

Draft SmartGrowth Strategy 2023-2073
Hearing Panel Site visit report
20 February 2024

Purpose of the site visits were for the panel to get a better understanding of each of the sites, including topography, site characteristics and understanding local context. The landowners / agents who met the panel on site provided general information about future development as recorded below.

The attendees for the day were:

- Andrew Turner
- Bill Wasley
- Deputy Mayor John Scrimgeour
- Matire Duncan (joined at Ohauti at 9.20am)
- Te Pio Kawe
- Craig Batchelar (Strategic Advisor for SmartGrowth)
- Nichola Lennard (Technical Advisor for SmartGrowth)
- Tracey Miller (WBOPDC - support writing the site visit report).

Cr Paula Thompson and John McDonald were unable to attend the site visits.

The following sites were visited

Site location	Start	End
TCC	8am	
Belk Road / Tauriko West	8:45am	9am
Upper Ohauti	9:10am	9.40am
Tara Road	9:50am	10am
Bell Road	10:10am	10:30am
Te Tumu	10:45am	12.20pm
TCC		1pm

Site visit notes

Upper Belk Road / Tauriko West

The Panel didn't stop at Tauriko West due to time constraints. The Panel drove down Belk Road to the furthest extent of the SDP area at the end of the plateau.

Upper Ohauti



Photo 1 – Upper Ohauti

Upper Ohauti - 9.10am

Carl Salmons (Maven) and 2 other landowners met us on site. The landowners spoke about the following:

- Close proximity of the rural urban boundary
- There are 2 remaining farming properties in the area (approx. 40ha in size)
- The area is largely already 'lifestyle' living as it is becoming less viable land for agricultural purposes.
- The natural characteristics of the land lent itself well to lifestyle zoning.
- Future development of the area would need to include vegetation on the steeper parts of the landform
- Options for walking and cycling opportunities are important
- Existing steep hills should remain, particularly those with historical iwi affiliation. E.g., Pukenui (recorded Pa site)
- The soil is viewed as good but the topography of the area makes it challenging.
- There are wider transportation matters that the Councils / SmartGrowth need to sort out. Pukemapu will cause transportation impacts in this area. Councils / SmartGrowth have the ability to look at the wider development area holistically and design a fit for purpose transportation solution for the wider area.
- A new school may be announced for the area soon.

Tara Road

10.05am

The Panel viewed the Tara Road land area from the van. There were no questions or comments raised. It was noted that the land is within the Tauranga City Council boundary now.

Bell Road



Photo 2 - Bell Road –looking out towards development site



Photo 3 – Bell Road – looking over TEL

Bell Road - 10.10am

The Panel met Rod Bailey from the Bell Road Partnership on the PEI preload site which provided a view of the proposed Bell Road development area and Wairakei UGA to the east.

Rod talked about the following:

- Noting the close proximity to future development / town centre development on the other side of the TEL
- Te Okuroa Drive future connection
- PEI link across the TEL to the town centre is important and will be in place by 2026.
- The site is approx. 115ha in area with potential for approximately 2,000 homes, light employment land, local neighbourhood centres, reserves and schools
- Comprehensive stormwater modelling has been undertaken
- Yield will be in the vicinity of 60 to 70% of land.
- Working on detailed engineering design at this stage.
- There is a future opportunity to extend over to the Hurst Property (another 100ha approx.).
- Comment from a panel member about the low lying nature of the land, Rod spoke about needing to import fill which would be done locally from Paengaroa, transported along the TEL.
- Another question from a panel member regarding the need for future upgrading of Bell Road, Rod spoke about how this would be needed in future.
- Bell Road Partnership is a single landowner and can turn on development quickly once consented.

- A question was raised by a panel member about housing typologies, Rod responded that a range of typologies would be needed including medium and high density housing around neighbourhood centres.
- Question was asked re any engagement with Waka Kotahi in terms of impact on the TEL. Rod noted that this hasn't occurred directly, being led by TCC.

