

10. Te Puke West Industrial

Stage as shown on Staging Plan

Stage 1A (defined as up to 20ha of stage 1 net developable area on the Te Puke West Staging Plan)

Prerequisite to subdivision 224 certificate being granted or to any land use or building consent activity being established

Roading and Access

- Internal structure road linking Te Puke Quarry Road with SH2 (comprising part of Road 1 and all of Road 2) completed.
- A two-lane roundabout at the intersection of SH2 and internal structure Road 1 to the standards and approval of New Zealand Transport Agency (NZTA) completed.
- A two-lane roundabout at the intersection of SH2 and No.3 Road to the standards and approval of NZTA completed.
- Solid median between the foregoing two roundabouts to the standards and the satisfaction of NZTA completed.
- Stopping of Te Puke Quarry Road no further than 100m west of SH2 completed.

Stormwater

- Raparapahoe Stream flood width channel widening completed.
- Internal flood mitigation/storage area provided.
- Internal stormwater treatment areas completed.
- Open drain along Road 2 alignment completed.

Water

- 300 mm dia bulk supply watermain from Road 1 to existing 375mm dia in No. 3 Road (at Whitehead Ave) completed.
- 300 mm dia internal watermain within Road 1 corridor completed.

Sewerage

- Upgrade of gravity reticulation from existing MH 0129 to Centennial Park pumpstation to 375mm diameter completed.
- Upgrade/Replacement Centennial Park pumpstation completed.
- 225mm diameter sewer rising main replacement from Centennial Park pumpstation to MH 0988 completed.
- Upgrade of gravity reticulation from existing MH 0988 to existing MH 1119 to 450mm diameter completed.
- Internal sewage pumpstation and 200mm diameter rising main to existing MH 0129 completed including storage.

Landscaping

- Extension of esplanade reserve along Raparapahoe Stream established.
- 10m Planted Buffer Strip at SH2 established.

Compliance with all prerequisites for Stage 1A above.

Stage 1B (defined as the balance area of stage 1 on the Te Puke West Staging Plan)

Roading and Access

- Link road between No. 3 Road and Te Puke Quarry Road completed
- Tauranga Eastern Motorway (TEM) operational or alternative State Highway improvement works being undertaken to create State Highway 2 capacity, as agreed with NZTA at that time.

Stage 2

Roading and Access

- Link road between No. 3 Road and Te Puke Quarry Road completed
- Structure Road formed and vested in Council for Stage 1.
- TEM operational or alternative State Highway improvement works being undertaken to create State Highway 2 capacity, as agreed with NZTA at that time.
- Raparapahoe Stream bridge completed.

Stormwater

- Internal stormwater treatment areas completed.

Water supply

- 300mm dia internal watermain extended from Stage 1 and connected to existing Manoeka Road watermain.
- Additional water supply bore No. 5 completed.

Sewerage

- Internal sewage pumpstation and 150mm diameter rising main to existing Stage 1 completed including storage.



Stage 3

Landscaping

- 10m landscape strip at SH2, Manoeka Road and adjacent Rural land to be established.
- Esplanade reserve along Raparapahoe Stream established.

Roading and Access

- Link road between No. 3 Road and Te Puke Quarry Road completed
- Structure road for Stage 2 formed and vested in *Council*.
- TEM operational or alternative State Highway improvement works being undertaken to create State Highway 2 capacity, as agreed with NZTA at that time.

Stormwater

- Internal stormwater treatment areas completed.
- Open drain from Te Puke Quarry Road piped or relocated prior to bulk earth filling.

