

Rowesdale Drive, Ohaiti – FREQUENTLY ASKED QUESTIONS



The technical options assessment to facilitate access for potential urban development of land in the Ohaiti area

1 December 2021

The purchase of the properties at 202 and 206 Rowesdale Drive, Ohaiti

When did Council buy the properties?

Council purchased the 206 Rowesdale Drive at a public auction on 29 October 2020. The opportunity to purchase 202 Rowesdale Drive was made available to Council and it was purchased on 12 February 2021. Both the properties were purchased using Council's Strategic Acquisition Fund.

Where are the properties?

These are residential properties at 206 and 202 Rowesdale Drive, Ohaiti.

Why did Council buy the properties?

It came up as an opportunity. We are constantly reviewing how we plan for our city's growth, including how we can respond to the ongoing housing shortage. The sections of land behind the Rowesdale properties (which is zoned residential at approximately 13 hectares) could potentially help meet some of the city's housing needs. When the Rowesdale properties came up for sale, we viewed it as an opportunity that allows us to consider using it as road access. As with anyone else buying in today's property market, we needed to move fast when the purchase opportunity arose.

What are Council's plans for 206 and 202 Rowesdale Drive?

Since the purchases of both properties, Council has investigated the different options for providing access to the land to enable its development.

Council's investigation and technical options assessment

What did Council's investigation involve?

It included analysis of potential road access points to the land and what infrastructure is required to enable development of the land, including the Rowesdale properties.

This provided Council with the details and analysis required to make a decision about whether and how Council can achieve road access to facilitate future growth that might occur in this area.

How long did the investigation take?

Technical option assessments commenced in early 2021 and was completed prior to Council meeting on 26 October.

Council's decision on Tuesday 26 October 2021 and next steps

What decision did Council make following the outcome of the investigation?

Following the technical options assessment, an issues and options paper was presented to Council on Tuesday 26 October at the 'in-confidence' Council meeting for further direction.

The Commissioners made a decision to proceed with an option to enable the access to the residential land via Rowsdale Drive through a process under the Property Law Act i.e. the legal, valuation and compensation process with the 21 directly affected property owners.

Who is directly affected by Council's decision?

Council has identified 21 property owners who are directly affected due to the decision Council has made as their properties are covered by a relevant land covenant in Easement Instrument 8524891.8. Due to the nature of the land covenants on these properties, Council is engaging with these property owners first.

Who else is affected by Council's decision?

Council has identified 210 property owners living on/near Rowsdale Drive who we've been keeping updated throughout this project.

What are the next steps?

Commission Chair Anne Tolley with Council staff are meeting:

- 21 property owners – Wednesday 1 December 2021, 6pm-7pm, Ohauti Settlers Hall.
- 210 property owners – Tuesday 7 December, 5.30pm-6.30pm, online meeting (to cater for COVID-19 restrictions).

Following these initial meetings and the outcomes of the legal, valuation and compensation process with the 21 directly affected property owners, Council will hold a meeting with the wider community.

What happens to the properties at 202 and 206 Rowsdale Drive if the legal process to address the land covenants cannot be progressed?

Council will consider selling the properties.

General information about this project

What are the key timeline and development of this project?

- October 2020 – Council purchased the 206 Rowsdale Drive property.
- February 2021 – Council purchased the 202 Rowsdale Drive property and informed the 231 (21 directly affected and 210 not directly affected) property owners via letter about the purchases of these properties and that Council's investigation and technical options assessment was about to commence.
- September – Council informed the 231 property owners via letter that the investigation is ongoing.
- Early October – Council investigation and technical options assessment conclude.
- 18 October – Issues and Options Paper ready for Council meeting. Council informs the 231 property owners via letter of this meeting coming up on 26 October.
- 26 October – Council meeting and decision from Commissioners to proceed with an option to access residential land via Rowsdale Drive through a process under the Property Law Act.
- November – Council informed the 231 property owners via letter of the Commissioner's decision and the upcoming meetings with them.

- 1 December – Commission Chair Anne Tolley and Council staff to meet with 21 directly affected property owners.
- 7 December – Commission Chair Anne Tolley and Council staff to meet with 210 property owners living on/near Rowesdale Drive who we've been keeping updated throughout this project.
- To be advised – wider community meeting to be held when the legal, valuation and compensation process has concluded with the 21 directly affected property owners.

How long has the land been zoned residential?

The land has been zoned residential since the 1990s as part of the Ohauti structure plan area.

Where can I see the structure plan for this land?

https://www.tauranga.govt.nz/Portals/0/data/council/development_contributions/2020-21/files/ohauti.pdf

Whom can I contact?

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