Morning Tea Break 11am

Te Tumu



Photo 4 – End of Te Tumu block looking towards Kaituna River

Te Tumu - 11.30am

We met on site at the end of the landowner block nearest the Kaituna River (Geoff and Dianne Ford). Geoff and Dianne spoke about the following:

- The close proximity of the land to the sea and river, and that it was not low lying compared to other areas at Papamoa.
- Live, work, play philosophy is important.
- The only way to make density work is to have good amenity with good outlook, people need to be able to walk and cycle.
- Around 50% of the site is not developable but would be used for reserves, open space, walking and cycling etc.
- Connectivity via the Kaituna link is important.
- Have been working on development plans in this area for approx.25 years.
- All of the landowners work well together.

- Plan to rezone and then sort out the infrastructure. Politicians won't buy into it without the land being zoned appropriately first.
- Plan to develop in 60ha stages.
- Important that the future community looks after the land, the wetland environment will bring the community together to enhance existing environment.
- Would like to cater for a range of housing typologies, smaller houses up to apartment style in time.

Scott Adams spoke about the Carrus block of land, which covered the following:

- Original plan to create lifestyle lots able to be re-subdivided in the future once urban zoning was in place. This was plan deferred with TCC not wanting this outcome ahead of urbanisation. Account of past planning commitment where urban zoning was intended to be in place by 2011, then in 2016.
- Need to get on and rezone the land to secure central government investment
- A question from a panel member was raised about the importance of connectivity over Kaituna for Carrus. Scott explained it is less important to Carrus as there are other access via Te Okuroa Drive and The Boulevard, however, they don't have an issue with it as long as Carrus don't need to fund it.
- Have previously based lot density on 21 dwellings p/ha but things have moved on since then
- Cost of construction is an important consideration when looking at dwellings per ha.
- Scott also noted that the cost of construction for higher density (4-5 storeys plus) is very high at the moment (\$7-8,000/m²) and therefore poses some challenges with small units costing over \$1M.

