Urban Growth - Creating Communities and Housing for All

Tauranga city council - Summary Table

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| Project | Benefits | Key components | $’s | | |
| **Western Corridor, including Tauriko Business Estate and Urban Growth Area**  Infrastructure to enable significant expansion of the Tauriko Business Estate of over 200ha’s.  Infrastructure supports delivery of a new greenfield urban growth area of approximately 3,000 dwellings.  **Priority: 1**  **Total Investment $78.5M**  **Support Required:**   * Capital investment * Fast-tracked processes: NZTA, consenting, land acquisition, procurement | Create jobs in construction and professional services sectors, and for the housing and commercial development that will be enabled as a result of the infrastructure.  This infrastructure provides the transport access and water/wastewater connections to the growth areas. Developers have committed to co-investment with developer funded infrastructure within the growth areas. This provides further economic stimulus.  Enables around 3,000 long-term jobs in the Tauriko Business Estate and essential to enable Winstone Wallboards (GIB) to relocate from Auckland to Tauranga as recently announced. The GIB project alone is a $400m investment.  Development will make significant contribution to addressing current shortage in available residential and industrial land.  Estimated spend within 12 months $52.65 m (being $8.5m professional services, $24.4m land and $20.1 physical construction). Further flow on investment enabled in following years. | Transport - Roundabout SH29 and Redwood Lane | $14.5M | | |
| Transport Ring Road & Roundabout SH36 | $28.5M | | |
| Wastewater Infrastructure | $26 M | | |
| Water Supply Infrastructure | $4M | | |
| Water Treatment Plant Upgrade | $3.5M | | |
| Public infrastructure constructed by Developer and reimbursed. | $2 M | | |
| **Te Papa Spatial Plan – Early Transport Interventions**  Multi-modal transport projects enable intensification in Te Papa Peninsula.  **Priority: 1**  **Total Investment $84.3M**  **Support Required:**   * Capital investment * Fast tracked processes: NZTA, procurement | Project supports implementation of the spatial framework for Te Papa which will provide more housing choice within walking distance of high quality, efficient public transport, urban centres, open space and amenities. In order to develop a transport network that encourages intensified development, a range of projects have been identified for implementation in the short term.  Growth projections are for up to 29,000 additional residents, 19,000 additional homes, and a 15,000 (60%) increase in employees throughout the peninsula. Considered to be a nationally significant urban development and renewal project.  Provides key public transport link to the Western Corridor and into City Centre (through Cameron Road).  Estimated spend within 12 months $16.9 m (being $1.6m professional services and $15.3m physical construction). Further flow on investment enabled in following years. | Enabling & early works – Cameron Road | $9.6M | | |
| Enabling & early works - Peninsula | $6.5M | | |
| Multi-modal, connectors, intersection & safety improvements | $68.2M | | |
| **Tauranga Eastern Corridor Growth - Te Tumu Urban Growth Area & Wairakei Town Centre Infrastructure**  Infrastructure delivery across transport and 3 waters activities to enable development of Te Tumu, a new urban growth area of approximately 7,700 dwellings, 60 hectares of employment land with an adjoining zoned town centre located in the Wairakei Urban Growth Area (including an additional 2,300 houses).  **Priority: 1**  **Total Investment $117.34M**  **Support Required:**   * Capital investment * Accelerated processes: Maori Land Court response, procurement * Financial and technical support for Maori Land Trust | This initiative will transform the shape of the city, and the delivery of works, will provide employment for many professional services, such as engineers, planners, surveyors and more. The construction phase will employ large numbers also, ranging from entry level positions through to skilled workers.  This infrastructure provides the transport access and water/wastewater connections to the growth areas. Developers have committed to co-investment with developer funded infrastructure within the growth areas. This provides further economic stimulus.  These enabling works will allow for the creation of new communities, unlocking severely needed housing opportunities and increasing housing affordability. The new growth areas are designed with strong multi-modal transport options, amenity, employment and recreation opportunities.  Estimated spend within 12 months $27.769 m (being $5.14m professional services and $22.54m physical works). Further flow on investment enabled in following years | Transport | | $89.25M | |
| Wastewater | | $23.1M | |
| Water | | $2.69M | |
| Stormwater | | $2.3M | |
