

Papamoa East - Te Tumu

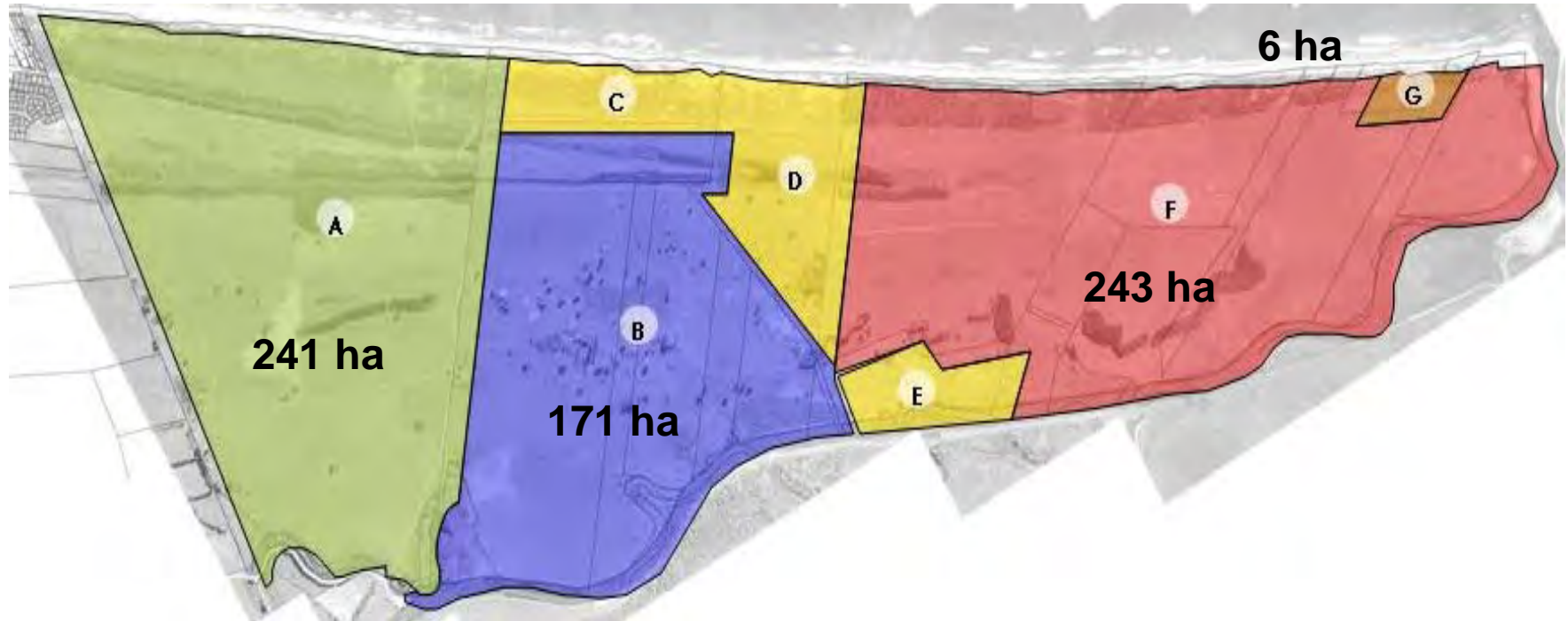


TE TUMU LANDOWNERS GROUP (TTLG)

- Comprises of the Main Landowners in the Papamoa East – Te Tumu Area
- Formed in December 2004
- To Respond to the SmartGrowth Strategy and Address Infrastructure, Land Use Planning & Integration



TE TUMU - LAND HOLDINGS



LEGEND

- A: Te Tumu Kaituna 14 Trust
- B: TCC / WBoPDC
(Carrus-Hickson Development Interests)
- C: Te Tumu Kaituna 7B1 & 7B2 Trusts
- D: Te Tumu Kaituna 8B1 Trust
- E: Catalyst (Highrise) Ltd
- F: Ford Land Holdings Pty Ltd
- G: Te Tumu Kaituna 11B2 Trust

