



**Rowesdale Drive, Ohauti Access Investigation
Update following Council decision on 26 October 2021**



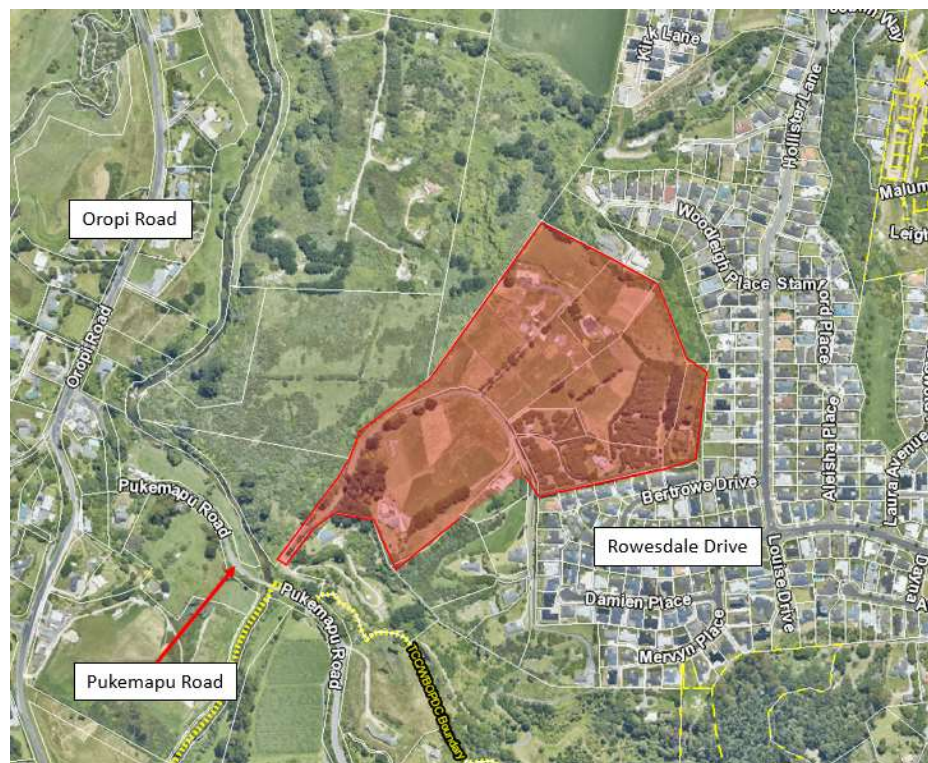
Tauranga City

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Background

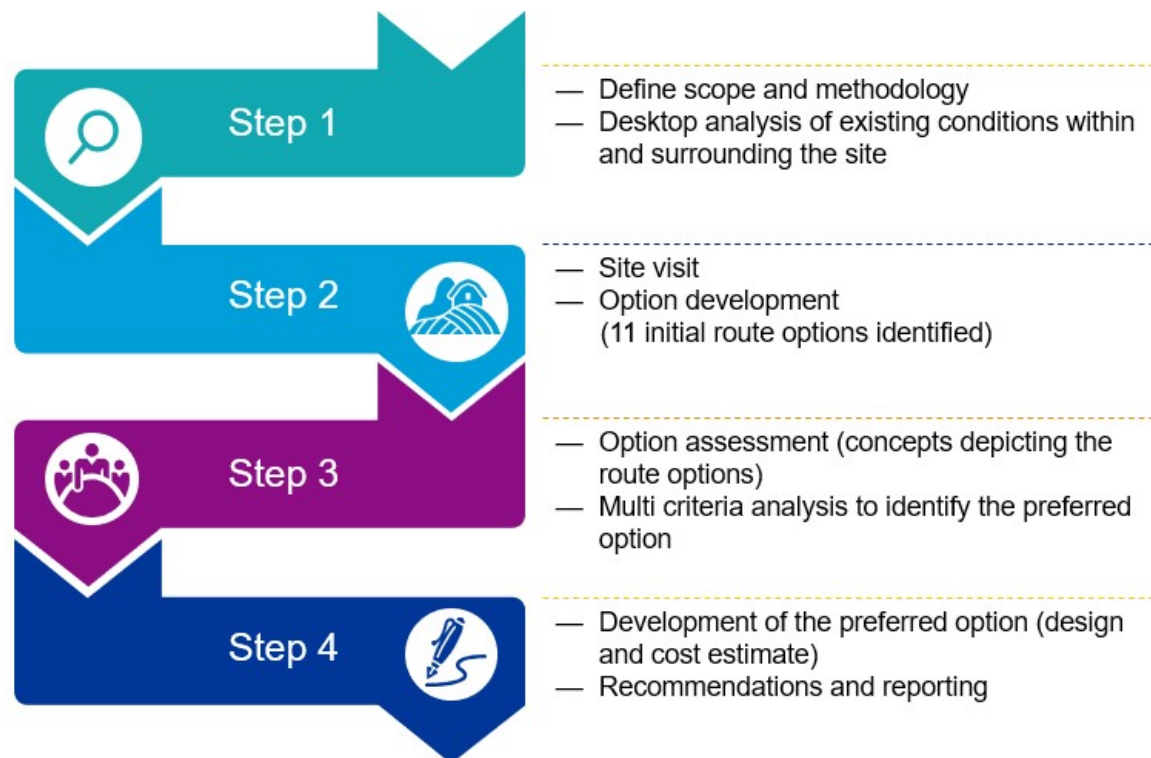
- Tauranga's housing supply and affordability issues
- 13-hectare Residential zoned land area for urban development
- Potential for land to accommodate 200-300 new homes
- Council purchased 202 and 206 Rowsdale Drive
- A technical investigation of the potential access options has now been completed
- Issues and Options Paper presented at 'in confidence meeting' on 26 October
- Council decision at that meeting