| **Western Stormwater Growth Infrastructure**  Stormwater infrastructure to service zoned land. Will enable more than 500 dwellings to be constructed.  **Priority: 1**  **Total Investment $17.9M**  **Support Required:**   * Capital investment * Accelerated consenting processes, acquisition processes and fast tracked procurement. | A programme of projects which will provide jobs, directly through the delivery of the projects, and indirectly by enabling the delivery of housing by the construction industry. Developers are ready to go in these areas to provide developer funded infrastructure and build house. They are only waiting for these enabling works to be carried out.  Community benefits include addressing existing flooding issues and/or preventing future flooding issues. These stormwater projects also improve water quality and enhance stream health. | Programme includes Nanako Stream catchment, Kopurererua Stream catchment and Bethlehem catchment. | | $17.9M | |
| **Waiari Water Supply Scheme**  Construction of a new water supply scheme that will service both residential and employment areas of the growing sub-region.  **Priority: 1**  **Total Investment $117M**  **Support Required:**   * Capital investment | Expect construction will require 90 - 100 full time skilled and unskilled trades staff (for approximately 20 months) with additional economic and employment benefits flowing out of the supply chain stimulation.  Project is a key enabler of growth in the city. Construction of the water treatment plant construction is programmed to commence July 2020. The scheme is required to be commissioned by November 2022 to meet the forecast community and growth demands.  There is a significant risk that the currently in progress contracts will need to be paused to manage Councils financial position. Pausing of these contracts will incur significant costs and may result in affected contractors seeking termination of the contracts to pursue other opportunities. | Water treatment plant and reservoir. (Tenders due to close 11 May). | | | $58.4M |
| Construction of 22km of pipeline (underway) | | | $43.4M |
| Construction of a raw water intake works and pump station (underway) | | | $15.2M |

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| **Wastewater Te Maunga Outfall Pipeline – Landward Upgrade**  Upgrade ocean outfall pipe currently in poor condition and at risk of failure.  **Priority: 1**  **Total Investment $25M**  **Support Required:**   * Capital investment * Fast track procurement (ability to appoint current contractor) | Address current failure risk and provide capacity for wastewater flows due to growth.  Construction programmed to commence late 2020 – major stimulus of local market (both skilled and unskilled labour) and supply chain within next 12 months. | Construction late 2020 to September 2022 | $25M |
| **Wastewater Growth Infrastructure – Te Maunga Bioreactor**  Wastewater bioreactor required for growing city.  **Priority: 1**  **Total Investment $31.86M**  **Support Required:**   * Capital investment, fast track procurement | Second wastewater bioreactor required to be operational by 2023 to provide sufficient capacity for projected growth.  Construction programmed to commence early 2021 - major stimulus of local market (both skilled and unskilled labour) and supply chain within next 12 months, in addition to public health and environmental outcomes. | Tender expected to market October 2020 and construction commencing February 2021 | $31.86M |
| **Memorial Park Recreation and Leisure Hub**   1. **Aquatics and indoor facility**   **Priority: 2**  **Investment $75M**   1. **Visitor leisure facilities**   **Priority: 3**  **Investment $23.7M**  **Support Required:**  Capital investment  Accelerated consenting | Will provide a sub-regional scale aquatics and recreation facility in Tauranga city centre to meet current and future need in the Te Papa peninsula, including indoor and outdoor aquatics and play spaces rebuilt indoor courts and a Spa & Wellness Centre. The project is split for consideration between the core community facilities and the facilities which make a commercial return.  Provides amenity in residential intensification area so strategic important  Direct job creation is calculated at 347.  *NOTES: Application provided by Bay Venues Limited (Council Controlled Organisation)*  *Memorial Park Aquatic and Indoor is higher priority than Western Corridor below as per Needs Assessment completed 2019)* | 1. Redevelopment and upgrade of Memorial pool   Upgrade of indoor sports centre   1. Wellness and Fitness Centre, Spa & hot pools. | $75M  $23.7M |
| **Western Corridor – Community Facilities**  **Priority: 2**  **Total Investment $49M**  **Support Required:**   * Capital investment * Accelerated consenting process | Creates jobs in construction and professional services during design and construction phases. Will create ongoing service sector jobs in the running of the facilities. Total direct job creation estimated at over 100.  Provides essential community facilities by way of a new aquatics centre and a library with community space in a key growth corridor. | Aquatic Facility  Library  Community Space | $49M |
| **Residential Development Opportunity**  **Priority: 3**  **Total Investment $55M**  **Support Required:**   * Capital investment * Accelerated consenting processes, acquisition processes and enabling of increased density, in line with proposed City Plan change. | Opportunity to develop Council owned sites for housing. *(Details confidential – refer supporting application form).* | Development Site 1 | $22.5M |
| Development Site 2 | $32.5M |