Jeff Fletcher spoke about the Te Tumu Kaituna 14 Trust land

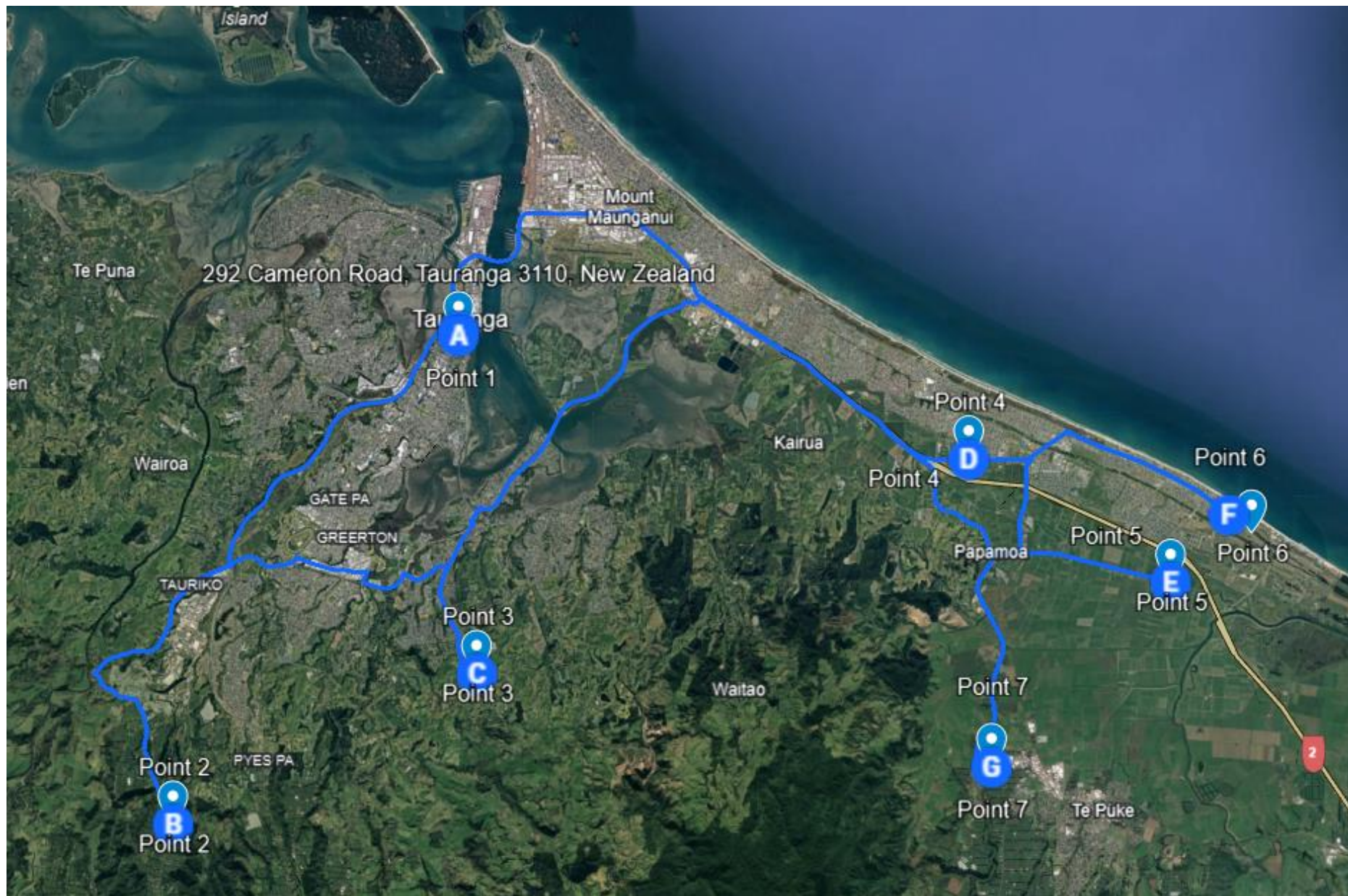
- Malcolm Short was unable to attend today and puts in his apologies, acknowledging Matire Duncan as an owner of the 14 block.
- Trustee rotation policy now in place
- Working with TCC to explore opportunities to develop infrastructure for the block without selling land.
- Trustees are working well together to progress opportunities.
- Referred panel to Tumu/ Kaituna 14 Trust website where there is a lot of information available.
- Future dwelling numbers of approx. 1500, earmarked 57ha of commercial land.
- Site is 1.7km in length, 2km in depth.
- Currently dry stock and operative sand mine (Stevensons/Fulton Hogan).
- It is important to the Trustees that this block maintains cultural heritage, the owners want that to be distinctive and they want to be able to catalyse business opportunities.
- 52% is as developable land
- Walkway, cycleways, multimodal transport options are viewed as important.