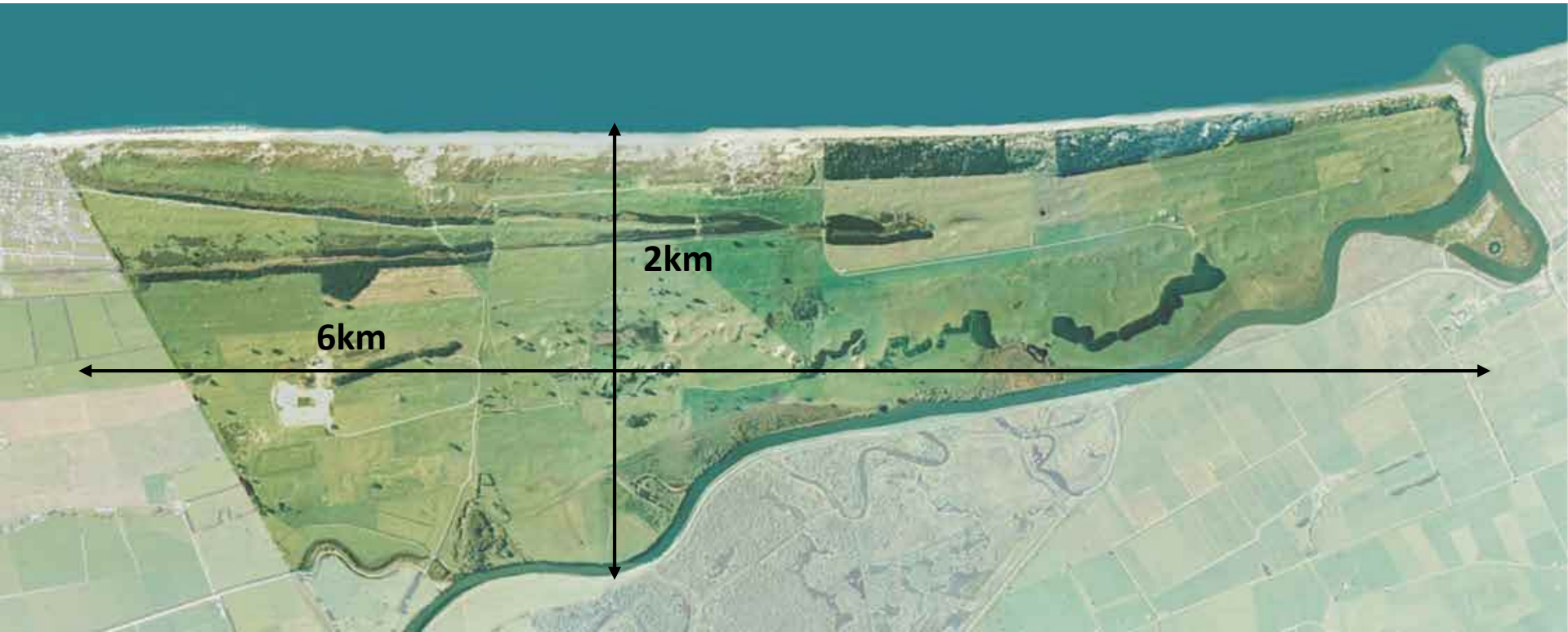
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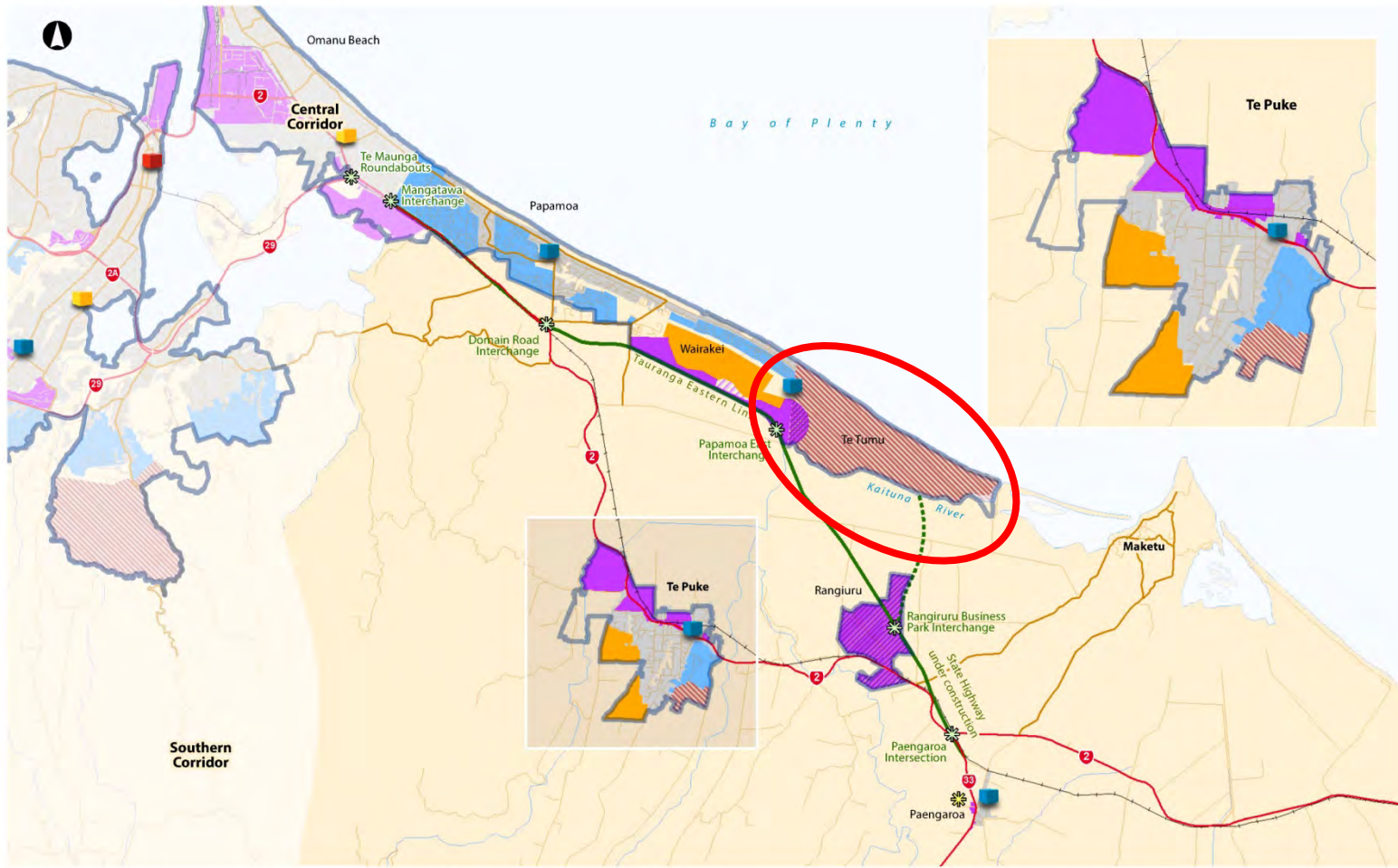
The Te Tumu Landowners Group Interests Make Up **87%** of the 760ha Te Tumu Urban Growth Area (UGA).

