

Proposed Change 4 (Tauriko West Urban Limit) to the Bay of Plenty Regional Policy Statement STAFF RECOMMENDATIONS

Redline/Strikeout

This version shows the changes to the proposed change as recommended by staff in the “Staff Recommendations on Provisions with Submissions and Further Submissions Report” dated 20 July 2018.

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Note to Reader (not part of Change)

The purpose of Proposed Change 4 (Tauriko West Urban Limit) is to adjust the current Urban Limits Line and indicative timing of growth in the Regional Policy Statement to provide for the development of Tauriko west.

Proposed Change 4 involves the following amendments:

- Add Tauriko West (under Tauranga West) to Table 17 in Appendix C – ‘Indicative growth area timing and business land provision’;
- Add Tauriko West details to Diagram 1 of Appendix D ‘Indicative growth area sequencing’; and
- Amend the urban limits line in Appendix E (Map 10) – Tauranga Central – Pyes Pa) to include Tauriko west.

No changes are proposed to any of the objectives, policies, or methods contained in the RPS.

Key terms

For the purpose of this Change the terms defined or otherwise used in the Bay of Plenty Regional Policy Statement apply. For ease of reference these include the following:

Act: Unless the context otherwise requires, “Act” means the Resource Management Act 1991 and any amendments to it.

Urban activities include:

- Residential accommodation at a density of more than one dwelling per 2000 m² of site area;
- Commercial and industrial business, retailing and other commercial activities;
- Papakāinga or other Marae-based housing; and
- Any other land use for which reticulated wastewater and water supply is a requirement.

Urban limits: The outer extent of the areas (shown on Maps 5 to 15 in Appendix E) within which urban activities are located or which are committed for future urban expansion.

The Statement: refers to the Bay of Plenty Regional Policy Statement of which this change will form a part.

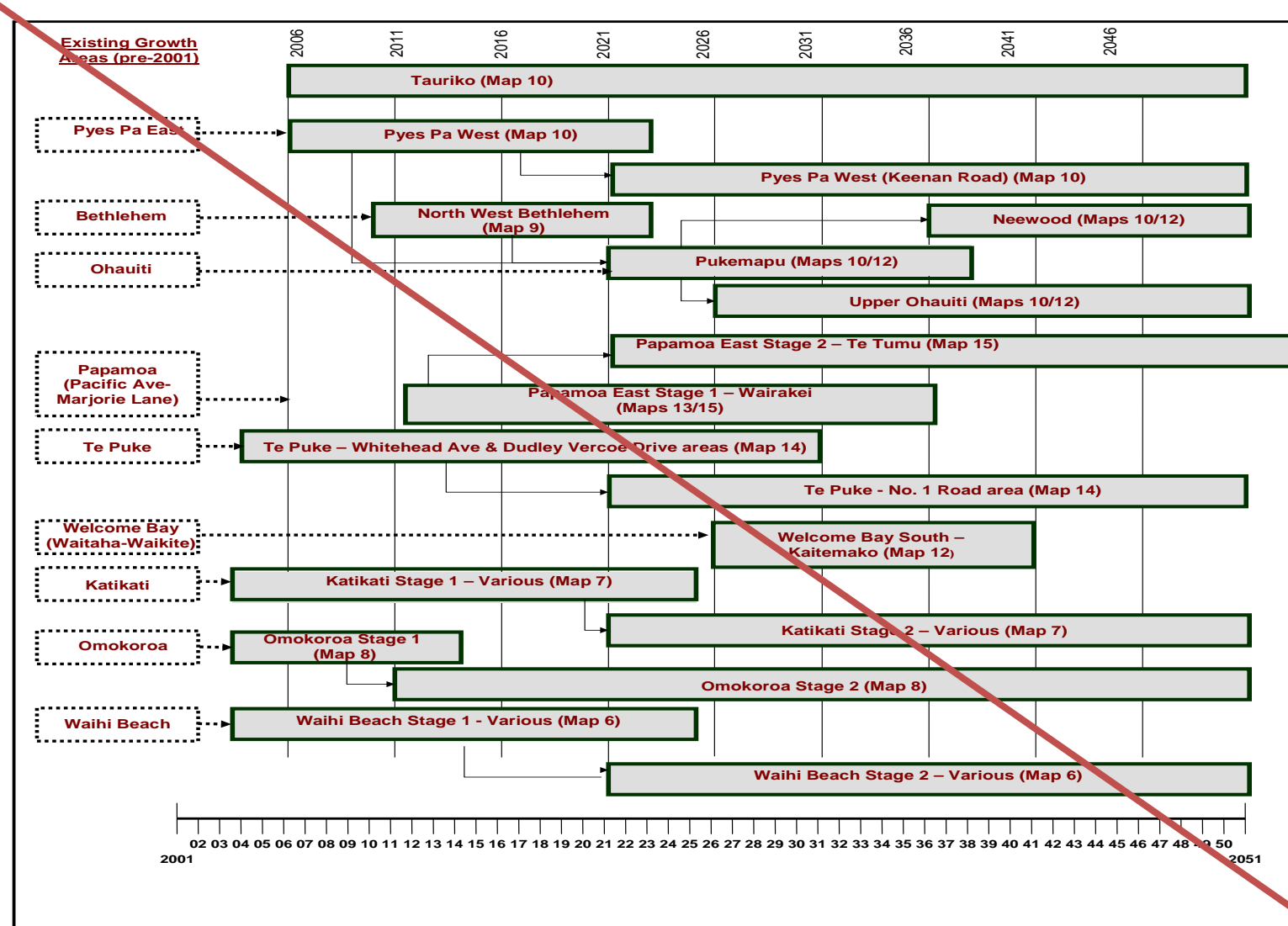
Appendix C – Indicative growth area timing and business land provision

