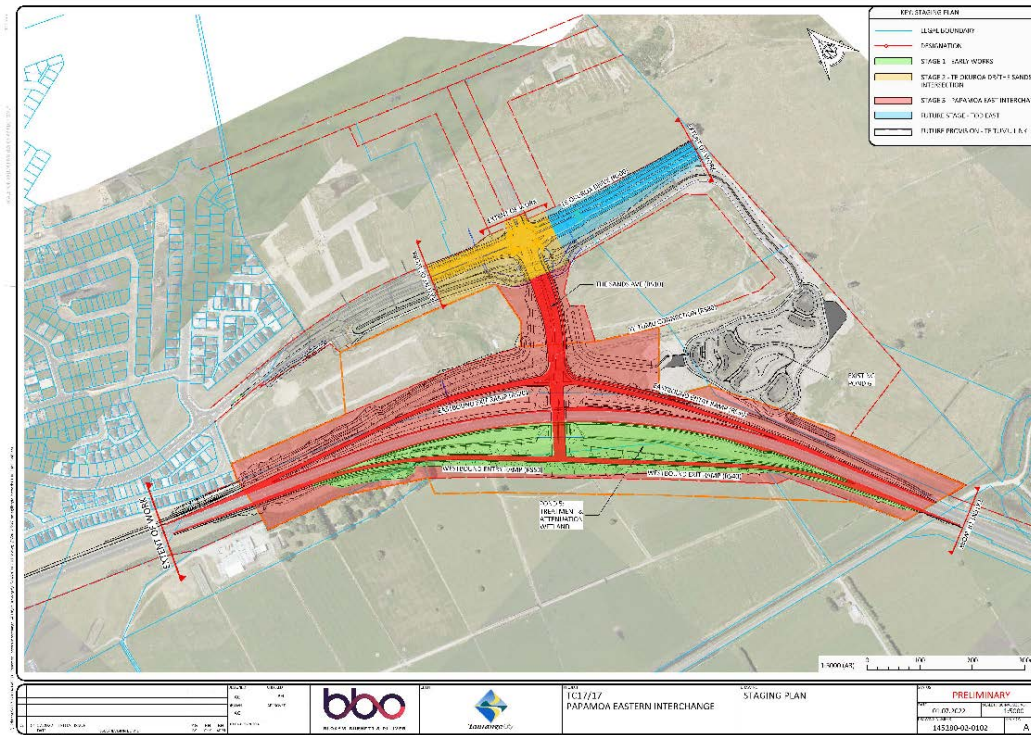


Tumu Kaituna 14 Trust & Ford Land Holdings

Te Tumu Infrastructure

Critical Infrastructure Required for the Te Tumu Plan Change

Papamoa East Interchange (PEI)

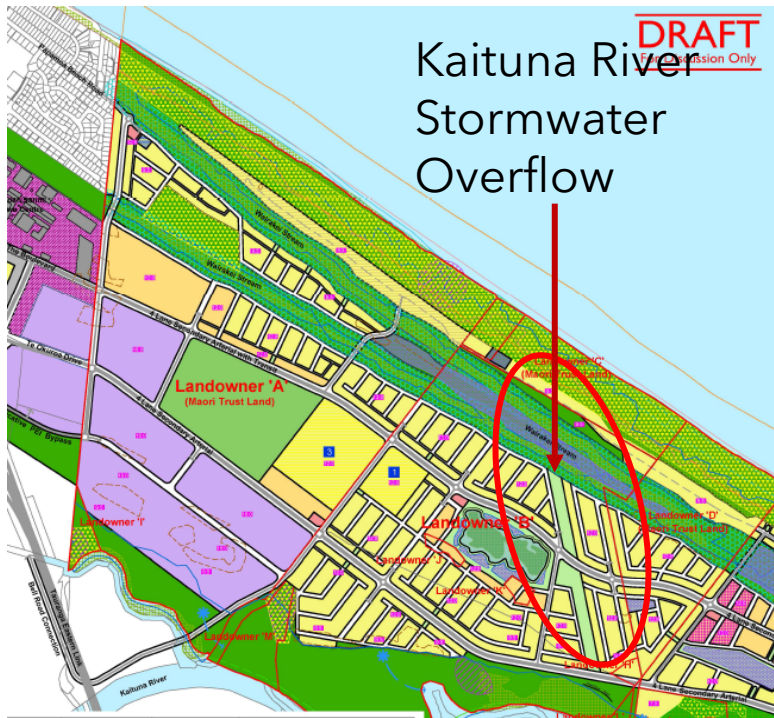


Tumu Kaituna 14 Trust & Ford Land Holdings

Te Tumu Infrastructure

Critical Infrastructure Required for the Te Tumu Plan Change

Kaituna River Stormwater Overflow



Kaituna River Stormwater Overflow Status:

- TCC investigating consenting risks with regard to NPS-FM & NPS-IB.
- Discharge Consent approved through Papamoa Comprehensive Stormwater Consent.
- Regional Consents required for earthworks, wetland disturbance and wetland creation.