THE SITE & SCALE

760 hectares / 1878 acres



THE PLANNING CONTEXT



Commercial Centres

- City Centre
- Sub-Regional Centre
- Town Centre

Industrial Land

- Current Industrial
- Identified Future Industrial

Residential Land

- Generation 1
- Generation 2
- Generation 3
- Generation 4 - Identified Urban Growth Areas
- Land not currently identified in Settlement Pattern, but subject to Strategic Investigation as per Action 20.8.1

- Sub-regional Urban Limits
- State Highway
- Road (Arterial and Local)
- River
- Future Interchange
- Proposed/designated Future Road
- Possible/Not designated Future Road
- East Coast Main Trunk Railway

Map 6
Eastern Corridor

THE TE TUMU PLANNING CONTEXT

- Identified in the SmartGrowth Strategy as a Future Urban Growth Area
- Identified in the Regional Policy Statement as a Future Urban Growth Area
- Identified in the Tauranga City Plan as a Future Urban Zone
- Approved to proceed to Structure Planning and Re-Zoning in 2017-18 by SmartGrowth and Tauranga City Council in August 2016.



THE 'SmartGrowth' EASTERN CORRIDOR VISION



TE TUMU LANDOWNERS

History

Te Tumu Kaituna 14 & 11B2 Trusts

- Ngati Whakaue Iwi Land Trusts
- A Te Arawa Iwi
- Connection with the land goes back to the landing of the Te Arawa Waka at Maketu



Carrus Hickson Interests

- The Hickson Family connection and ownership of the property extends back to 1960.
- Carrus Corporation entered into a Joint Venture with the Hickson Family in 2004.



TE TUMU LANDOWNERS

History

Ford Land Holdings Pty Ltd

- The Ford Family have been in the Te Tumu area since 1907 as farmers and landowners.
- The Ford Family connection to their current Te Tumu landholdings extends back to 1911.



TE TUMU LANDOWNERS Experience

Te Tumu Kaituna 14 & 11B2 Trusts

Extensive Property Development experience through the Pukeroa Oruawhata Trust and Ngati Whakaue Tribal Land Inc including:

- Rotorua Central Mall.
- Trade Central Retail Centre Rotorua.
- Rotorua Lakefront (in planning phase).



TE TUMU LANDOWNERS Experience

Carrus Corporation

- Formed by Paul Adams in 1990
- Residential developments is its major focus, but Carrus has also done retirement villages, rural residential, industrial and commercial developments
- Carrus has done developments , besides Tauranga but also in Auckland, Rotorua, Taupo, Palmerston North, Hamilton and Wellington
- Carrus has developed and sold over 4600 sections
- Carrus purchased The Lakes in 2012 and to date has sold 455 sections. There is currently 147 sections under construction and a further 739 sections to develop



