

# Greerton Maarawaewae Study – looking at options for the Tauranga racecourse reserve... ...which of the three options do you prefer?



Consultation closes 5pm 29 August 2022

For more information please go to: [www.tauranga.govt.nz/greertonmaarawaewae](http://www.tauranga.govt.nz/greertonmaarawaewae)





## Let us know which of the three options you prefer

---



### Health and recreation

- mixture of health precinct (integrated health and community wellbeing services), parklands, sportsfields, golf, and connections to Kopurererua Valley. Option A **includes** a fallback provision that says: if a new health precinct is not approved for this site, then Option B will proceed

**This is Council's preferred option - pages 6-7**



### Central park

- a large green parkland, sportsfields, community spaces, golf and connections to Kopurererua Valley

**Pages 10-11**



### Enhanced status quo

- racecourse, golf, equestrian, sportsfields and connections to Kopurererua Valley

**Pages 12-13**

The three preferred options outlined in a council report were approved for consultation by the Commission on 13 June 2022. To view this report, please go to [www.tauranga.govt.nz/greertonmaarawaewae](http://www.tauranga.govt.nz/greertonmaarawaewae)

## Why is Council asking for feedback?

The Greerton Maarawaewae Study was initiated to identify the best use of the 85ha of Racecourse Reserve land to support wellbeing and liveability as the city continues to grow. And because the leases on the reserve land expire in 17 years, there was also a need to provide certainty to existing leaseholders.

The first part of the Study focused on ensuring as many people as possible were able to have input into identifying *potential best uses* of this reserve land.

Over the course of the study (November 2021 to June 2022) the independent study team developed 10 options in total. You can find a link to them all here: [www.tauranga.govt.nz/greertonmaarawaewae](http://www.tauranga.govt.nz/greertonmaarawaewae)

The feedback we are asking for now, is around three of these options.



## Please come to one of our drop-in sessions to learn more:

### **Saturday 30 July, 12noon to 2pm**

Tauranga Crossing shopping centre (food court area at the bottom of the escalators),  
2 Taurikura Drive, Tauriko

### **Saturday 6 August, 9am till close**

Little Big Markets at Coronation Park,  
Mount Maunganui

### **Thursday 11 August, 4pm to 6pm**

at Sir Tristram Lounge, Tauranga  
Racecourse, 1383 Cameron Road,  
Greerton

**After listening to your feedback, the Commissioners will decide later this year which option to work with.**

**We need your feedback by 5pm, 29 August 2022**

*Read on for more information...*

# A

## Health and recreation

- mixture of health precinct (integrated health and community wellbeing services), parklands, sportsfields, golf, and connections to Kopurererua Valley. Option A **includes** a fallback provision that says: if a new health precinct is not approved for this site, then Option B will proceed

**This is Council's preferred option**

### Pros

Provides a site for a new health precinct – featuring integrated health and community wellbeing services. Benefits of this site include:

- the ability to design fit-for-purpose, future-focused healthcare facilities; with these being designed to accommodate expansion and growth in the Bay of Plenty district for decades to come
- enhanced access to all major highways; connecting the Eastern Bay, Western Bay and wider area, as part of a network of regional healthcare services
- undertaking necessary expansion of Tauranga Hospital on its current site would be extremely difficult and disruptive given how busy the hospital is. Building a new health precinct on the Greerton Maarawaewae site could allow a much shorter build time and would be significantly more practical
- the potential for the existing hospital site to be used for housing

Provides more green space, recreational areas and community facilities for the benefit of the whole community (in line with the community engagement outcomes)

Good connectivity between the key uses of this site – health and recreation - with the healthcare facilities providing great passive surveillance opportunities over the green space

Blending healthcare services into a more natural environment provides a better healing environment for patients and service users

Provides opportunities to enhance cultural values and narratives over the entire area

Much higher levels of public and community use of the reserve land

### Cons

Requires relocation of the existing Tauranga Racecourse and equestrian facilities



- Golf course
- Active recreation
- Potential health services
- Multi-cultural and community centre with multipurpose bookable rooms
- Option for open air events space, community gardens and destination playground
- Enhanced connections to Kopurererua Valley - providing a link for cyclists, walkers and other green space users
- Mana whenua cultural values and narratives integrated for reserve and surrounding area
- Racecourse relocated
- Equestrian relocated

# B

## Central park

- a large green parkland, sportsfields, community spaces, golf and connections to Kopurererua Valley

### Pros

Provides more green space, recreational areas and community facilities for the benefit of the whole community

The majority of the community feedback was about maximising the use of this land as reserves and parks – playgrounds, walkways, gardens and with multiple types of recreational and community uses

Provides opportunities to enhance cultural values and narratives over the entire area

Much higher levels of public and community use of the reserve land

### Cons

Requires relocation of the existing Tauranga Racecourse and equestrian facilities

Does not support broader city needs such as health and/or housing





- Golf course
- A destination recreation park with outdoor courts, sports fields, artificial turfs, mini golf and active fitness trails
- Multi-cultural and community centre with multipurpose bookable rooms
- Open air events space, community gardens and nature play space
- Enhanced connections to Kopurererua Valley - providing links for cyclists, walkers and other green space users
- Mana whenua cultural values and narratives integrated for reserve and surrounding area
- Racecourse relocated
- Equestrian relocated

# C

## Enhanced status quo

- racecourse, golf, equestrian, sportsfields and connections to Kopurererua Valley

### Pros

Existing uses could continue although equestrian would be in a smaller space

Provides for some active recreation and community facility needs

### Cons

Potential clash between equestrian use and sportsfields

Is limited in ability to support green, recreational and community space for wider public benefit (given the space requirements for racing and equestrian activities)

Does not support broader city needs such as health and/or housing



- Racecourse
- Golf course
- Sportsfields/artificial turfs within the Racecourse area
- Possible community centre with multipurpose bookable rooms
- Enhanced connections to Kopurererua Valley - providing a link for cyclists, walkers
- Mana whenua cultural values and narratives integrated for reserve and surrounding area
- Reduced equestrian space

## Other information

The Crown (the Government) owns all 85ha of the reserve land  
Council is the administering body (Council does not own the land)

The Tauranga Racecourse Reserve Charitable Trust manages the leases on behalf of Council.

