

18 October 2016

Dear Sir/Madam

Katikati Urban Growth Area – Feasibility Study

This letter is to advise you that your land is part of, or nearby, an area that is being considered for residential development in the near future.

The process of identifying land for future urban development is part of SmartGrowth, the sub-regional growth strategy. This strategy was adopted by Western Bay of Plenty District Council, Tauranga City Council and the Bay of Plenty Regional Council in 2004 and updated in 2013. Part of its purpose is to ensure enough land is available to house the population growth expected in the sub-region.

The area under investigation is the Katikati Urban Growth Area (UGA) west of the existing township (see attached map). This area was included in the SmartGrowth strategy following community consultation and was selected because it has good views, can be easily serviced, minimises the loss of highly productive land and avoids establishing new houses close to the wastewater treatment plant.

Originally this area was identified for development in the period “beyond 2021”. Latest information on population projections and the take up of land shows that this area will be required sooner than originally intended. As such, Council is beginning investigations to determine the land’s suitability for development and to find out if there are any issues that could result from the potential change in its use.

Council has engaged the services of consultants Harrison Grierson to carry out a feasibility study. This will include determining the most appropriate size for the urban growth area. Although there is currently a defined boundary for the area, this needs to be reviewed to see if changes are needed and whether properties should be removed or added. The currently identified area covers some 103ha.

The feasibility study will establish which land is suitable for housing, estimate the number of houses that could be built, and the level and cost of providing the infrastructure required such as water supply, wastewater, stormwater and roading. The feasibility study will also determine whether the land is economical to develop. It is anticipated that this will be completed by the end of February 2017.

If the area is shown to be feasible to develop, Council will progress a more detailed structure plan which will show how the urban growth area will be laid out and what infrastructure goes where. Following this, Council will prepare a change to the District Plan under the Resource Management Act. These processes will involve further community engagement and formal consultation of which you will be advised.

More information is available on the Western Bay of Plenty District Council's website at www.westernbay.govt.nz/katikati-urban-growth. This includes the SmartGrowth strategy. This webpage will be updated to keep landowners and the community informed of progress (including answers to frequently asked questions).

We will require site visits for some properties, and those landowners will be contacted by Council (not the consultants) prior to any visit.

If you have any questions, please do not hesitate to contact me at tony.clow@westernbay.govt.nz or on 579 6629. I am also happy to come out to your place to discuss any of this information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Tony Clow', written in a cursive style.

Tony Clow
**Senior Policy Analyst Resource Management
Western Bay of Plenty District Council**