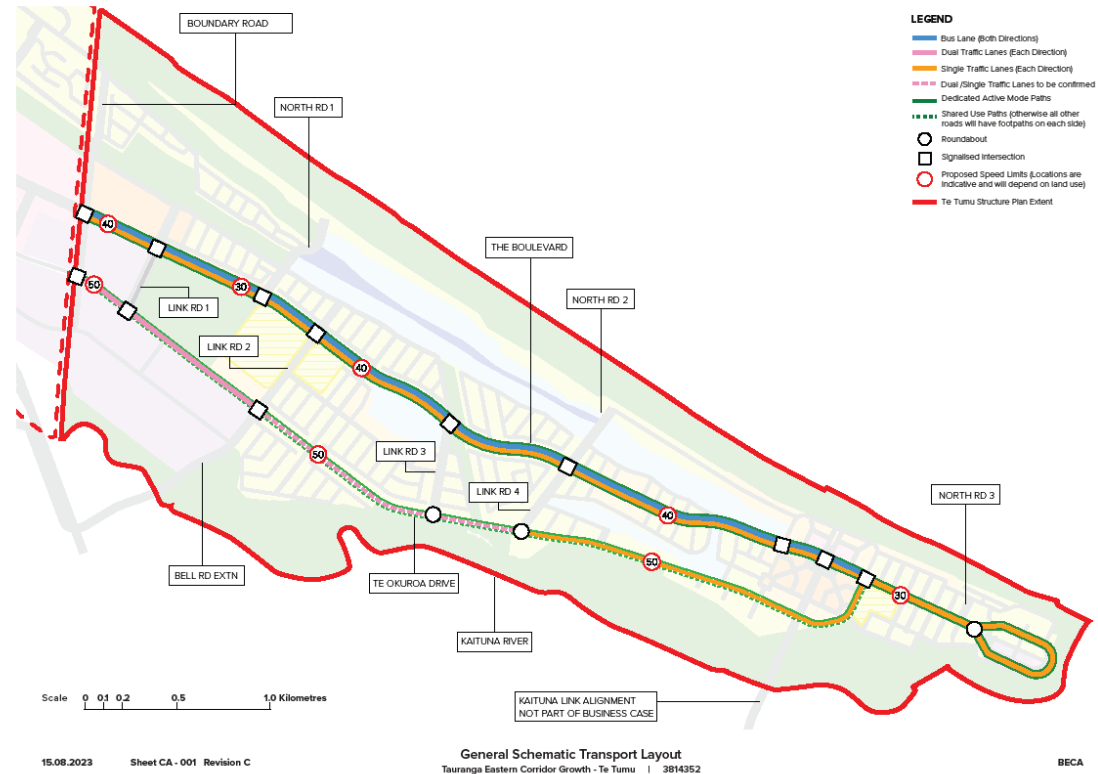


Tumu Kaituna 14 Trust & Ford Land Holdings

Te Tumu Infrastructure

Transport

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



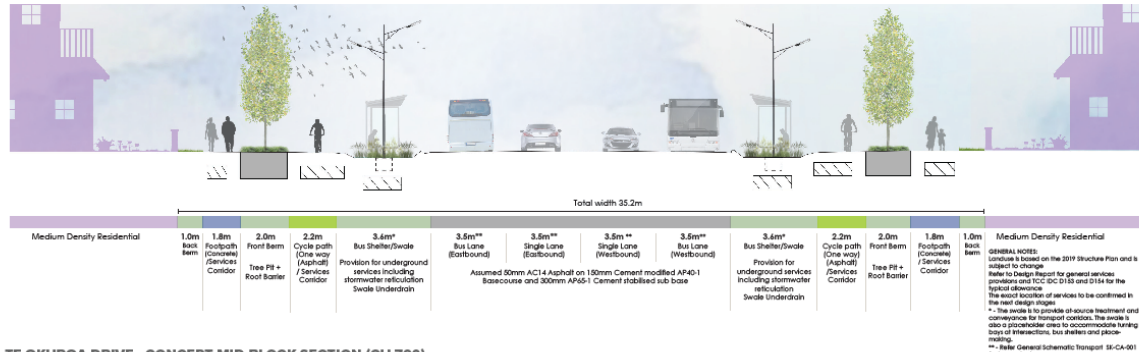
Tumu Kaituna 14 Trust & Ford Land Holdings