TE TUMU LANDOWNERS Experience

Ford Land

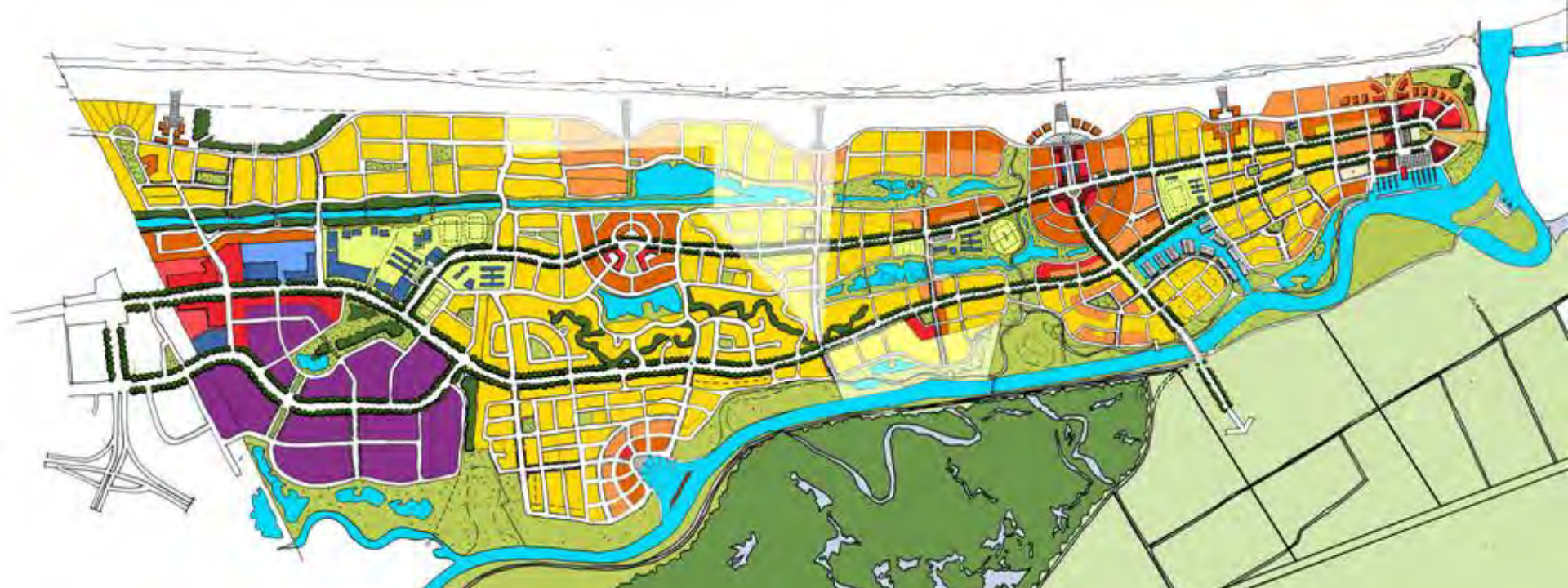
Formed by Geoff and Dianne Ford in 1981.

- Developed in excess of 300,000m² of Commercial & Industrial Property in Sydney.
- Currently Master Planning a 2,000 dwelling mixed use development in western Sydney



LAND USES – VISION & OPPORTUNITIES

- Commercial Centre - Incorporating Commercial Area & Education and Health Precincts
- Education Precinct – University, Polytechnic, High School, Primary School
- Health Precinct – Hospital, Specialist Health Facilities, Teaching Hospital
- Affordable Housing – On Leasehold Land
- Community Facilities – Holiday Park, Sports Facilities, Network of Parks, Reserves, Walking Trails & Cycling Trails



TE TUMU STRATEGIC PLANNING STUDY



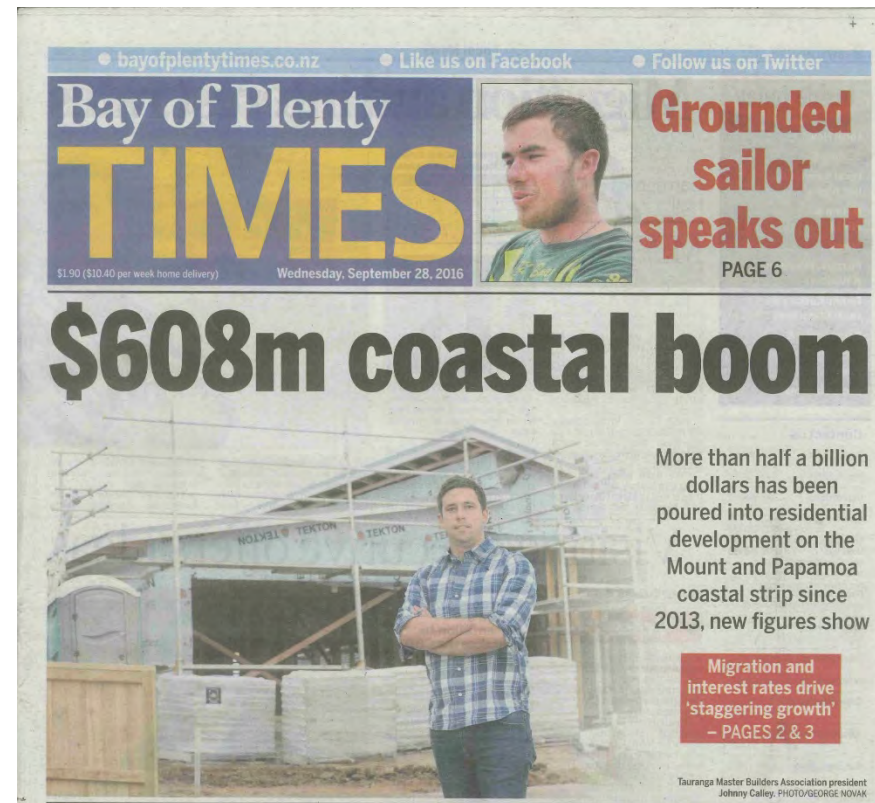
Te Tumu – Planning

- Initiated by TCC in 2015 as a ‘fatal flaws’ assessment to test the viability of the Te Tumu Future Urban Growth Area.
- Considered planning constraints, infrastructure requirements, financial viability and Tangata Whenua considerations.
- Assessed potential population and employment scenarios together with the requirements for future reserves and community facilities.
- Completed in July / August 2016 with the outcome:
“On this basis, the planning study’s conclusions and consultation with stakeholders, SmartGrowth and Council have decided to proceed with the future planning for Te Tumu with a view to opening the growth area in 2021. This decision was part of a wider integrated package of projects including delivery of future growth in Tauriko West and a Compact City.”