Approximate location

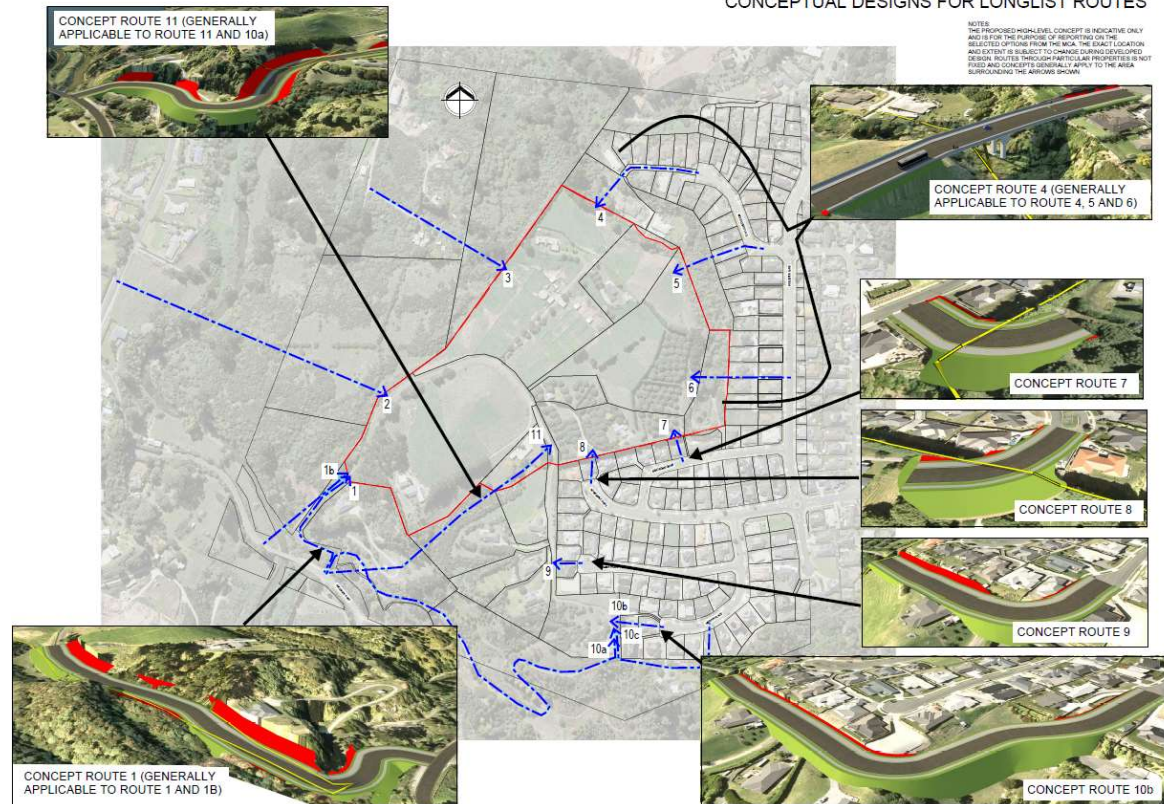
Investigation process

- TCC and Beca have worked on identifying and evaluating access options
- The aim was to consider all potential options and evaluate these to identify an option to progress further
- The process included site visits and desktop analysis
- The team included planning, civil infrastructure and transportation specialists



Option identification

- 14 potential access options were identified for investigation
- 12 options were assessed through the multi-criteria analysis. Options 10b and 10c were not assessed as they did not connect to the site and would have similarities to Option 10a
- Indicative concept diagrams of how the feasible access options could look in each area were developed to assist with further evaluation