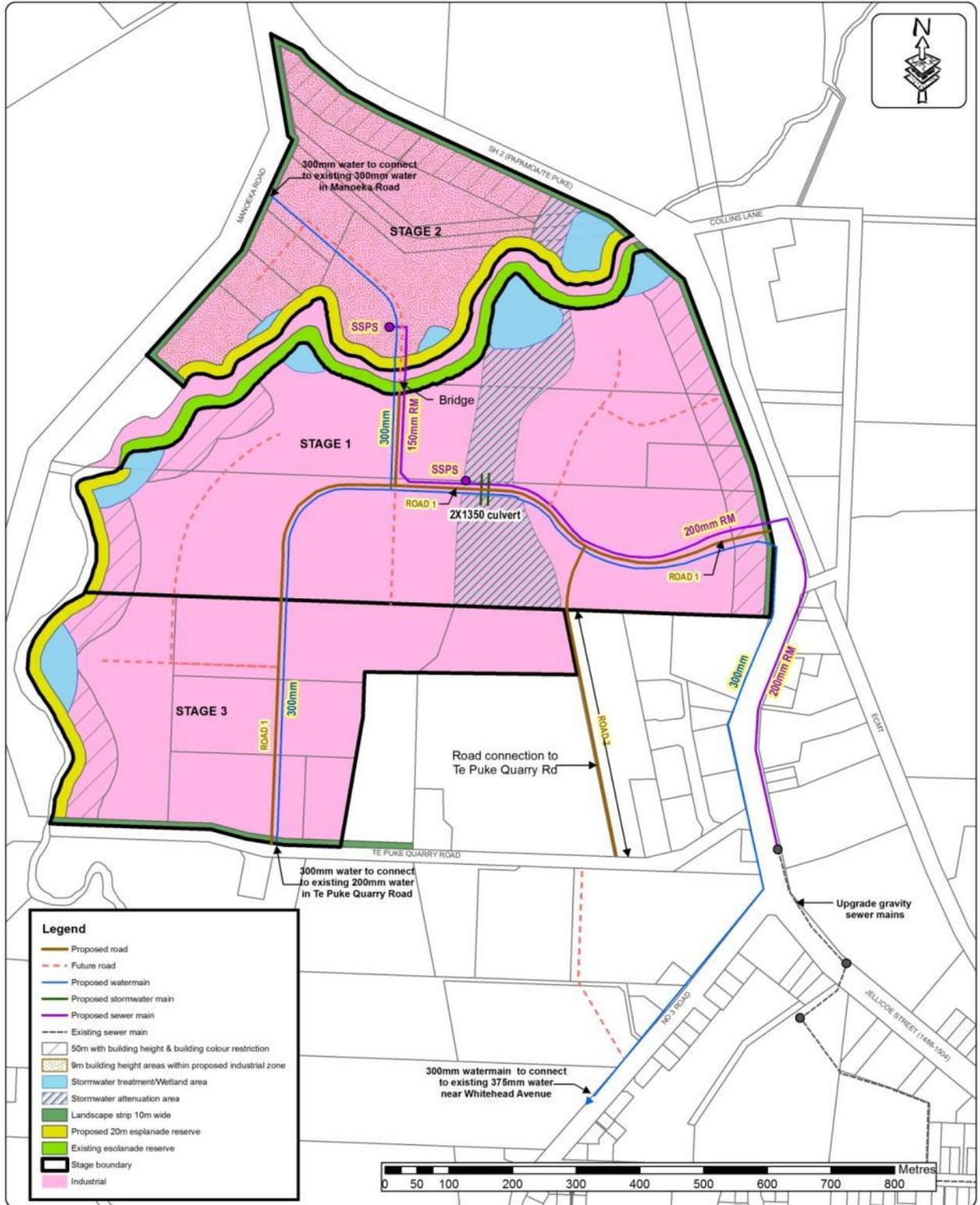
Water supply

- 300mm dia internal watermain extended from Stage 2 and connected to existing Te Puke Quarry Road watermain.
- Additional water supply bore No. 5 to be completed.

Landscaping

- Esplanade reserve along Raparapahoe Stream established.

10.1 Te Puke West Structure Plan



Te Puke West Industrial Area Financial Contributions
Schedule of Capital works

		TOTAL	Industrial
		PROJECT	Land Costs
	PROJECT	COSTS	
STORMWATER			
	Roading Runoff	313,246	313,246
	Stormwater mitigation area	128,380	128,380
	Stormwater treatment areas (for roads)	59,467	59,467
	Upstream catchment pipes	1,272,010	1,272,010
	Raparapahoe widening	1,017,870	1,017,870
	Raparapahoe landscaping	176,850	176,850
	Land Purchase	1,820,340	1,820,340
	Total	4,788,163	4,788,163
	Financial Contributions per m2	\$	10.64
ROADING			
	Roundabout at SH2 / Entrance Road	2,607,891	2,607,891
	Entrance Road to Link to Te Puke Quarry Road	130,067	130,067
	Link to Te Puke Quarry Road	693,690	693,690
	Roundabout at SH2 / No. 3 Road	2,668,882	0
	Median Island on SH2 between Roundabouts	196,996	0
	Internal Roothing	2,445,256	2,445,256
	Bridge over Raparapahoe Stream	1,698,000	1,698,000
	Land Purchase (excl SH2 roading)	1,349,600	1,349,600
	Road stopping Te Puke Quarry Road	30,000	0
	New Link Road between Te Puke Quarry Road and No3 Road	1,000,000	200,000
	Total	12,820,381	9,124,503
	Financial Contributions per m2	\$	20.28
WATER			
	No. 3 Road Upgrade to 300 dia	850,773	850,773
	Internal trunk main 300 dia	536,655	536,655
	Total	1,387,428	1,387,428
	Financial Contributions per m2	\$	3.08
SEWERAGE			
	Centennial P/S replacement	1,059,500	1,059,500
	Rising Main Upgrade P/S to Aturoa	93,665	93,665
	Gravity Upgrade - Aturoa to Treatment Plant	137,709	137,709
	Gravity Upgrade - MH 0129 to Centennial P/S	268,450	268,450
	Internal Pumpstation in stage 1 for full development incl rising main	705,062	705,062
	Internal Pumpstation in stage 2 incl rising main	301,574	301,574
	Total	2,565,960	2,565,960
	Financial Contributions per m2	\$	5.70
TOTAL FINANCIAL CONTRIBUTIONS PER SQUARE METRE			\$ 39.70