Te Tumu Infrastructure

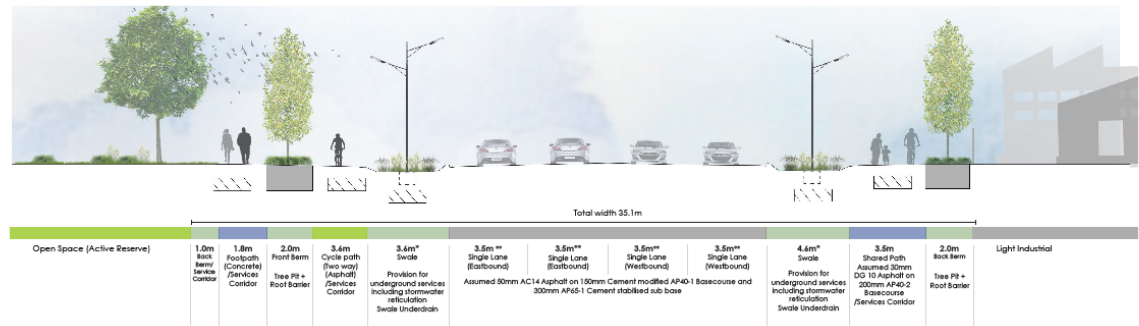
Transport

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



Tumu Kaituna 14 Trust & Ford Land Holdings

Te Tumu Infrastructure

Transport

Proposed
Transport /
Infrastructure
Corridors
shown with
proposed
land uses
from Te Tumu
Single Stage
Business
Case for
Waka Kotahi
and TCC