Table 17 Indicative growth area timing and business land provision table.

Management area	Growth Area	Development begins	For residential growth area development estimated capacity reached by	Provision of approximately 1000 ha net for large-scale business land
Waihi Beach	Stage 1 (various) Stage 2 (various)	Underway 2021	2041	Business land is provided at Waihi Beach through the Emerton Road Industrial Zone.
Katikati	Stage 1 (various) Stage 2 (various)	Underway 2021	2041	Existing business land and developments contiguous to it will provide for the needs of this community.
Omokoroa	Stage 1 Stage 2	2006 2011	2011 2041	Business land has been provided as part of Ōmokoroa Stage 2.
Tauranga West	North-west Bethlehem Tauriko Tauriko West	2010 Underway 2019	2045	New business land is located at Tauriko.
Tauranga Central	Infill/intensification Pyes Pa West Pyes Pa West (Keenan Rd) Pukemapu Neewood	2006 2006 2021 2021 2036	Unknown 2021 2041	Existing business land and developments contiguous to it will serve the Tauranga Central area.
Tauranga South	Welcome Bay South (Kaitemako) Upper Ohauti	2021 2026	2041 2041	
Mount Maunganui	Infill/Intensification	2006	Unknown	
Papamoa	Pāpāmoa East Stage 1 Pāpāmoa East Stage 2	2011 2021	2036 2041	The start date of 2021 for development in Pāpāmoa East Stage 2 is for residential development only. Developments that are predominantly non-residential in character may start before 2021. Any developments at Pāpāmoa East Stage 2 shall be subject to consideration of Policies UG 6A and UG 10B.
Te Puke	Dudley Vercoe Drive and Whitehead Ave areas No. 1 Road area	Underway 2021	2041	Business land will be provided at Te Puke to support the local community.
Paengaroa	Rangiuru	2007		Rangiuru business park.

