



28 April 2017

Dear Resident

Update on Keenan Road Urban Growth Area

It has been some time since the last update to you (May 2016) on the Keenan Road development plans.

What's happening now?

Further work has been done on the options for the wider Western Corridor (the area generally between Pyes Pa Road and the Wairoa River) and we are now in a position to offer some more information.

Last year preliminary indications showed the Keenan Road area would be more expensive to develop than initially anticipated, and that the large number of landowners and comparatively smaller properties, would make it difficult to achieve an agreed development plan.

These factors were then balanced against an assessment of other land areas broadly within the Western Corridor. Consequently, the timing of Keenan Road as a growth area became uncertain.

On 17 August 2016 the SmartGrowth Implementation Committee adopted the following resolutions:

"Tauriko West

Prepare a structure plan and begin the RMA process for a new Urban Growth Area in Tauriko West starting in late 2016/early 2017. This is subject to positive outcomes from the NZ Transport Agency Board Meeting in October 2016."

"Keenan Road

Retain the Keenan Road area (within Tauranga City) as an urban growth area and continue planning and community engagement work on timely rezoning for the remaining Keenan Road area, possibly including Merrick Road/Joyce Road extension."

Keenan Road residents Neil Cavell and Andrew Dunstan also presented to the Committee on 17 August 2016, proposing the possibility of having the land at the northern end of Keenan Road developed as a first stage either before, or concurrent with, Tauriko West.

The NZ Transport Agency Board supported the findings of the work undertaken to date and the proposed next steps. This encouraged the SmartGrowth partners and the Transport Agency to continue their collaborative approach to the land use and transport planning of the Western Corridor.

The next steps involve detailed option development of the transport solutions (local and state highway road improvements; public transport; walking and cycling networks) to support the proposed land use. This work is focused on the Tauriko West area and includes the section of State Highway 29 that is broadly between Omanawa Road and Cameron Road intersections.

What does this mean?

This means the Tauriko West area will be the first area to be developed, followed by the Keenan Road urban growth area.

We expect Keenan Road to follow a similar, but delayed, timeline to Tauriko West, with the timing yet to be confirmed.

In response to the Cavell/Dunstan proposal, comprehensive stormwater modelling of the Keenan Road area, as well as the wider catchment of the Kopurererua Stream, has commenced. It is necessary to have a good understanding of the stormwater effects before this land is rezoned for development. We are conscious that this modelling must not unnecessarily delay decision making for Keenan Road and it is our intention to report back to the SmartGrowth Leadership Group by no later than August 2017.

Public information days

Public information days for the Tauriko West project (including State Highway options) will be held on Friday 26 and Saturday 27 May 2017 from 11am until 3pm at Shop 9, Tauranga Crossing, Tauriko. We invite you to attend and find out more about the project, next steps, and to speak with members of the project team.

We are also happy to come out to your place to meet with you or a group of your neighbours to discuss any of this information.

Further details

You can find more information, including reports and resolutions at www.westernbay.govt.nz/keenan-road

If you have any questions, please do not hesitate to contact me by email or telephone: Phillip.Martelli@westernbay.govt.nz (07) 579 6682.

Yours faithfully



Phillip Martelli
Resource Management Manager
Western Bay of Plenty District Council