Tumu Kaituna 14 Trust & Ford Land Holdings

Te Tumu Infrastructure

Water

Tauranga
District
Metered
Areas and
Water
Treatment
Plants

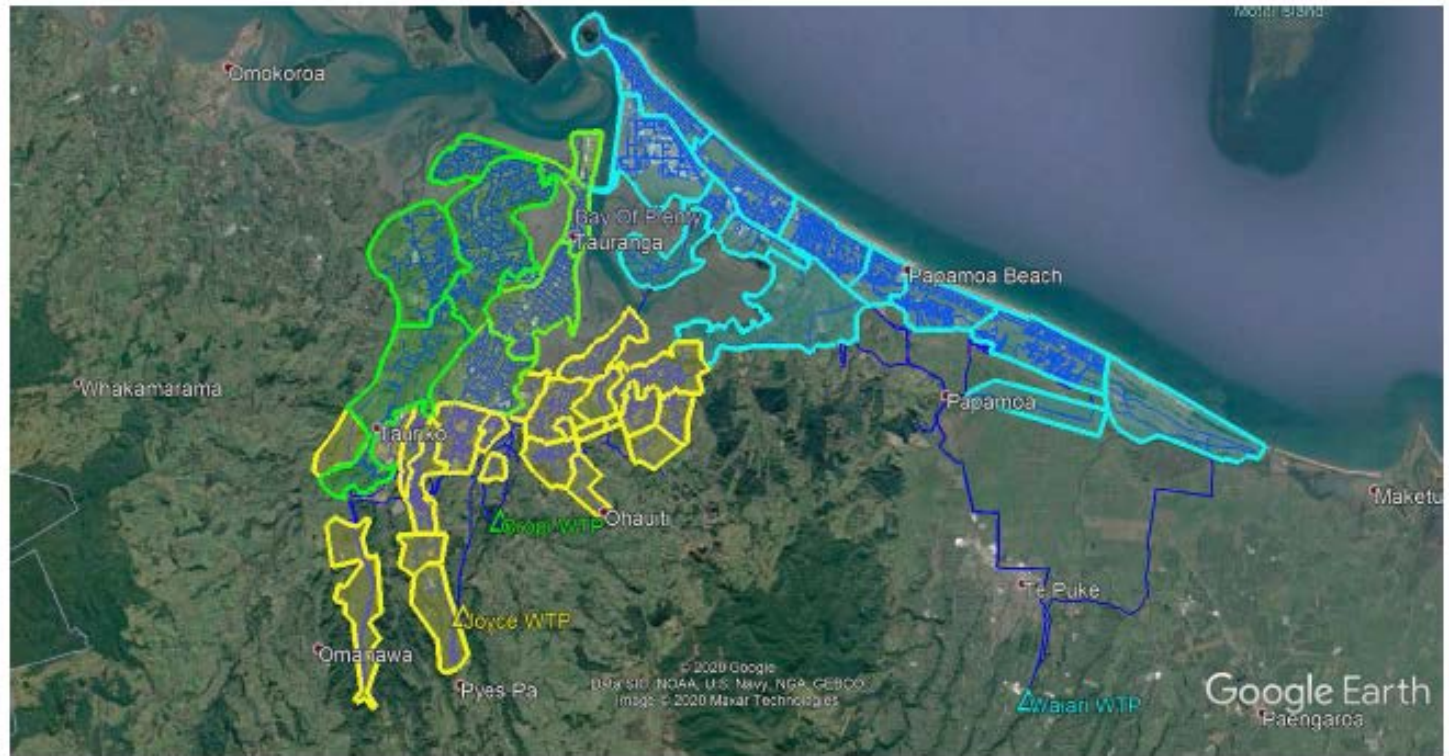


Figure 3-4 : Tauranga DMAs and Proposed Supply Configuration with Waiari

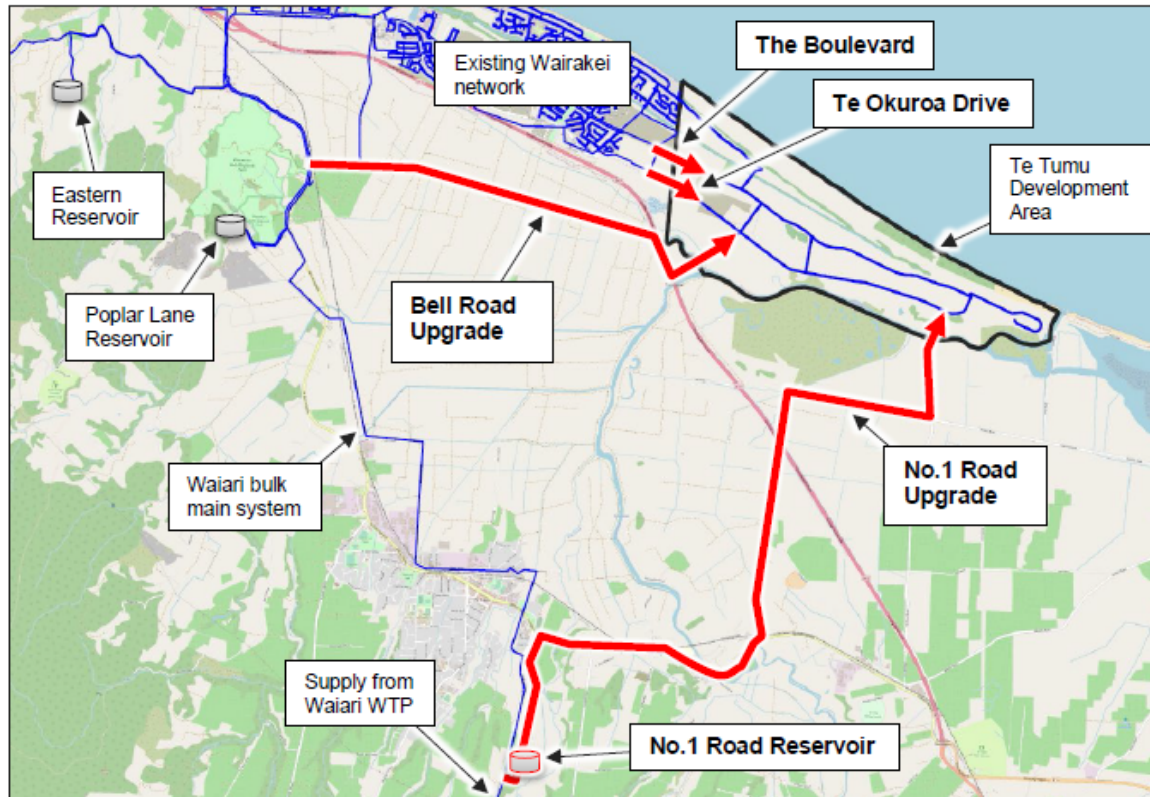


Tumu Kaituna 14 Trust & Ford Land Holdings

Te Tumu Infrastructure

