



## Promising Poteriwhi land use change opportunities (Tauranga)

Tauranga City Council (TCC) and Waka Kotahi NZTA have the unique opportunity to correct some of the misconducts of the past to local resident iwi and hapū, through sensitive planning and delivery of key transport and plan change projects.

The Poteriwhi area land is elevated on a plateau, with the Wairoa River to the west, and Tauranga city centre to the east (see study area plan below). The land has high cultural significance to Ngāti Kahu hapū, and there are several significant cultural sites on the land<sup>1</sup>. State Highway 2 (SH2) runs through the middle of the local Bethlehem town centre, with 4 lanes allocated to general traffic. Small scale retail and services are located to the south, with larger scale retail development to the north.

The revocation of SH2 to a local road under TCC ownership is a current transport project. A programme business case is currently underway, and one likely recommendation will be to progress to a detailed business case for the Bethlehem town centre area. This represents a significant opportunity to alter the severance caused by 26-28,000 vehicles per day travelling through the area<sup>2</sup>. The ongoing business case process will outline investment opportunities for public transport and active mode improvements.

A separate project that TCC is leading is a plan change for the area. This will enable the development of sports fields, recreational areas, and residential development for approximately 400 houses. The transport components of this land use change, in particular the active mode transport opportunities, are significant as schooling, recreation and retail / commercial will be all within close proximity.

The integration of both projects represents an opportunity for improvement for all. This includes the provision of improved transport choices, integrated community facilities, whilst also providing Ngāti Kahu a chance to be actively involved and influential in the processes and outcomes. Although the projects are both in their infancy, TCC is optimistic that some positive longer term changes can be made.

### References:

1. Cultural Values Assessment – Poteriwhi – Parau Farms Recreation Park, prepared by Antoine Coffin, Boffa Miskell Ltd – 17/11/2014.
2. <https://maphub.nzta.govt.nz/public/?appid=31305d4c1c794c1188a87da0d3e85d04>