SmartGrowth Hearings Panel - Site Visit Itinerary

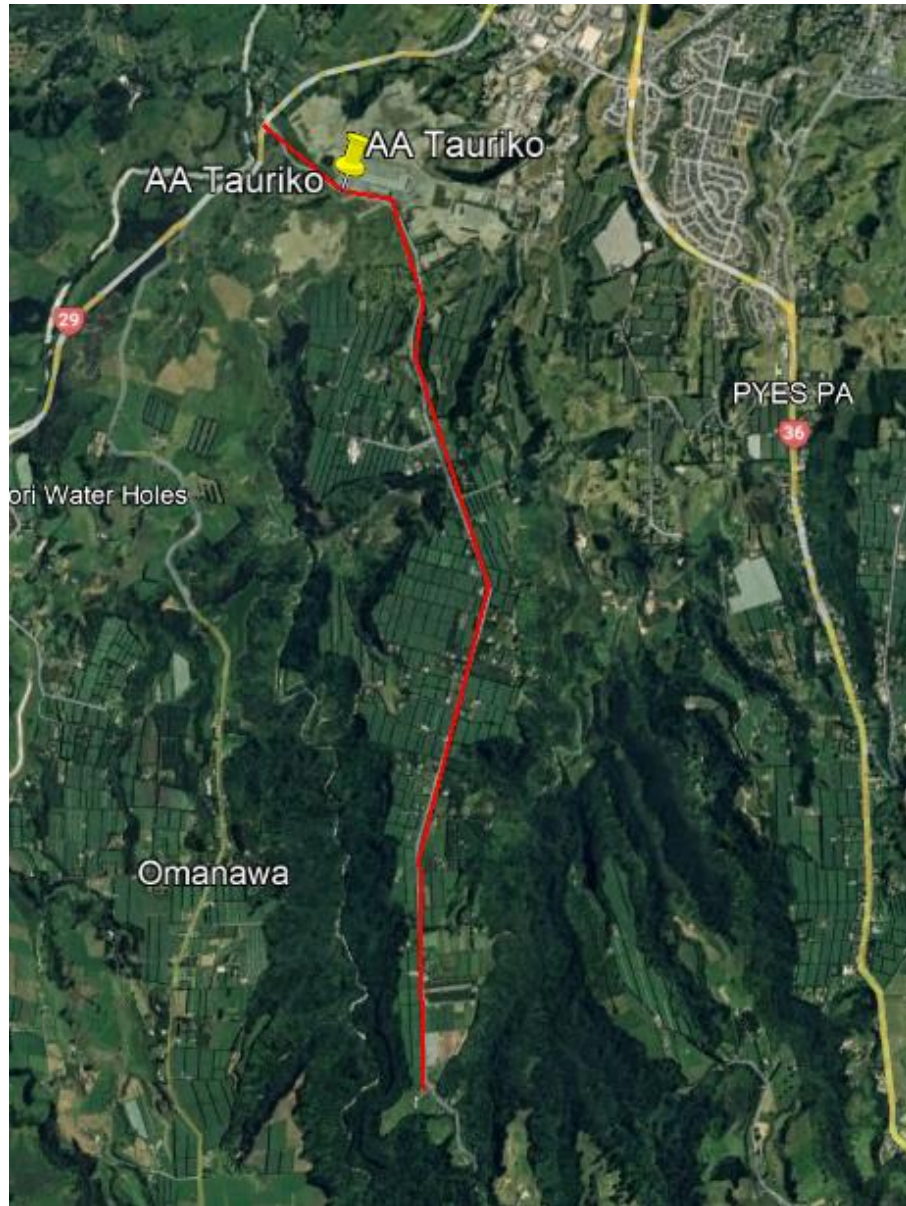
Site	Arrive	Depart	Site Visit Time	Travel Time to next Site	Contact	Mobile	Notes
TCC		8.00am		30			
Belk Road/Tauriko West	8.30	8.50	20	20	No		View from road
Upper Ohauti	9.10	9.30	20	20	Carl Salmons	0275105154	<p>Rosa and I will join the group and take you through the sites. One representative of the landowners will also join to provide background.</p> <p>We suggest that we start at 412C Upper Ohauti Road and then work anti-clockwise around the properties.</p> <p>For the Ohauti area, see below location to meet to get a good view of the main part of one of the more significant properties (at 412C Upper Ohauti Road). Plan is to meet you at the cow shed (red asterix). We will be there from 9am. From there we can drive through to lookout point (green asterix).</p> <p>From this point you can see almost the entire Hunter Block, Riddington Block, Gollans, pa site, and even back to the Settlers Hall.</p>

							We have undertaken a drone video of the whole area and will send that through to you in due course to support the site walkover.
Tara Road	9.50	10.00	10	10	Shae Crossan	0272173345	
Bell Road	10.10	10.30	20	15	Rod Bailey	021918849	View from PEI preload accessible from Bell Road. Also provides views to Te Tumu.
Te Tumu	10.45	11.30	45	15	Jeff Fletcher	021 495165	Includes Morning Tea
Te Puke West	11.45	12.00	15	30	No		View from road
TCC	12.30						

106km









Parcel Information



[Marks](#) [Vectors](#) [Parcels](#) [Survey Plans](#) [Company Data](#)