Water

Proposed
Water Truck
Mains to
Service
Te Tumu



Tumu Kaituna 14 Trust & Ford Land Holdings

Te Tumu Infrastructure Water

Proposed
Water Mains
within
Te Tumu



Tumu Kaituna 14 Trust & Ford Land Holdings

Te Tumu Infrastructure

Wastewater

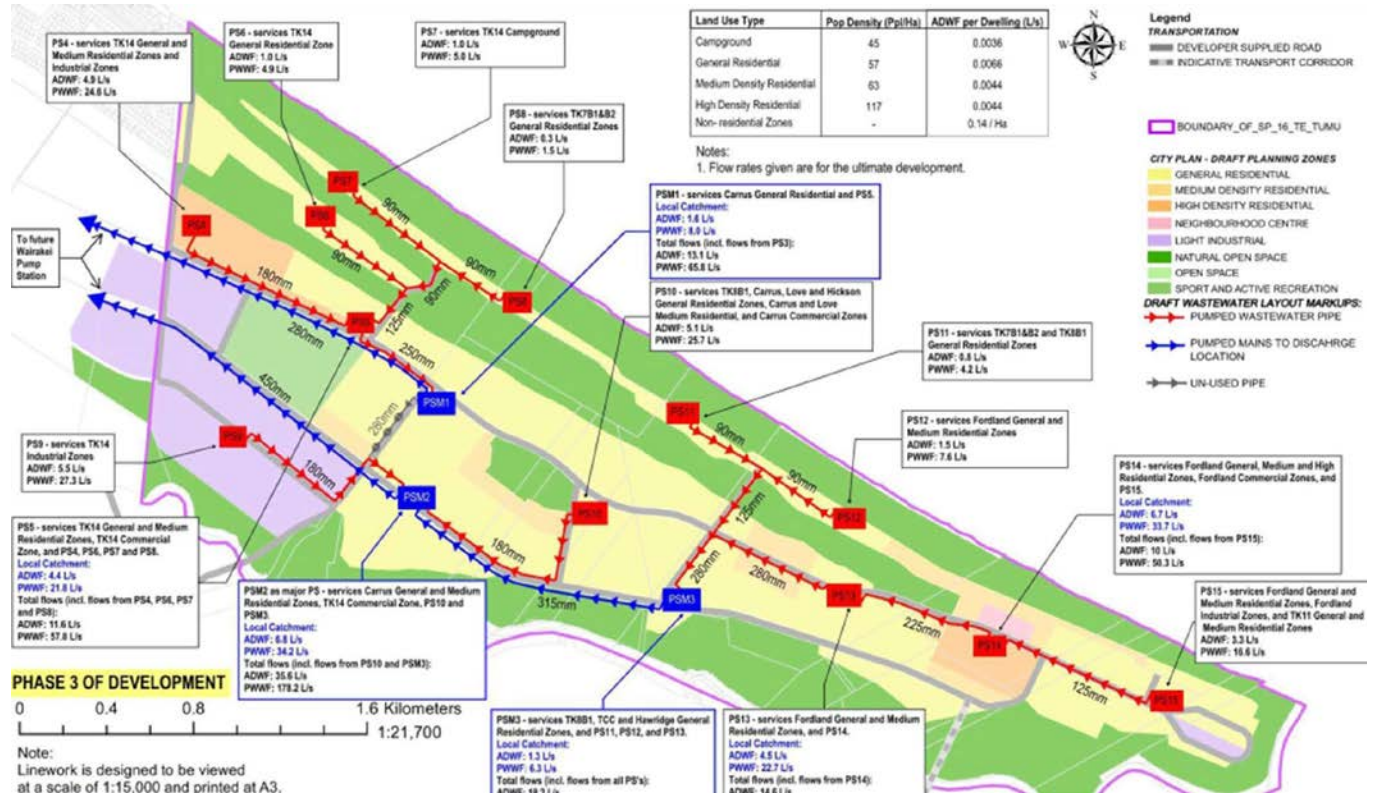
Wastewater Network Infrastructure to Service Te Tumu