| **TOTAL URBAN GROWTH – CREATING COMMUNITIES AND HOUSING FOR ALL** | | **$674.6M** | |

eMPLOYING OUR PEOPLE – SUMMARY TABLE

| Project | Benefits | Key components | $’s |
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| **Stormwater Super-package**  Stormwater upgrades to deal with safety, flooding and environmental issues.  **Priority: 1**  **Total Investment $24.6M**  **Support Required:**   * Capital investment * Fast track consenting | Flexibility to undertake projects individually or as a package.  Construction can commence on first project from September 2020. Immediate jobs for not only construction workers and professionals, but also Mana Whenua, numerous consultant/designers and the complex supply chain within next 12 months.  Outcome benefits include mitigation to address ‘safety to person’ risk, flood protection of land and buildings, protection of the environment and health & safety management. | Programme of 8 projects | $24.6M |
| **Mt Maunganui & Arataki Multi Modal and Transport Improvements**  Improve safety and attractiveness of active modes (cycling, walking and public transport) and access to the Port of Tauranga.  **Priority: 1**  **Total Investment $19.59M**  **Support Required:**   * Capital investment * fast track processes | Project will support employment of a range of suppliers with a wide range of skills including roading contractors, drainage contractors, streetlighting contractors and electricity, water and gas utility providers.  Walking and cycling improvements in high traffic area which is a key connection for students accessing schools.  New connection to support freight associated with Port and reduce impact of freight movements on local communities. | Programme of 3 projects | $19.59M |

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| **Long Term Plan Renewals Programme**  **Priority: 1**  **Total Investment $31.9M**  **Support Required:**   * Capital investment * Fast track procurement | The renewal projects are currently included over the next three years of our Long-Term Plan but are at risk of not being completed due to Covid-19 impacts on Tauranga City Council’s ability to borrow money.  Projects will be delivered by various consultants and contractors under current and future contracts over a 3-year period similar to what was proposed before the Covid-19 lock-down period. | Water, wastewater and stormwater renewals | $8.7M |
| Transportation renewals | $12.4M |
| Parks, Property and other renewals | $10.8M |
| **Totara Street Operational and Safety Improvement Projects**  **Priority: 1**  **Total Investment $10.9M**  **Support Required:**   * Capital investment * Fast track processes | Supporting commercial traffic operations in vicinity of Port of Tauranga and improved safety for people walking and cycling.  Project will support employment of a range of suppliers with a wide range of skills including roading contractors, drainage contractors, streetlighting contractors and electricity, water and gas utility providers. | Improved safety for active modes  Road rehabilitation | $10.9M |
| **Wastewater Upgrades**  **Priority: 1**  **Total Investment $22.8M**  **Support required:**   * Capital investment * Fast tracking of consent processes and procurement | A programme of works across the network aimed at increasing pipe size to address capacity constraints. This will deliver environmental and public health benefits and also remove current restrictions on development proposals which have been stalled by lack of network capacity. | A wide ranging programme of capacity upgrades across the wastewater network. | $22.8M |
| **City Footpath Renewal**  Upgrades to around 8% of city footpaths which are in substandard condition and not fit for purpose.  **Priority: 2**  **Total Investment $24.6M**  **Support Required:**   * Capital investment * Fast track procurement | Construction programme over 1-2 years. Flexibility of delivery, with a preference being to carry out the bulk of the work during the winter months where other civil construction work is more restricted by inclement weather, and multiple contractors across multiple sites.  Significant public health benefits, with immediate focus on vulnerable users in vicinity of rest homes, schools, hospitals and medical centres.  High labour content, estimated 300 FTEs over 12 months - major stimulus of local market and supply chain within next 12 months. | Footpath renewals across City – procurement to commence immediately when COVID level 4 lifted | $18M |
| **Tauranga CBD Placemaking**  **Priority: 2**  **Total Investment $47M**  **Support required:**   * Capital investment | Upgrades to four key streetscapes in Tauranga city centre to create safer, walkable, high amenity spaces and to catalyse private investment in housing and office space. Supports high density, sustainable transport outcomes across Te Papa peninsula.  Programme supports linear and vertical construction jobs across a range of sub-sectors and professional services. Immediate start possible for two projects post Level-4. | Street upgrades, infrastructure works, planting | $47M |