Appendix D – Indicative growth area sequencing

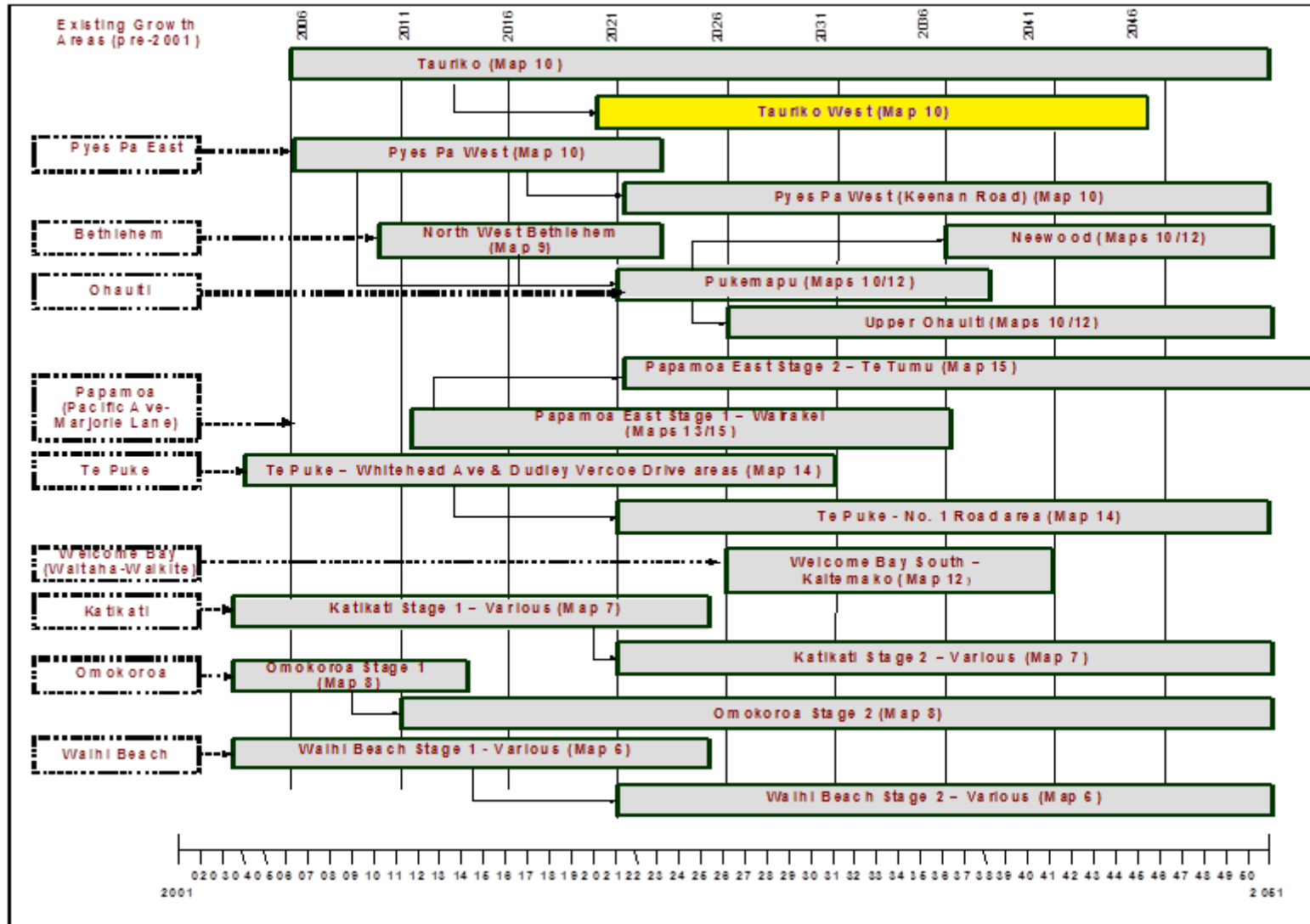
Diagram 1: Indicative growth area sequencing



Note - The start date of 2021 for development in Pāpāmoia East Stage 2 is for residential development only. Developments that are predominantly non-residential in character may start before 2021. Any developments at Pāpāmoia East Stage 2 shall be subject to consideration of Policy UG 6A and Policy UG 10B.