[Back](#)

Appellation: **Lot 12 DP 463581**

Address: 412C Upper Ohauti Road, Ohauti, Tauranga

Land District: South Auckland

Surveyed Area: 56.368 ha

Calculated Area: 56.4261 ha

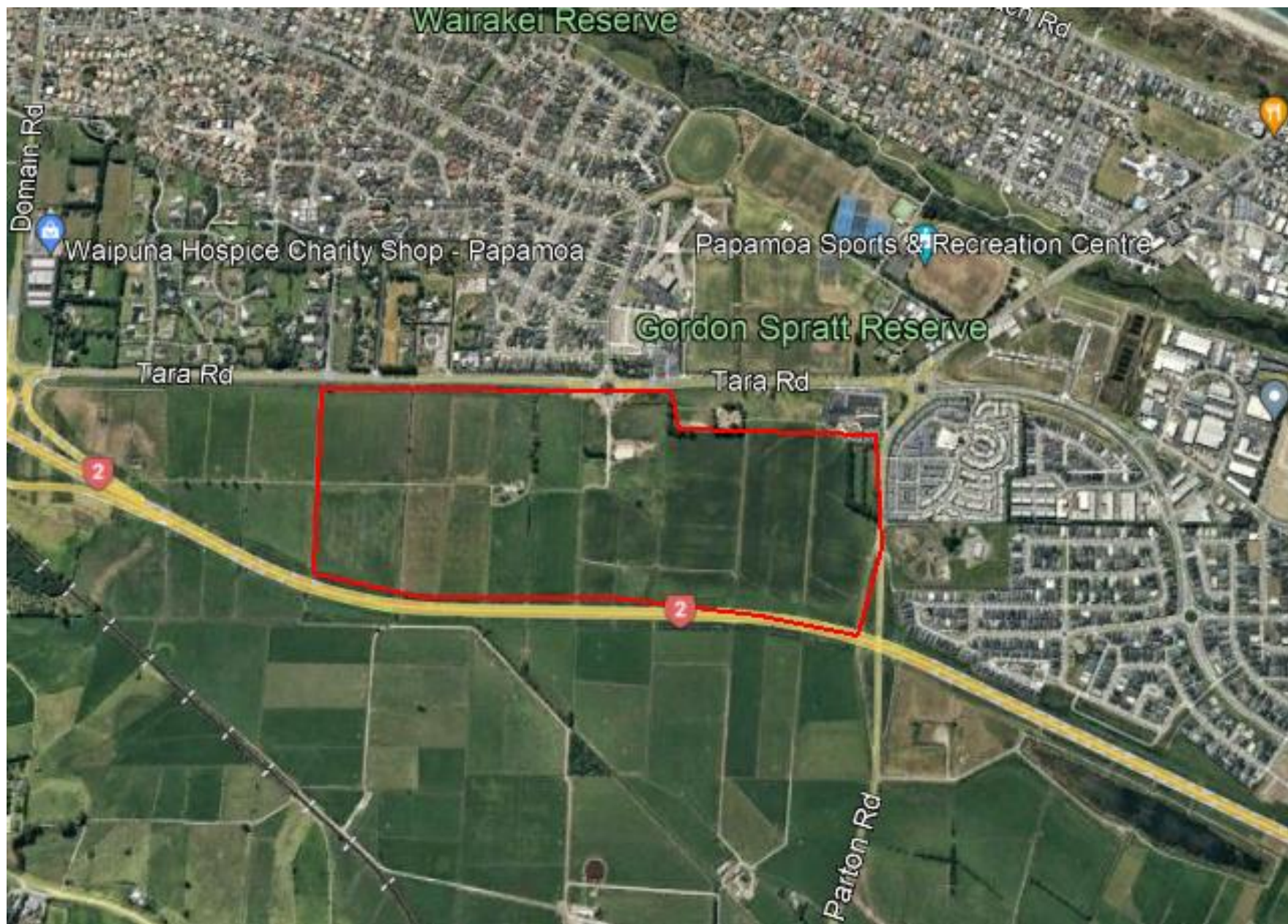
Parcel Intent: Fee Simple Title

Parcel Id: 7687630

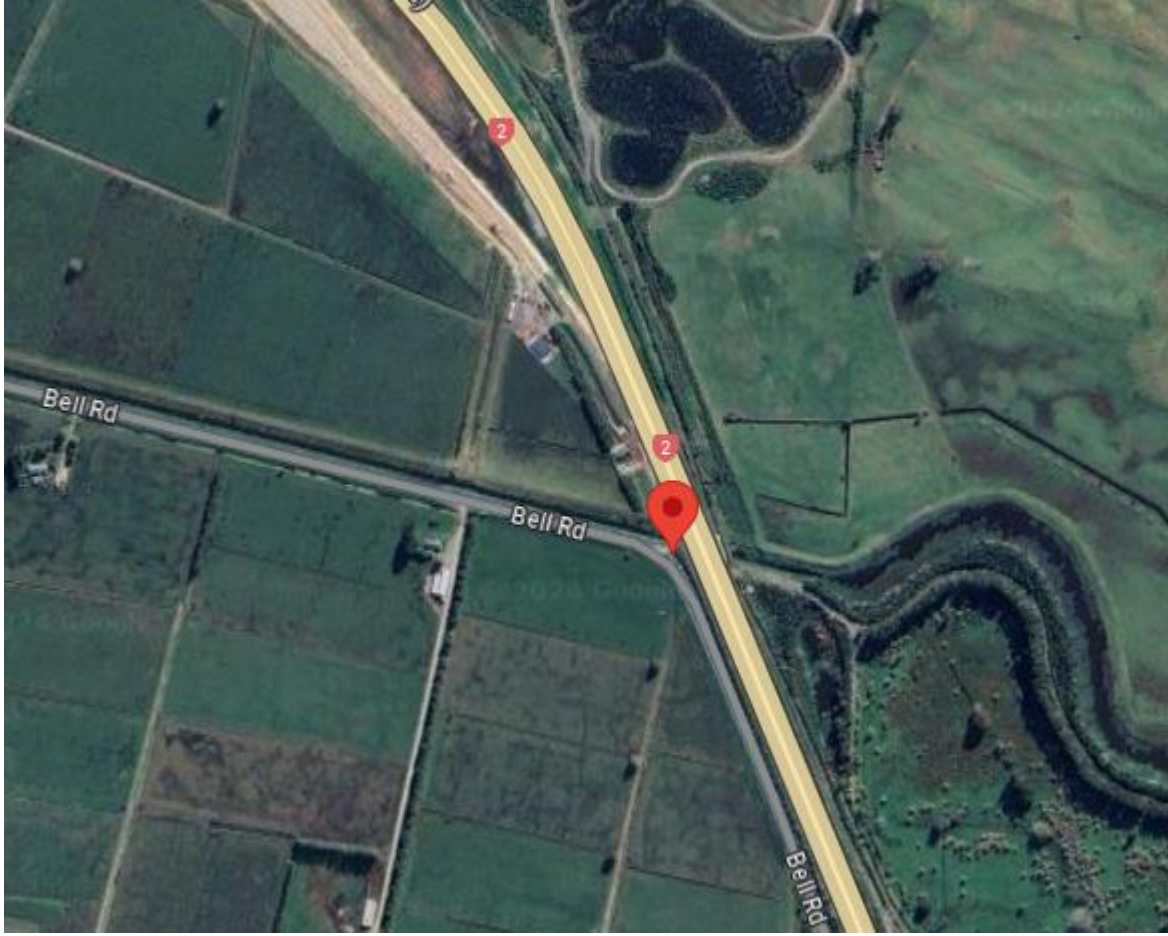
Parcel Status: Current

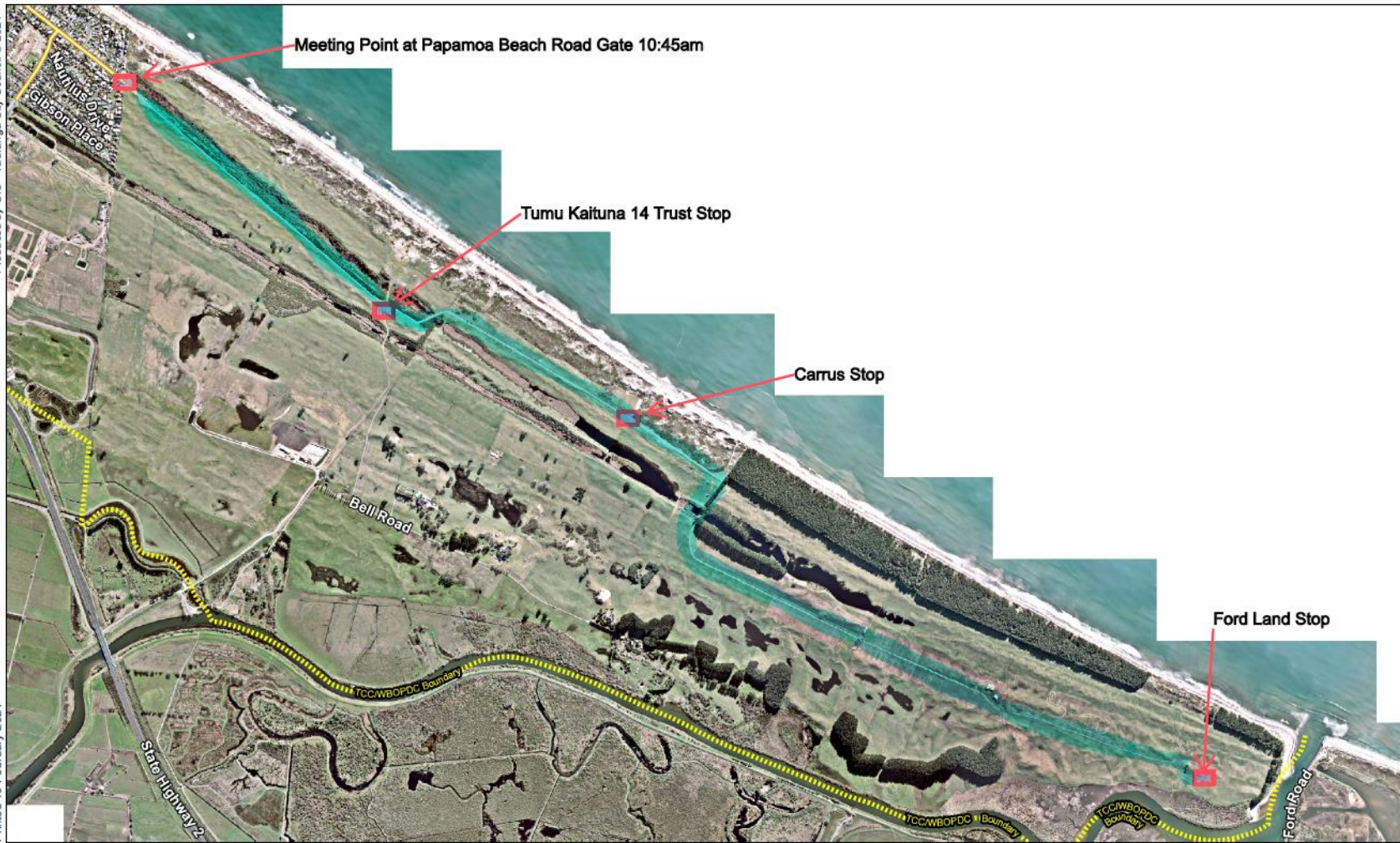
Titles: [740123](#) [Grip](#) [LINZ](#)

Owners: TJ and GA Hunter Limited

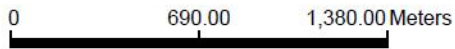








**Te Tumu SmartGrowth Visit
20 February 2024**



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