TE TUMU STRATEGIC PLANNING STUDY

Te Tumu – Drivers & Demand

- Pent-up housing demand combined with low interest rates and high migration resulting in high growth and upcoming shortage of land supply.
- Proposed National Policy Statement (NPS) on Urban Development Capacity will require High Growth Council's to maintain a 10 year supply of zoned residential land.



TE TUMU STRATEGIC PLANNING STUDY



Te Tumu – Drivers & Demand

- NPS Growth Prediction for Tauranga is 15.1% for 2013-23, second only to Auckland at 18.1%.
- Current Land Supply in Tauranga estimated at 9.5 years, based on current growth.
- By 2019 it is estimated that the Land Supply in Tauranga will be 4.5 years.



Te Tumu – Planning



PLANNING CONSTRAINTS

We identified natural hazards (tsunami, flooding, liquefaction), ecological and landscape protection areas.



INFRASTRUCTURE REQUIREMENTS / COSTS

We planned for likely infrastructure corridors and considered opportunities for providing for alternative forms of infrastructure such as stormwater recycling, the use of deep water bores and wastewater treatment.



FINANCIAL VIABILITY

We worked to determine the cost to provide for the future infrastructure to enable future growth to occur.



CULTURAL, HERITAGE, TANGATA WHENUA

We engaged with Tangata Whenua on the issues of growth planning, providing for growth within Te Tumu and the identification and mapping of cultural and archaeological areas.

WHAT WE DID



PLANNING CONSTRAINTS

The study determined that approximately 46% of Te Tumu is viable for development based upon planning constraints mapping and the recognition of natural hazard presence and ecological and landscape areas along the coast and river margin. Based upon this Te Tumu could receive a population of around 14,800 people (7,800 dwellings).



INFRASTRUCTURE REQUIREMENTS / COSTS

Modelling and assessment have identified the likely infrastructure requirements to service the population and future employment areas. Much of this can initially come from existing infrastructure within the Wairakei Growth Area to allow development to begin before larger upgrades are required. A new interchange off the Tauranga Eastern Link will also be required and has been previously planned for.



FINANCIAL VIABILITY

Financial modelling has shown that the overall growth area would have a high level of viability.



CULTURAL, HERITAGE, TANGATA WHENUA

Engagement recognised the need to take into account:

- the development of the Kaituna River Document and its outcomes;
- potential impacts on the Kaituna River;
- the cultural effects of development;
- the likely housing densities and stormwater and infrastructure provisions; and
- water takes, water usage and quality, and the roading network.



Te Tumu – Planning



SUPPORTING DENSITY DELIVERY AND EMPLOYMENT

WHAT WE DID

We undertook an assessment of development scenarios that provided achievable residential densities and assessed the likely required retail, commercial and employment areas and opportunities.

WHAT WE FOUND

Employment opportunities will need to be provided for, to support this new community.

26.5ha of land has already been zoned for a Town Centre in Wairakei. In addition we estimate that there would need to be a total of 102ha of employment land located both in Wairakei and Te Tumu to support the delivery of employment.

