



6 May 2016

«ContactName»

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Dear Sir/Madam

Update on Keenan Road Urban Growth Area

Last year we advised you and other landowners in the Keenan Road area that your land was part of, or nearby, an area being considered for residential development in the future. It's been a year, so we wanted to update you on this process.

A little background

Identifying land for future urban development is part of 'SmartGrowth' – the sub-regional growth strategy adopted by the Western Bay of Plenty District Council, Tauranga City Council, and the Bay of Plenty Regional Council. Part of the Strategy's purpose is to ensure enough land is available to house the population growth expected in the western Bay of Plenty sub-region over the next 50 years.

The latest information on population projections and the take up of land in the City shows new areas will be required sooner than initially thought. The area around Keenan Road was identified in the SmartGrowth Strategy for development beyond 2021. Because of this faster growth rate, we have been investigating the Keenan Road area's suitability for development, and possibly sooner than 2021.

This includes establishing which land can be used for housing, estimating the number of houses that could be built, and the level and cost of infrastructure required (water supply, wastewater, stormwater and roading). A feasibility study is also being conducted to ensure this or any area chosen is economical to develop.

The current situation

This part of the project has taken considerably longer than we originally anticipated. This is particularly because of the need to undertake additional investigations to ensure we have sufficiently accurate information on infrastructure implications, as well as issues around earthworks, including how the gullies would be integrated into future development in an economically feasible way.

Preliminary indications show the Keenan Road area will be more expensive to develop than initially anticipated, and the large number of landowners and comparatively smaller properties will make it difficult to achieve an agreed development plan. These factors need to be balanced against an assessment of other land areas broadly within what is called the Western Corridor (the area generally between Pyes Pa Road and the Wairoa River). Consequently the timing of Keenan Road as a growth area is currently uncertain.



The Councils are still working through these issues and expect to have a firm position on the timing for development of Keenan Road (and other areas within the corridor) by August 2016.

Further information, particularly if you are a new landowner, can be found on Council's website www.westernbay.govt.nz/keenan-road

If you have any questions please do not hesitate to contact me at Phillip.Martelli@westernbay.govt.nz or phone me on 07 579 6682.

Yours sincerely

A handwritten signature in black ink, appearing to read 'P. Martelli', written in a cursive style.

Phillip Martelli
Resource Management Manager