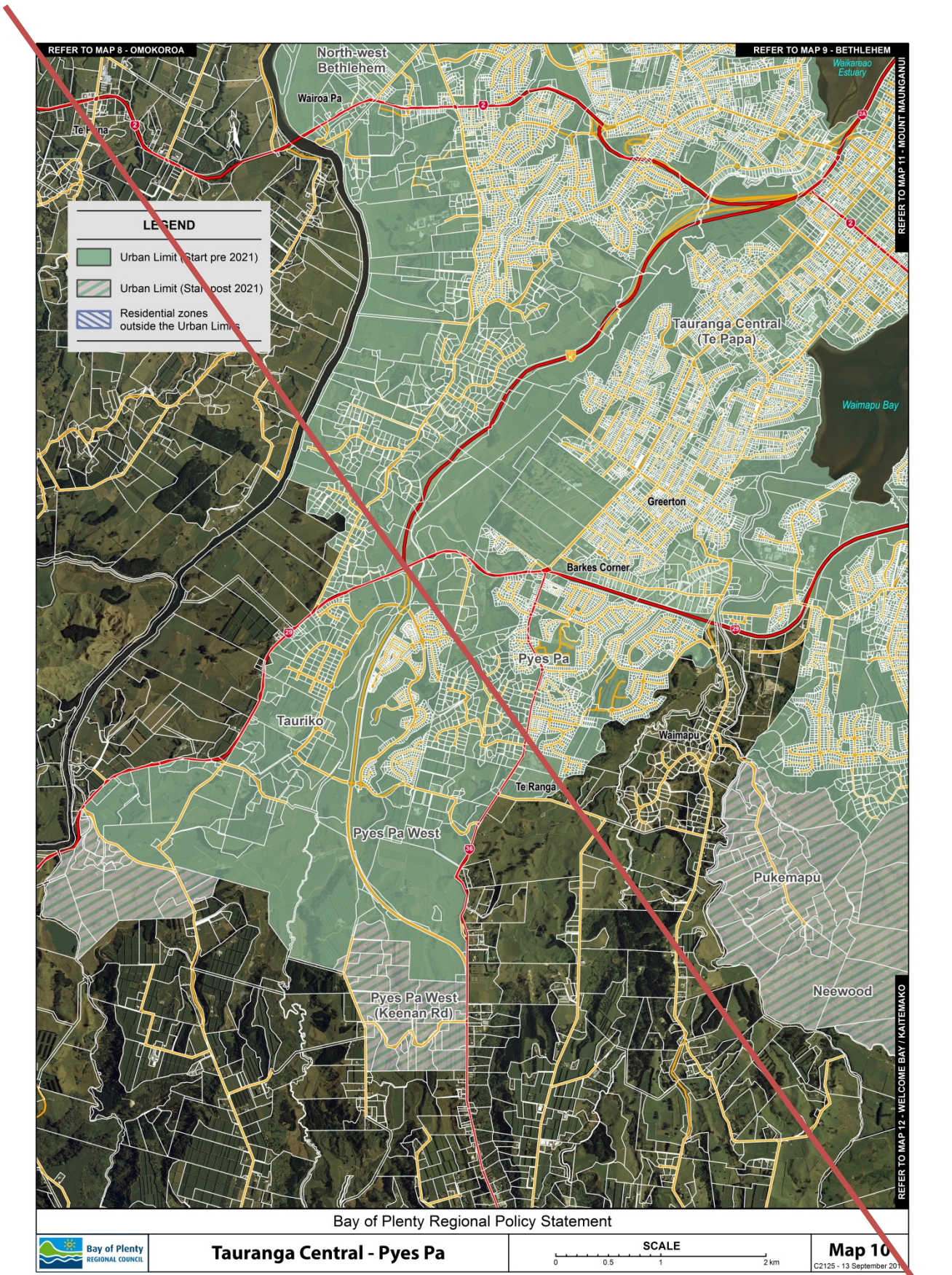
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