Tumu Kaituna 14 Trust & Ford Land Holdings

Te Tumu Infrastructure Wastewater

Proposed
Wastewater
Mains and
Pumpstations
within Te Tumu

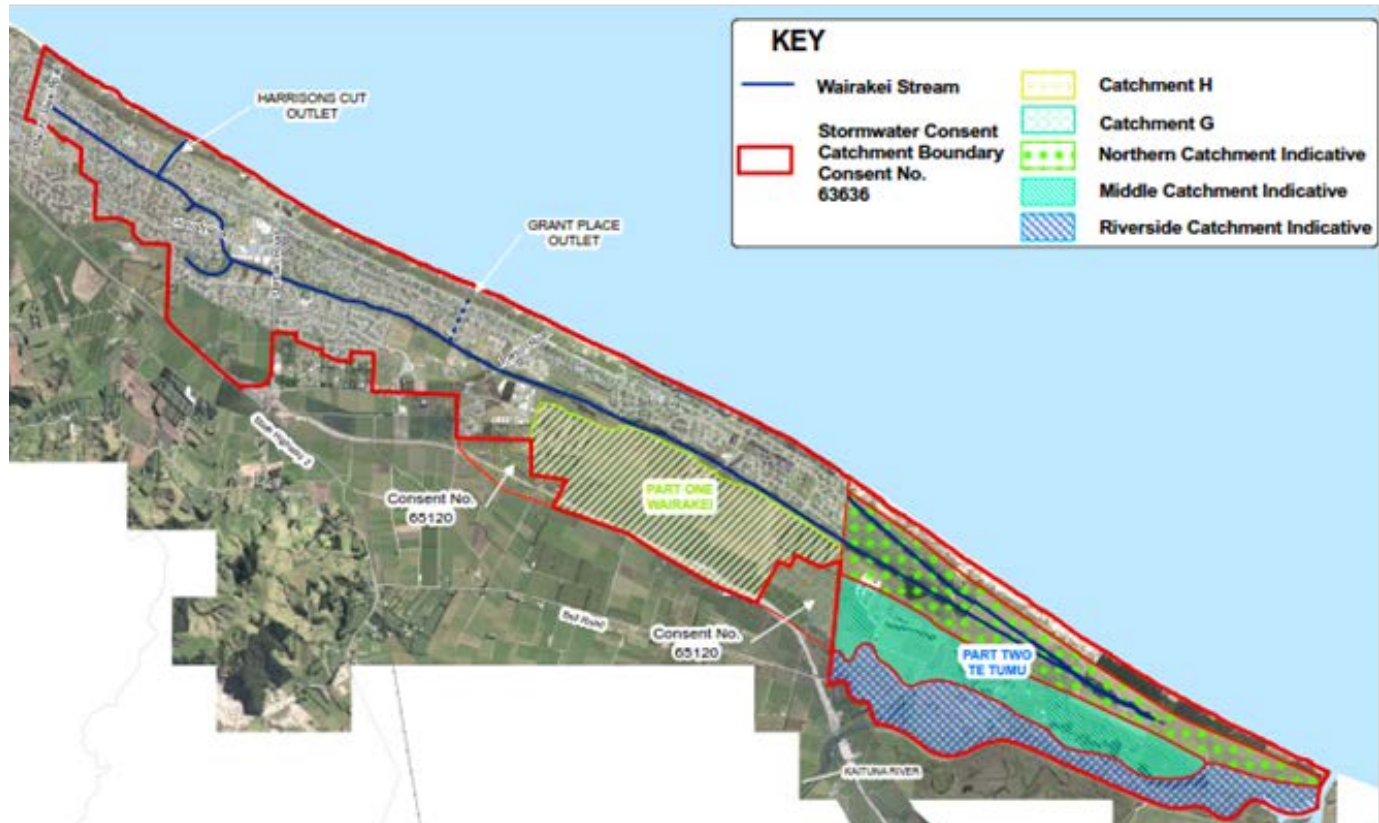


Tumu Kaituna 14 Trust & Ford Land Holdings

Te Tumu Infrastructure

Stormwater

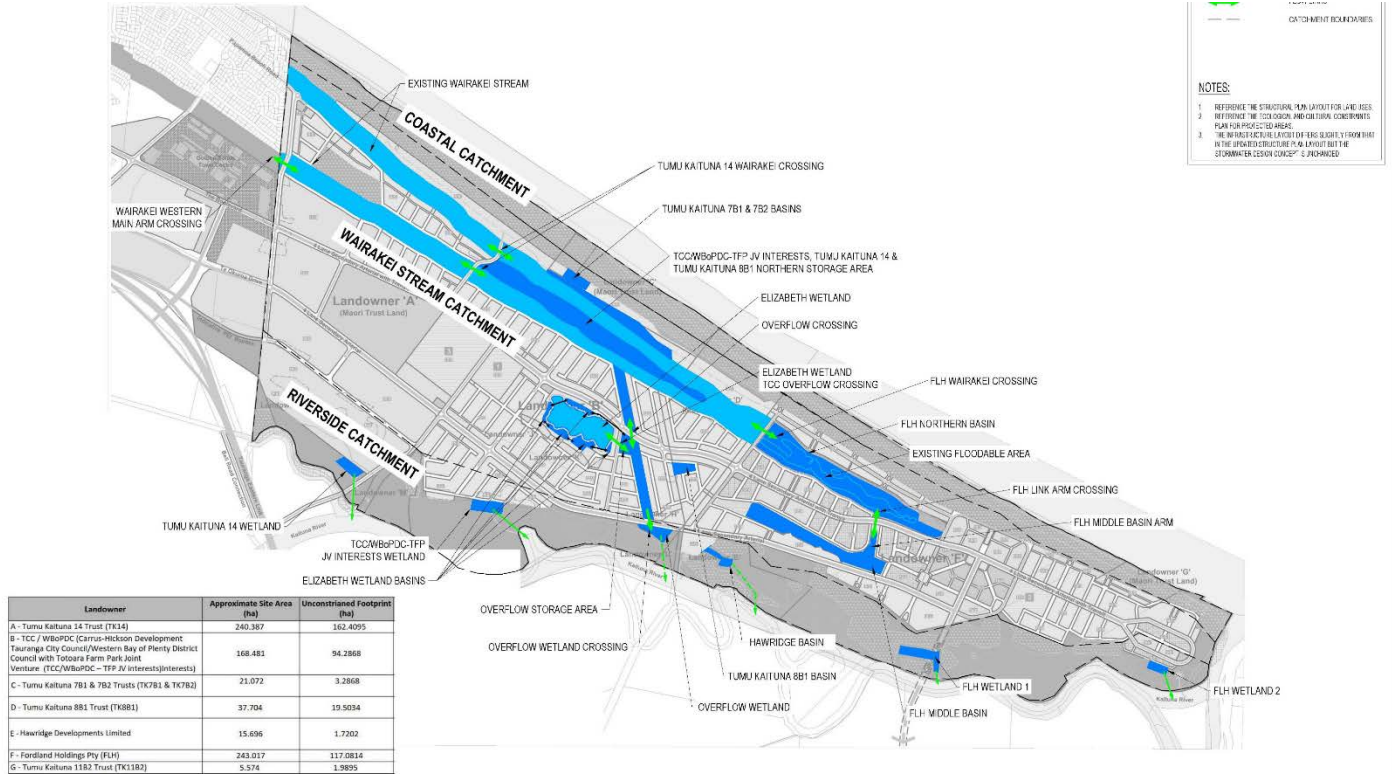
Papamoa
Comprehensive
Stormwater
Consent
RC63636 Map