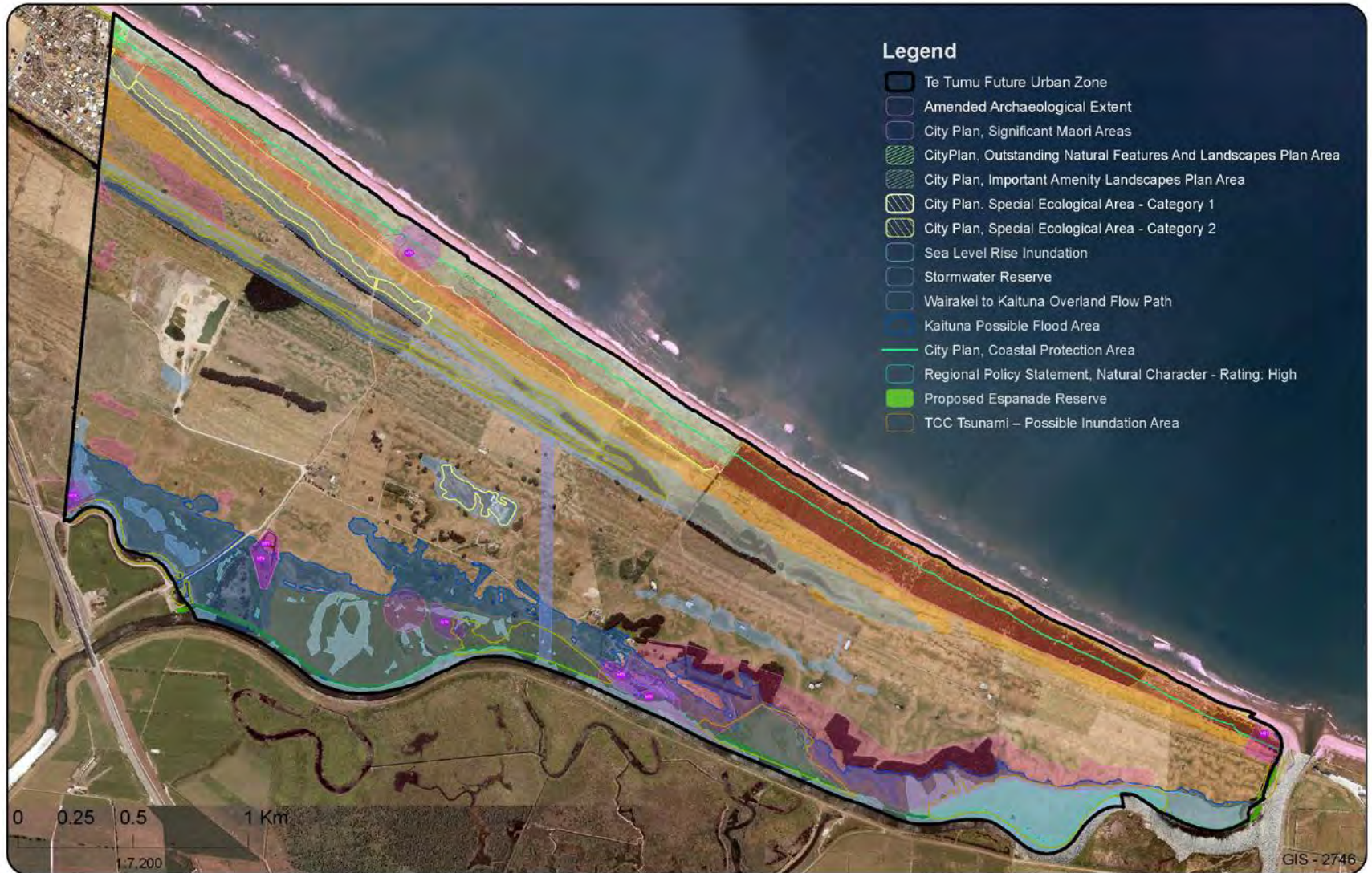


PARKS AND RESERVES AND COMMUNITY FACILITIES REQUIREMENTS

We assessed the likely parks and reserves requirements to service growth within Te Tumu and Papamoa East, including considerations for community facilities, pools, libraries and schooling.

We will need an active reserve and a range of community facilities to service Te Tumu. These would need to be supported by a network of local reserves, and access opportunities between developments, employment areas and the coastal and river margins.

Constraints Mapping



Landowner	Approximate Site Area (Ha)	Developable Area (Ha)	Developable % by Landowner	Employment	Neighbourhood Centre	Local Centre	School	Residential Low Density	Residential Medium Density	Residential High Density	Retirement	Short Term Accommodation	Totals Ha	Aes Dm. Per Ha	Total No. Dwellings	Approx. Total Population
A - Te Tumu Kaituna J4 Trust	240.397	150.738	24.21%	62.80		0.16	10.30									
B - TCC / WBPDC (Various Holdings Development)	177.302	95.854	21.72%					65.58	16.17	226	305	14.91	117.547	42.36	2180	3235
C - Te Tumu Kaituna 761 & 762 Trust	21.579	3.054	0.83%					5.55	95				3.65	15.00	55	148
D - Te Tumu Kaituna 883 Trust	39.632	22.898	5.19%		1.75		7.20	5.58			5.55		20.00	25.82	514	514
E - Canale (Highrise) Ltd	15.889	2.798	0.82%					19	1.86		297		1.86	11.71	29	79
F - First Land Holdings Pty Ltd	242.082	182.549	28.71%			0.16		107.38	20.47	9.63			137.86	12.87	3627	7881
G - Various Holdings	5.518	2.158	0.88%					15.13	7.1	297			2.12	40.00	85	116
H - Andrew Robert Cameron	0.881	0.981	0.16%						0.88		85				19	23
I - Andrew Semelink	2.092	0	0.00%						13							
Total Area	748.241	841.088	100.00%	62.80	1.75	0.32	17.56	183.83	37.01	15.00	32.18	16.04	366.33		7845	15817
Total No Dwellings								2757	1285	2025	1287	481				
Non Developable Area																
Constrained Land as defined by TCC mapping		279.30														
RPS Proposed Neighbourhood Reserve		9.65														
Active Reserve		30.15														
Local and Strategic Corridor/Passive Reserve		5.71														
Local Collector Road		31.62														
Proposed Major Road**		15.19														
Sub Total		376.11														
Total Net Dwellings Per Hectare															23.67	

Legend

- Te Tumu Study Area - 744.24ha
- Non Developable Area - Subject to Further Investigation
- Wairakei Centre Core
- Wairakei Centre Fringe
- Papamoa East Employment
- Wairakei Neighbourhood Centre

Note: This Strategic Plan is for discussion purposes only and represents RPS's view for the Te Tumu Study Area. It does not constitute a commitment or guarantee of any kind. It is subject to change without notice. It is not intended to be used for legal purposes. It is not intended to be used for legal purposes. It is not intended to be used for legal purposes.