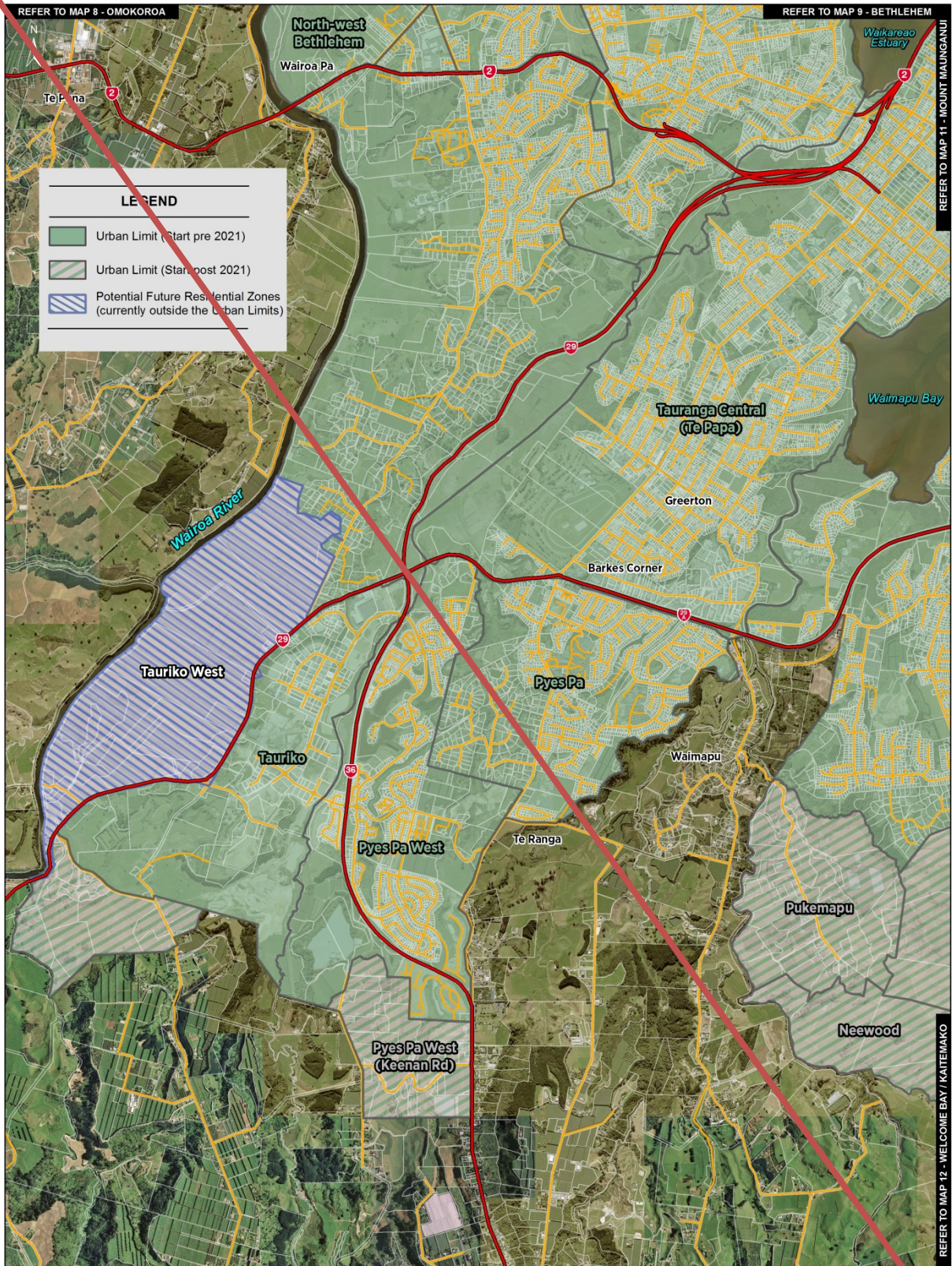
Diagram 1: Indicative growth area sequencing