| **Safety and Speed Management Package**  Programme of work contributing to the Road to Zero Strategy - includes a range of improvements that enhance safety and liveability and support transport choices.  **Priority: 2**  **Total Investment $18.5M**  **Support Required:**   * Capital investment * Fast track processes | Major public health and safety benefits.  Package of works which can be delivered by numerous consultants and contractors, under current and future contracts. Numerous projects ready for commencement in 2020 - major stimulus of local market and supply chain within next 12 months (and for up to 3 years). | Category B Shovel Ready Projects (Safety and Access improvements) | $7M |
| Category C Shovel Ready Projects (Safety and Access improvements) | $11.5M |
| **City Wide Open Spaces Programme**  Package of works focussed on developing and enhancing green spaces and creating a range of employment opportunities.  **Priority: 2**  **Total Investment $16.8M**  **Support Required:**   * Capital investment * Fast track consents | Significant public health, environmental and employment benefits, including numerous high labour low skill opportunities available immediately.  Variety of works (for example landscape planting) able to commence in 2020 – significant stimulus of local market (skilled and unskilled) within next 12 months. | Part 1 – Annual Plan Capital Works Delivery (25 projects) | $2.5M |
| Part 2 – Kopurererua Valley development and enhancement | $6.5M |
| Part 3 – Ohauiti Reserve Sportsfield Development | $6.8M |
| Part 4 – Mauao (Mount Maunganui) small improvement projects | $1M |
| **Connected City - Digital**  **Priority: 2**  **Total Investment $80M**  **Support Required:**   * Capital investment * Changes to AoG agreements to enable Councils to act as a reseller, and/or provide access to small business to advantages provided to central and local government agencies | Opportunity to provide communications infrastructure, education, compliance, & business support solutions that will achieve real change for Tauranga. This will support small businesses, community groups and those worse hit by COVID 19 enabling them to recover and thrive. | Communications infrastructure, education, business support solutions | $80M |
| **Waste Package**  **Priority: 2**  **Total Investment $34.6M**  **Support required:**   * Capital investment * Fast tracking of building consent process | A package of projects that will move Tauranga City towards a circular waste economy, benefiting the environment and creating a significant number of permanent jobs. Many of these jobs would be suitable for those with entry level skills and have the potential to offer employment to people transitioning from other industries, due to job loss, thereby supporting those individuals and families that need it most. | Transfer stations, kerbside collection, optical sorting equipment, cleanfill and resource recovery park. | $34.6 |
| **Te Papa Community Facilities Projects**  Package of works focussed on creating better facilities for operators in the community, social, arts and cultural sectors  **Priority: 3**  **Total Investment: $13M**  **Support Required:**   * Funding * Fast track processes | Significant social and cultural benefits – enhanced ability of social sector to deliver, and opportunity for Mana Whenua to tell their stories through art and traditional practices.  Numerous projects ready for commencement within next 12 months – significant employment opportunities including for local iwi artists. | Merivale Community Centre (extension / redevelopment) | $5M |
| Historic Village Building Upgrades (39 projects) | $6M |
| Wharewaka structure/resource centre – CBD waterfront | $2M |
| **Community Events Centre**  **(Bay Venues Limited)**  Development of a multi-functional events centre for the Bay of Plenty  **Priority: 3**  **Total Investment $26.4M**  **Support Required:**   * Capital investment * Protections to encourage local procurement/supply chain | Purpose-built centre (expansion of existing site) to cater to both community and commercial activities and alleviate extreme pressure on existing indoor sporting facilities.  Significant social benefits, and construction (to commence January 2020) estimated at providing approximately 250 FTEs - significant stimulus of local market and supply chain within next 12 months.  *NOTE: application provided by Bay Venues Limited (Council Controlled Organisation)* | Community facilities – events centre | $26.4M |
| **Blake Park Sporting Precinct**  **(Bay Venues Limited)**  Package of works (four projects) to expand existing sporting facilities at Blake Park, Tauranga.  **Priority: 3**  **Total Investment $26.2M**  **Support Required:**   * Capital investment | Blake Park is a premier sport and recreation park. Expanded facilities would cater for increased demand and ensure fit for purpose facilities for multiple sporting codes at all levels.  Significant social benefits plus employment benefits - construction is estimated at providing approximately 300 FTEs. Work ready to commence in next 12 months, significant stimulus of local market and supply chain.  *NOTE: application provided by Bay Venues Limited (Council Controlled Organisation)* | 1. Bay Oval pavilion and development project | $6M |
| 2. Adams Centre for High Performance Expansion Project | $5.3M |
| 3. Bay of Plenty Rugby Union Accommodation Facility | $7M |
| 4. Tauranga Hockey Pavilion and Development Project | $7.9M |
| **TOTAL EMPLOYING OUR PEOPLE** | | **$396.89M** | |