Source Information: RPS, Te Tumu Study Report, Appendix 2 for maps and data used to calculate density and population. All densities, development and services are approximate only and are subject to change. Council approval, planning processes and further business and external party directions.

The boundaries shown on this plan should not be used for final finished engineers design.

FIGURE 5

FIGURE 5



Te Tumu Density & Developable Areas

RPS 2016 Report

- Net Developable Land: 366 ha
- Median Growth Scenario: 7846 dwellings, 15817 population
Net Dwellings / Hectare: 23.97.
- High Growth Scenario: 8923 dwellings, 17599 population
Net Dwellings / Hectare: 29.03.

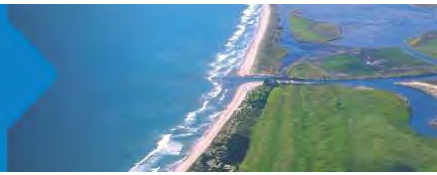


Te Tumu Kaituna 14

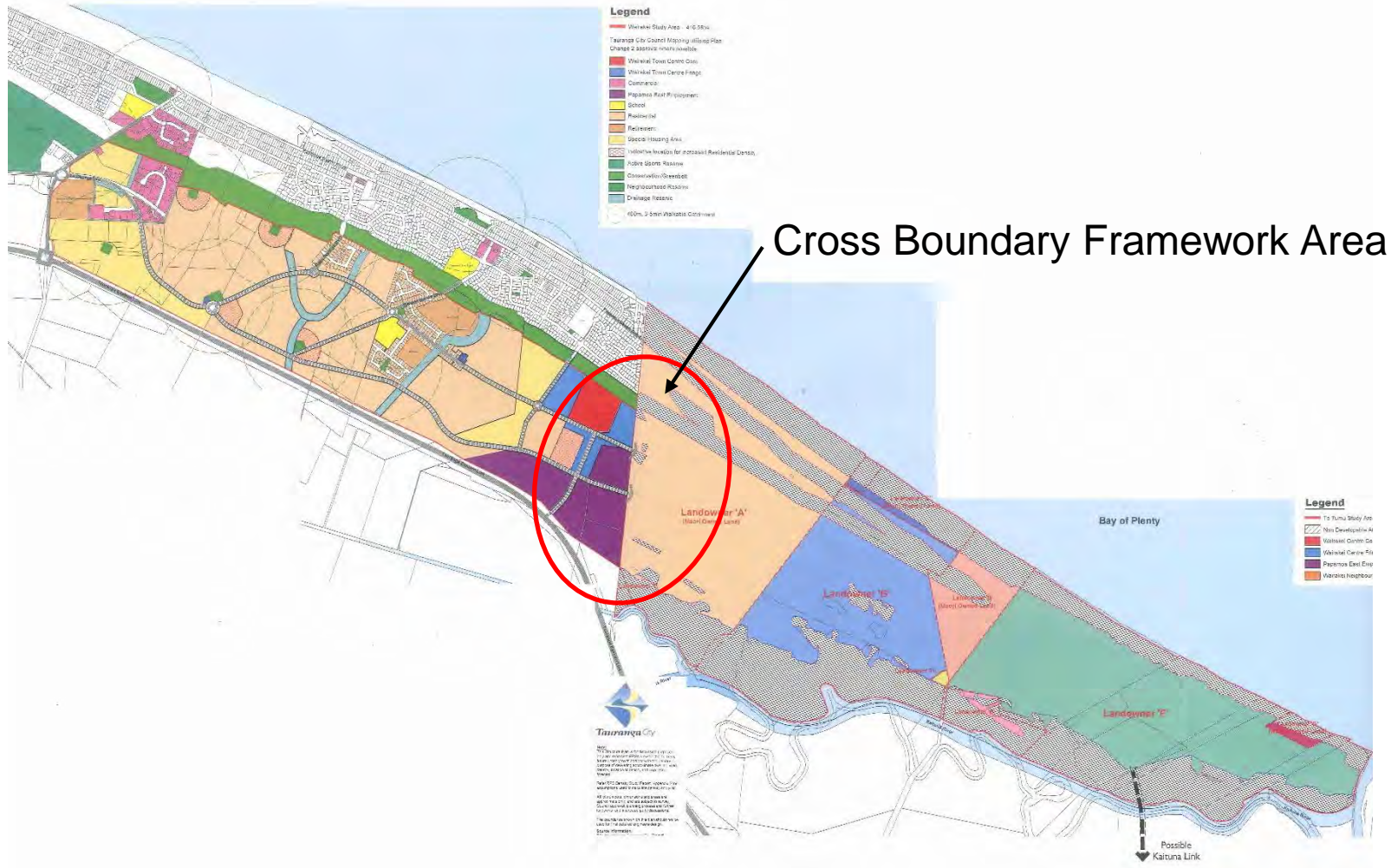
Density & Developable Areas

RPS 2016 Report

- Developable Land: 151.00ha (incl roading)
- Employment Land: 62.60ha
- School(s): 10.36ha
- Median Growth Scenario: 2140 dwellings, 3235 population
- High Growth Scenario: 2230 dwellings, 3355 population

