

# Variation 1 to Plan Change 33: Tauriko West Urban Growth Area



## What are we doing?

Tauranga City Council is proposing to rezone approximately 333ha of land in Tauranga's west to provide more room for growth. Council is proposing to rezone the area known as Tauriko West from rural to residential to enable up to 4,000 homes to be built over the next few decades.

## What is a Variation?

A Variation is a change made to a plan change that has already been notified. In this case, we are proposing changes to Plan Change 33 – Enabling Housing Supply. Variation 1 does not propose to make any changes to PC33, except to include the Tauriko West Urban Growth Area as an 'add-on'.

## What exactly is included in Variation 1?

**Variation 1 proposes changes that are specific to the Tauriko West Urban Growth Area and includes:**

- Rezoning the Rural Zone to Medium Density Residential Zone.
- Protection of the Wairoa River through Conservation Zoning, Passive Open Space Zoning and enhancement of the Important Amenity Landscape Area provisions specific to the Wairoa River.
- Specific Tauriko West subdivision provisions, including staged delivery to manage roading, water supply and wastewater infrastructure.
- Specific Tauriko West stormwater management provisions.
- Changes to the Medium Density Residential Zone that supports establishing small-scale commercial centres.
- Updated planning maps and a new urban growth plan.

## How will it be paid for?

Infrastructure (e.g. roading access, extension of water and wastewater mains) to enable development in this area is being paid for through a range of funding avenues. Council has been working in partnership with Bay of Plenty Regional Council, Western Bay of Plenty District Council, mana whenua, landowners, and NZ Transport Agency Waka Kotahi since 2017 to plan and deliver a new community in Tauriko West, including improvements to State Highway 29 which are due to start in 2024. Council has a series of funding agreements in place to spread the cost of delivery fairly and to reduce the burden on ratepayers. Development (e.g. sections and houses) will be paid for by the developers of Tauriko West.

## Find out more and tell us what you think

**Submissions are open until Tuesday, 9 April 2024.**

Find detailed information on the proposed changes at [www.tauranga.govt.nz/variation1-pc33](http://www.tauranga.govt.nz/variation1-pc33) or attend our public open day on **Monday, 25 March 2024** anytime between **4pm – 7pm** at the **Greerton Library**.

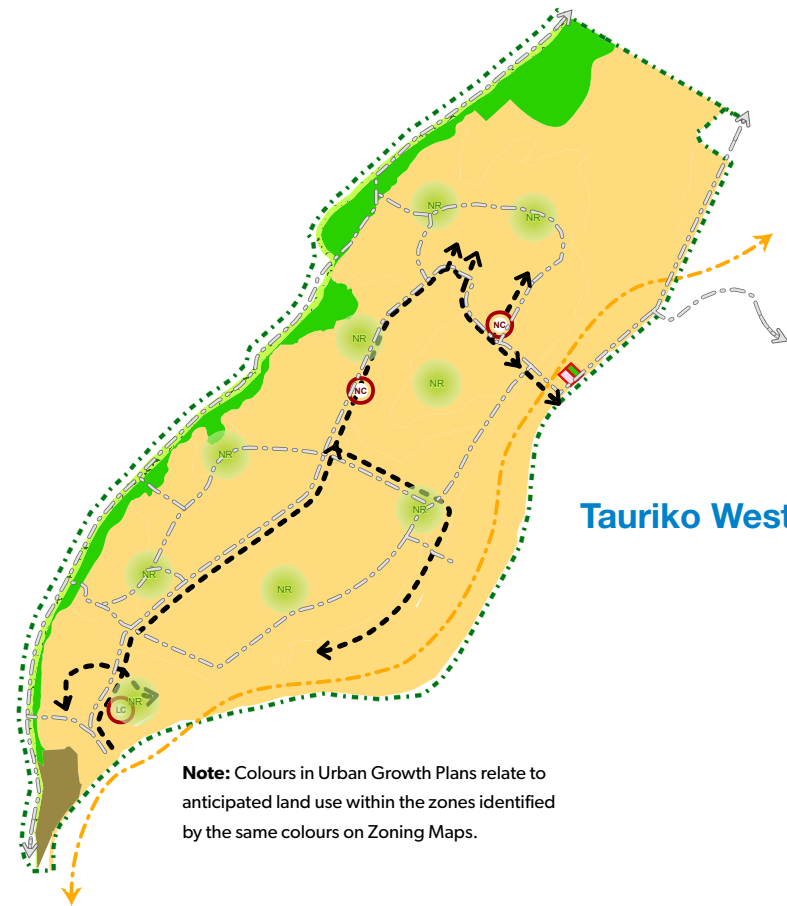
## Need help making your submission?

If you would like some guidance to lodge a submission, talk to our **Friend of the Submitter**. This is a free service provided by an independent planner who is available to give advice on the submission process, what makes a good submission and how you can present your views. Email [planchangesupport@resourceplanning.nz](mailto:planchangesupport@resourceplanning.nz) to arrange a time to chat.

## Any questions?

If you have any questions about Variation 1 or how it might affect you, please contact the project team at [variation1@tauranga.govt.nz](mailto:variation1@tauranga.govt.nz) or call **07 577 7000**.










# Tauriko West Urban Growth Area



Tauriko West

**Note:** Colours in Urban Growth Plans relate to anticipated land use within the zones identified by the same colours on Zoning Maps.

## Symbols

-  Roading Links
-  NZ Transport Agency preferred future state highway route
-  Walkway and Cycleway Links
-  Future Neighbourhood Reserve
-  Neighbourhood Centre – Tauriko West
-  Local Centre – Tauriko West
-  Boundary Line
-  Existing petrol station
-  Tauriko Hall