Option evaluation

- Options were evaluated by the team of specialists against a broad range of criteria
- 19 criteria were utilised within the areas of transport, infrastructure, planning and feasibility
- Criteria scoring ranged from -3 for large negative impact to +3 for major positive effect
- Cost was not considered at this stage

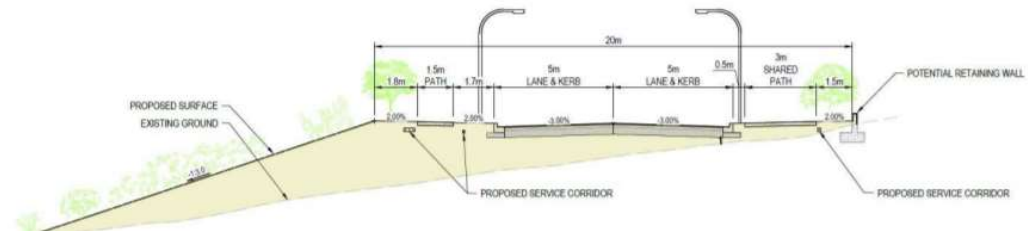
Effects	Weighting	Criteria	Option Scoring											
			1	1b	2	3	4	5	6	7	8	9	10a	11
Transport	1	Network integration	0	0	0	-1	1	2	2	1	1	1	1	0
	1	Land use integration	-1	-1	-1	-3	2	2	2	2	2	2	2	-1
	1	Safety	-2	-1	-1	-2	1	2	2	2	2	2	2	-2
	1	Directness	-1	-1	-1	-3	1	2	3	2	2	1	1	-1
Geotechnical and Infrastructure	1	Geotechnical	-1	-2	-2	0	-3	-3	-3	1	2	0	-1	-2
	1	Constructability	0	-2	-2	-1	-3	-3	-3	1	2	-1	-3	-1
	1	Three waters	1	1	3	1	0	1	1	0	0	0	0	1
	1	Alignment with IDC	-2	-2	-1	-2	-1	3	3	-1	3	-1	3	-2
Social / Cultural	1	Cultural	-3	-3	-3	-3	-1	-1	-1	0	0	0	-1	-1
	1	Historic Heritage and Archaeology	-1	-1	-3	1	2	2	2	2	0	-1	-1	-1
	1	Effects on existing community	2	2	-1	-2	-2	-1	0	-1	-2	-1	-3	-1
	1	Effects on the new community	3	3	0	-1	-1	-1	-1	0	-1	2	2	2
	1	Land ownership	1	1	1	1	-1	1	2	2	3	-2	-2	1
Natural and Physical Environment	1	Noise	2	2	2	-2	-1	-1	-1	-1	-1	-1	-1	1
	1	Ecology	-1	-1	-1	-1	-2	-2	-2	-1	-1	-1	-1	-2
	1	Impact of the access	-1	-2	-2	-2	-2	-2	-2	1	1	-1	-2	-2
Site Acquisition	1	Ease	-3	-3	-2	-2	-1	-1	-1	0	3	-1	-2	-1
Consentability	1	RMA	-2	-3	-2	-2	-1	-1	-1	1	1	-1	-1	-1
Development outcomes	1	Land use of access with development	3	3	3	3	-1	-1	-1	3	3	3	3	3
TOTAL SCORE			-6	-10	-13	-21	-13	-2	1	14	20	0	-4	-10
High-level Cost			\$\$\$ \$\$\$	\$\$\$ \$\$	\$\$\$ \$\$	\$\$\$ \$\$	\$\$\$ \$\$	\$\$\$ \$\$	\$\$\$ \$\$	\$\$\$ \$	\$\$\$ \$\$	\$\$\$ \$	\$\$\$ \$\$\$	\$\$\$ \$\$\$

Highest scoring option

- Route 8 was the highest scoring option
- This option extends Rowesdale Drive into the residential zoned land
- Option 8 scored positively for transport, geotechnical and infrastructure, land ownership and site acquisition. However, it scored negatively for noise, effects on existing community, and ecology.
- The estimated construction cost is approximately \$3 million
- This option affects sites (202 and 206 Rowesdale Drive) that are subject to a covenant which restrict their use to support residential use



Figure 25: Concept Design - Plan



Next steps

Properties benefiting from the covenant



Process from here and timings

- Communicating Council decision to:
 - Directly affected landowners (those who benefit from the covenant) to the Rowesdale Drive extension
 - The wider Rowesdale community who have previously been advised of the access investigation
- Preparation and lodgement of an application under the Property Law Act (PLA) to extinguish the land covenants on 202 and 206 Rowesdale Drive
- Obtaining valuation advice to support PLA application and negotiation with directly affected landowners for potential compensation
- Initial discussions with directly affected landowners for voluntary surrender of land covenants / compensation – Dec 2021 to Feb 2022
- Indicative timeframe for High Court hearing on PLA application – mid 2022

Questions and discussion