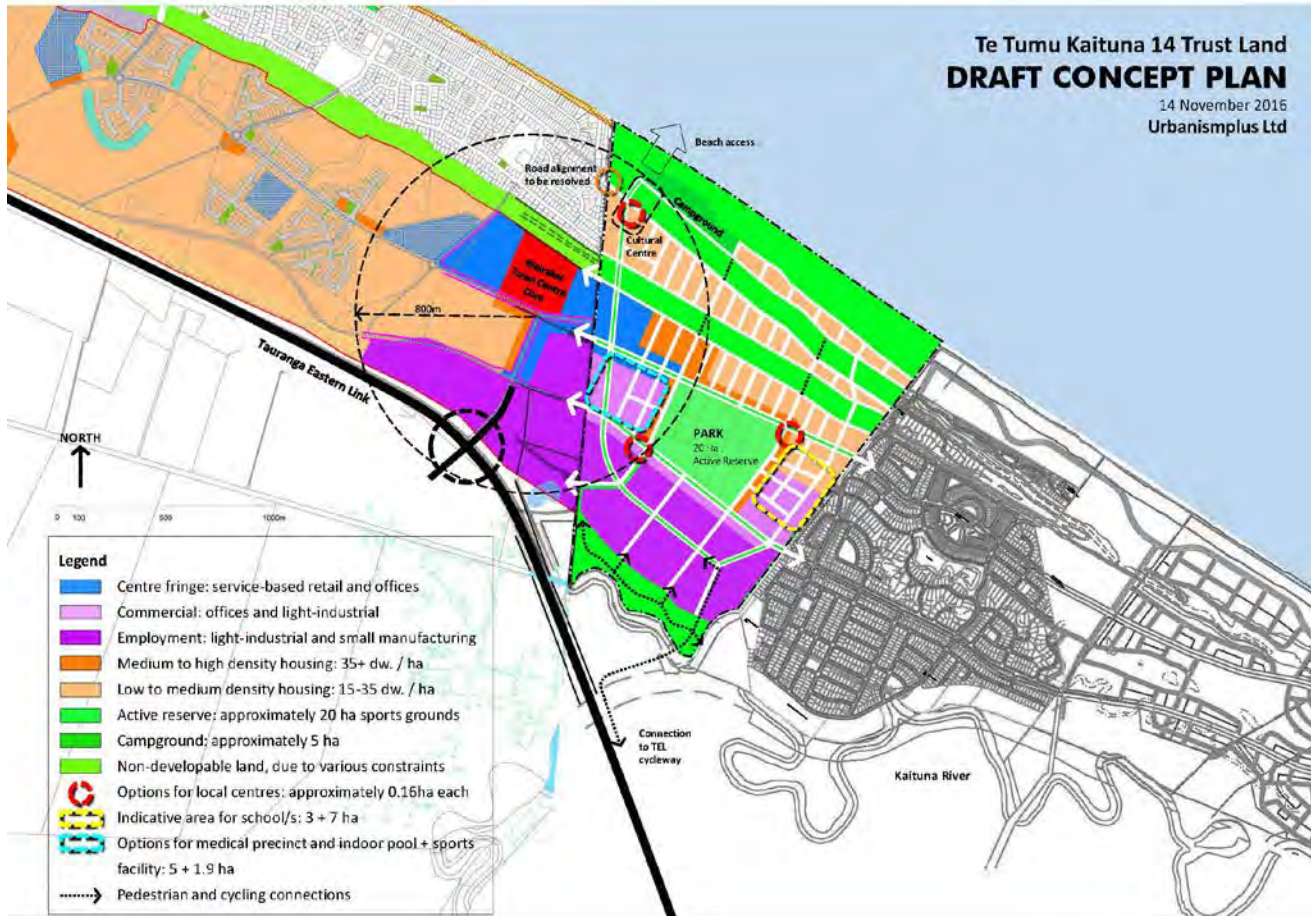


Cross Boundary Integration



TE TUMU STRATEGIC PLANNING STUDY

Draft Concept Plan



Legend

- Core and Fringe Retail (including Medium Density Residential)
- Mixed Industry Business Area
- 1 Light Industrial, small manufacturing & large format retail
- 2 Possible future medical precinct
- 3 Commercial offices and light industrial
- 4 Possible health hub inclusive of indoor pool and multipurpose sports. Alternative locations show.
- 5 Service based retail and commercial offices
- Neighbourhood Centre
- Local Centre
- Education
- Residential - Medium Density >25 dw/ha
- Residential - Low Density 15 dw/ha
- Town Square - Minimum 3,000sqm
- Active Reserve
- Passive Reserve / Drainage / Stormwater Treatment
- High Street - Indicative location

Draft For Discussion

TTK14 Opportunities - Education

Schools – 10+ hectares



TTK14 Opportunities - Health Precinct

Medical Facilities – 5+ hectares



Te Tumu Planning Timeline

- 2016: Cross Boundary Framework Plan
- 2017 – 2018: Structure Planning & Plan Change Preparation
- 2018: Council Hearings & Decisions
- 2019 – 2020: Commence Development



THE TE TUMU VISION

