

Attachment A:

Te Puna Village Commercial Area

Summary of Community Engagement Outcomes

Q1: How do you use or value the Te Puna Village commercial area?

Key themes:

High utilisation by local community, especially Nourish, ITM, BP, Farmlands, Waterforce, Four Square, Te Puna Deli, Bostock Butchery, Te Puna Vets, Te Puna Liquor Centre.

Value this area providing local services to local community, and not having to drive into Bethlehem and Tauranga for these services due to traffic and convenience.

Mostly consider that the area provides for locals but also recognise some services such as Nourish and retail shops have become a destination (for city folk in particular).

Provides a hub for the community, ability to connect, convenience of local services but also recognise Bethlehem is not far away for things like supermarket and more retail, food outlets.

Q2: What characteristics do you think are important to retain and why?

Key themes:

Village feel important and needs to be retained (and incorporated more into the whole area and new developments). Many referenced Matakana Village (north of Auckland) as an example of what could be achieved. Concern that 'big industry' or large scale development would not be a good fit and would lose community, rural, small scale and village feel in the area.

Easy and accessible and free carparking.

New community centre will be great for this area and contribute to community hub and village atmosphere.

Ensure Te Puna Community Plan is a key consideration of options for commercial zoning alterations, in particular reflecting our identity and maximising opportunities from the Tauranga Northern Link.

Retain what we have but improve standard and appearance of buildings and surrounds. Make what we have attractive!

Compact nature of existing commercial area needs to be retained.

Retain green wedge and rural character of the area.

Retain opportunity to be a service hub to surrounding community and meeting place for locals.

Q3: What do you see are the key issues with the site now and in the future?

Key themes:

Look and feel:

The commercial area needs to be tidied up. General look and vibe of village is not very inviting due to random mix of retailers, building design, rubbish everywhere, and lack of landscaping.

The commercial area is too separated and disjointed with ad hoc development undertaken to date. The whole area lacks cohesiveness and needs a better layout.

Te Puna Station Rd needs tidying up and sediment control of all activity needs attention.

Growth:

Limitations to growth as not much commercial land is available to do this and issues with consents and wastewater. Demand is there to expand existing services and provide new services primarily to the local community.

New businesses should be focused on providing services to the local community.

Differing views as to whether the area needs to grow – Most are concerned that if it does grow it will lose its village appeal and impact on rural character. Some feel that there is demand for further commercial activities in this area and that this should occur within and adjacent to the existing zone (with better controls in place to manage how this occurs).

No overall plan in place for the commercial area. Council needs to stop looking over Te Puna and start planning better for our community.

Council needs to be more open about home based businesses and their role in providing for the local community including rural businesses.

Wastewater:

Non performance of existing systems, high cost involved with onsite treatment and removal, limited land area available to deal with wastewater on site so no longer practical, impact on environment, limiting ability to grow and provide further services to the local community. Councils not working together to look at how this issue can be resolved.

Transport:

Cars need to slow down and speed limit needs to be reduced on all roads in this area especially the State Highway, conflict between cars and trucks on the local roads, issues with access and egress points on Minden Road and internal access roads, need bus shelter, better bus services needed, consider park and ride. Significant increase in traffic creating issues on SH2 and local roads.

Tauranga Northern Link will have an impact. Various thoughts on this, some see it as an opportunity to reduce traffic on SH2 and make the area more appealing and easier and safer to get around. Concern about how the lower area of the Minden will be affected.

Needs to be more pedestrian friendly. SH2 is too busy and there is no safe pedestrian connectivity between the four corners, both on the SH and on the local roads.

Impact on surrounding areas:

The local streams of Oturu, Hakao: how will they be affected and what is considered in planning to enhance natural character.

Hard surface areas and run off from the commercial zone to adjacent streams. Design to ensure there are no unnecessary issues in the future as the existing zoned area continues to be developed.

Impact of lighting, signage, parking on surrounding properties and encroachment of commercial activity into the broader community. Avoid potential for reverse sensitivity particularly with horticulture/rural operations.

Q4: What do you see are the key opportunities with the site now and in the future?

Key themes:

Types of activities in the commercial zone:

Retail shops and more cafes to create community hub vibe.

Family friendly restaurant, compliment existing cafes, provide an evening venue.

Fast food options (small scale).

More convenience type providers would add to the area and help create a village atmosphere i.e. General Store, Medical Centre (pharmacy, doctors, dentist, physio), speciality shops.

Te Puna Markets to support local growers and local small businesses.

Horticulture support hub. Packing sheds, transport vehicles, logistic centres, and support for Kiwifruit and Avocado industry.

Community Centre:

A Community Centre that the community is proud of.

Community events and activities at the new hall.

Potential to consider a visitor/information centre as part of this development.

The hall must have good amenity.

Is the new community hall an opportunity to take a look at a more coordinated approach to addressing wastewater issues?

Pedestrian connectivity:

Better pedestrian connectivity between all four corners of the commercial area and then extending up Te Puna Road and Minden Road. Sealed footpaths.

Complete Te Puna Road footpath to the commercial zone.

Design:

More control over the design and layout of developments, including landscaping requirements (see amenity comments below). This area is a gateway to Tauranga and needs to be attractive and inviting. Opportunity to reflect Te Puna's history through design standards.

Further expand and create village theme. Opportunity to become the Matakana of Tauranga.

Identify opportunities to provide cultural, art and history in new development (eg hall, roundabout) and existing places.

Wastewater:

Develop a community sewer treatment facility. That would be better for the environment and enable efficient use of the zoned land.

Public spaces and amenity:

Provision of a playground and public open greenspace. Could use this area for markets and community events and would add vibrancy to the area.

More beautification, planting and gardens to reflect character of Te Puna rural, heritage and culture.

Transport:

Lowering the speed limit.

Develop park and ride facilities. More carparking if more development.

Improved bus services.

Tauranga Northern Link creates an opportunity to become a destination – need attractive and inviting spaces and places, and the right mix of activities that could achieve this. Maximise opportunities from this development for the commercial area.

Bigger picture considerations:

Develop a long term comprehensive and connected plan for the commercial area.

A well planned structure plan is needed.

Incorporate age-in-place affordable housing alongside places for those in need of a transitional home around the commercial zone to give stability, vitality and social dynamics to the area. Develop as a Special Housing Area. Benefit from easy access to community and commercial services. Need this type of lateral thinking.

Need to focus on more than just the commercial zone – time to have a conversation on the relevance of the current rural zones to the community (relevant to Future Development Strategy discussion as well).

Create local employment opportunities.

Greater opportunities for collaboration by Council – work with Pirirakau, the local community and businesses.