Note - The start date of 2021 for development in Pāpāmoa East Stage 2 is for residential development only. Developments that are predominantly non-residential in character may start before 2021. Any developments at Pāpāmoa East Stage 2 shall be subject to consideration of Policy UG 6A and Policy UG 10B.





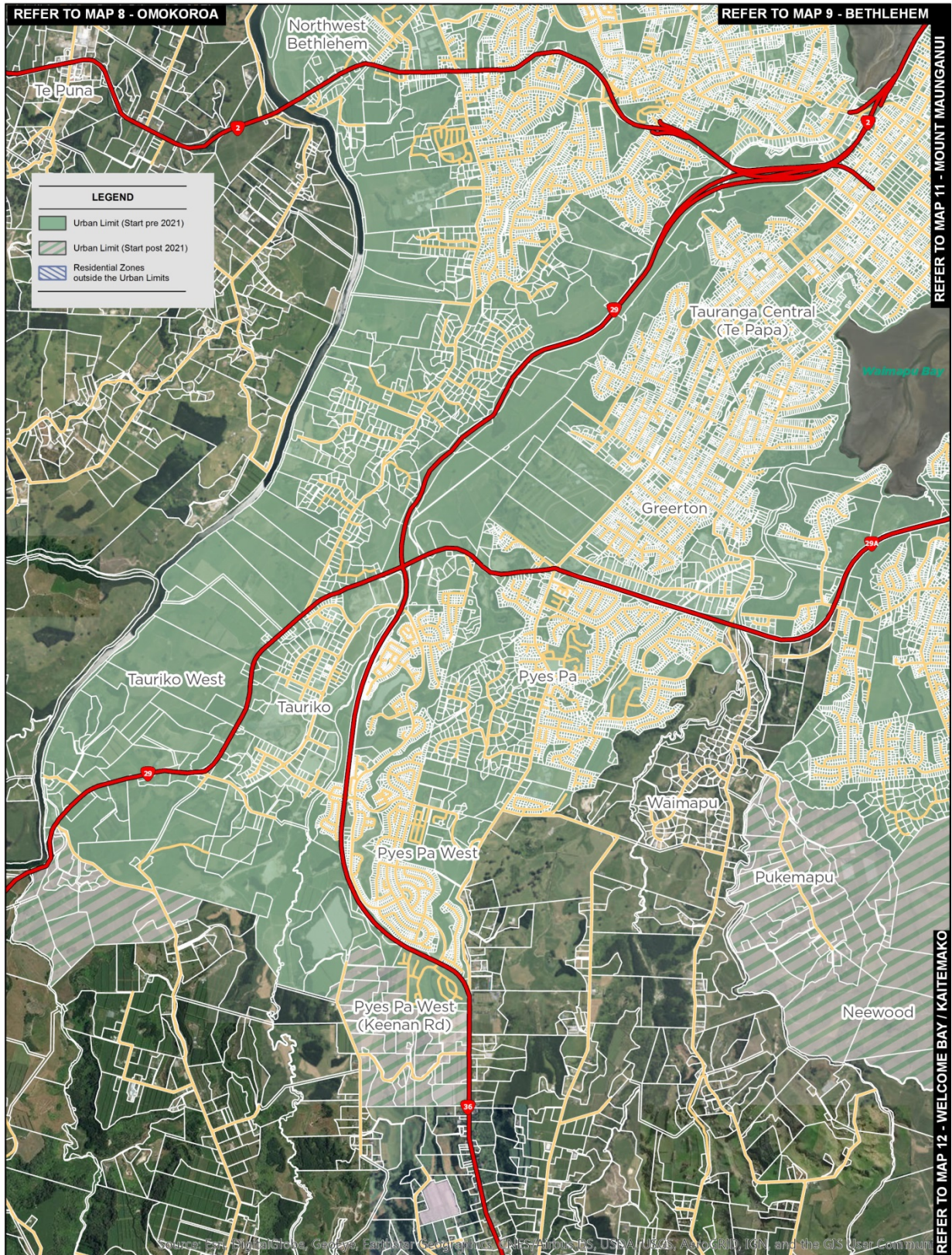


Bay of Plenty Regional Policy Statement

Tauranga Central - Pyes Pa

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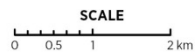
Map 10 C2125 - 21 February 2011



Bay of Plenty Regional Policy Statement



Tauriko Central - Pyes Pa



Map 10
C2125 - 23 July 2018