Ngāi Tamarāwaho hapū has advised that it supports the ongoing recreation reserve status of the land and would seek to have land ownership discussions should an alternative or revised use be proposed.

A formal statement of claim has been lodged with the Waitangi Tribunal.

The Tauranga Racecourse was established in 1874.



Attendance of up to **118,000 people** at Racecourse venue/facilities throughout the year (est)

The Tauranga Equestrian Sports Association also operates within the racecourse area.  
The Tauranga Golf Club was established in 1914.



## What will happen to the Racecourse if it has to move?

A Racing Working Group has been set up with representatives from New Zealand Thoroughbred Racing (NZTR).

This Working Group is looking at the future of thoroughbred racing across the entire Bay of Plenty region. It will also look at options for an equestrian eventing facility.

More information on this is in the FAQs:  
[www.tauranga.govt.nz/greertonmaarawaewae](http://www.tauranga.govt.nz/greertonmaarawaewae)

# The Future of Tauranga Hospital

In response to ongoing population growth pressures and seismic upgrading requirements, Te Whatu Ora (Health New Zealand) is exploring options for the expansion and upgrading of Tauranga Hospital.

A business case is currently under development for the provision of a new clinical services block, however building this on the existing Cameron Road site would be difficult given the busyness of the campus. Therefore, one of the options being considered is the potential to build new facilities on a greenfield site/or sites. This would allow the current hospital to continue to function, unaffected by major construction works.

It's important to emphasise that any new build or major expansion is some years away and would be subject to funding approval. There is still much work to be completed on what the best configuration of services, be that on one or across several sites, would look like. Papamoa is

also an area of key consideration in our current planning work.

The Greerton Maarawaewae land could provide an ideal opportunity for the creation of a health and wellbeing services precinct. This would comprise an area of integrated services created in a natural environment, more easily accessible from all directions than the current main hospital site, and with available space to help future-proof health services for many decades to come.

A greenfield development option would also provide a unique opportunity to re-think the design and configuration of essential health services rather than just trying to recreate a traditional, institutional hospital building.

Healthcare and how people access services is changing rapidly, with increasing use of telehealth, services moving out of the hospital into communities, and an imperative increasing

focus on wellbeing and prevention. These shifts mean that our hospitals of the future need to be designed for a different context and changing needs as well as addressing essential hospital-level capacity for our growing population in the Bay.

Potential options for a health precinct could include community aged care, rehabilitation, youth wellbeing services, primary care, diagnostics, mental health, surgical facilities and inpatient accommodation. There are many options for how we might design our services for the future across one, or more than one, site.

These options will need public and key health partner stakeholder conversations to make sure we co-design the best possible configuration of health and wellbeing services for the city and the wider Bay of Plenty. "It is especially important that any health facility developments are in full partnership with mana whenua."

*This information has been provided by Te Whatu Ora (Health New Zealand)*





## How can you give us your feedback?

**You can fill out an online submission form:**

[www.tauranga.govt.nz/greertonmaarawaewae](http://www.tauranga.govt.nz/greertonmaarawaewae)

**Or fill in this form and freepost to:**

Tauranga City Council  
The Greerton Maarawaewae Study  
Private Bag 12022  
Tauranga 3143

Consultation documents and submission forms are also available at any Council library or customer service centre.

**You can also email us:**

[greertonmaarawaewae@tauranga.govt.nz](mailto:greertonmaarawaewae@tauranga.govt.nz)

## What happens to my feedback?

Once all of the submissions have been received and collated, they will be presented to the Commissioners for their consideration.

You will be able to meet with the Commissioners at some hearings on this project during the week of 14 November.

Their decision on the best future use of this land is expected to be made before Christmas 2022.

# Greerton Maarawaewae Study

We look forward to receiving your feedback

## Submission form

Please tick which of the three options you prefer

- A Health and recreation** - mixture of health precinct (integrated health and community wellbeing services), parklands, sportsfields, golf, and connections to Kopurererua Valley. Option A **includes** a fallback provision that says: if a new health precinct is not approved for this site, then Option B will proceed **This is Council’s preferred option**
- B Central park** - a large green parkland, sportsfields, community spaces, golf and connections to Kopurererua Valley
- C Enhanced status quo** - racecourse, golf, equestrian, sportsfields and connections to Kopurererua Valley

Why do you prefer this option?

---



---



---



---



---



---



---



---



---



---

continue overleaf if you wish...

Name

Phone number

Email address

Please tick this box if you would like the opportunity to speak to your submission in front of the Commission

Please return  
this submission  
form to us by  
5pm 29 August  
2022.



---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

For more information go to  
[www.tauranga.govt.nz/greertonmaarawaewae](http://www.tauranga.govt.nz/greertonmaarawaewae)