Tumu Kaituna 14 Trust & Ford Land Holdings

Te Tumu Infrastructure Stormwater

Te Tumu Stormwater Management Strategy Map



Tumu Kaituna 14 Trust & Ford Land Holdings

Submission Basis | Why Te Tumu?

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. Plan Change preparation substantially advanced – see below.
6. Infrastructure Planning for Te Tumu is substantially advanced – see below.
7. Addresses the Growth Challenge; Spatial Plan & Future Development Strategy Initiatives in the draft Strategy.
8. Detailed Studies have demonstrated that Te Tumu has Natural Hazard & Climate Change resilience.



Ford Land Holdings

Kaituna Link

Key Submission

- Reinststate the Kaituna Link transportation connection from the eastern end of Te Tumu to Rangiuuru in the SmartGrowth Strategy & Future Development Strategy Maps.

Current Planning

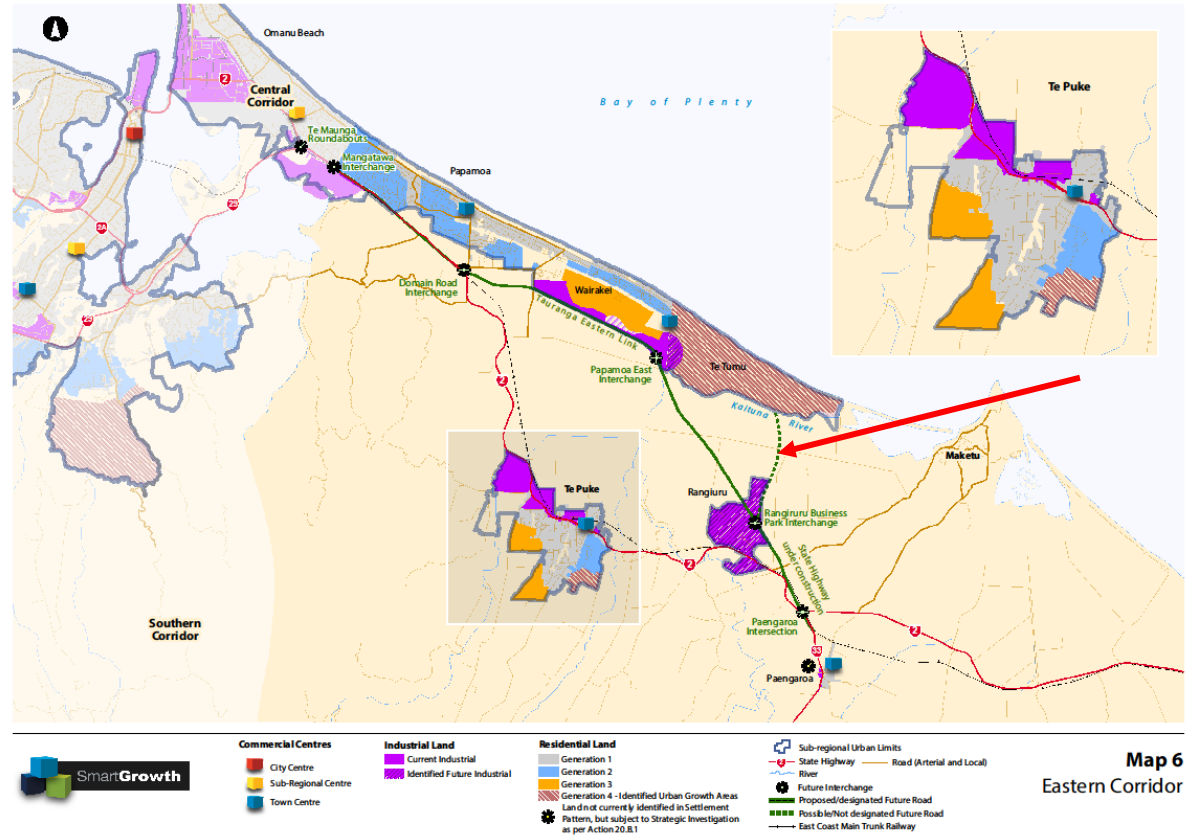
- Preliminary Route Investigation Completed 2008.



Ford Land Holdings

Kaituna Link

2013 SmartGrowth Strategy Map



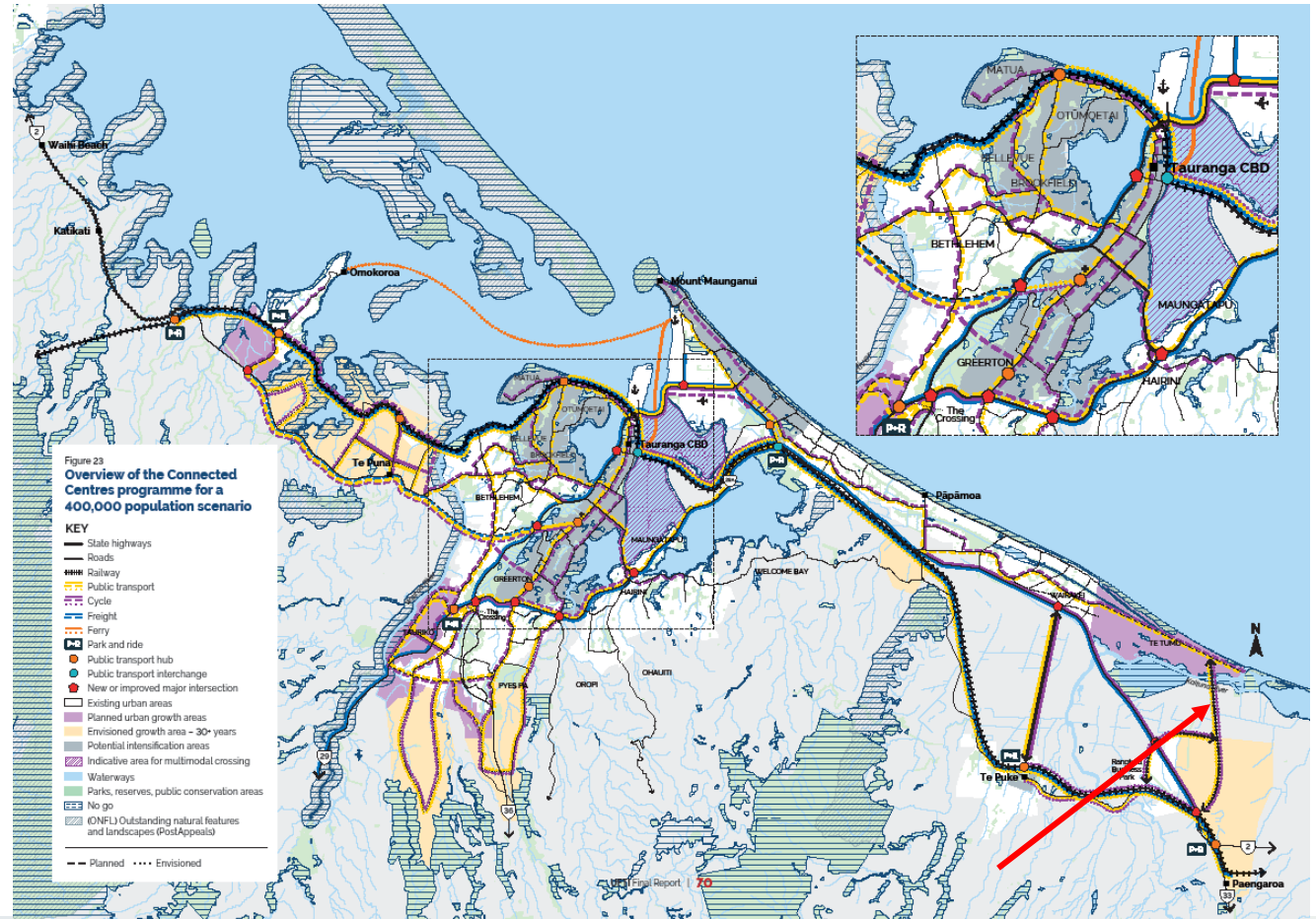
Map 6
Eastern Corridor



Ford Land Holdings

Kaituna Link

2020 Urban Form & Transport Initiative (UFTI) Map



Ford Land Holdings

Kaituna Link

1. Request that the Kaituna Link is Consented as it benefits all the Western Bay of Plenty with housing supply.
2. We request SmartGrowth support this proposal as Te Tumu is the highest land and provides a safe exit for the Papamoa extended population and connectivity to the Western Bay of Plenty.

