

Greerton Maarawaewae Study

Update – 25 October 2022

Thank you to those that took part in the consultation on the Greerton Maarawaewae Study's three options.

This update contains the following:

- Delay in having the hearings, deliberations and decision in November and December 2022
- The Racing Working Party
- Next steps.

Delay in having the hearings, deliberations and decision in November and December 2022

Originally the hearings (of submissions) were going to be held in November, followed by deliberations (the decision process of Council) in December 2022.

Council is delaying the consideration of submissions until early 2023 to fully explore some outstanding issues before making a fair and robust recommendation to the Crown around the future use of the Tauranga Racecourse Reserve.

A number of these issues have specifically been raised through the submissions process and some are longer term, Bay of Plenty-wide strategic issues.

Council believes that investing more time on consideration of these factors will result in the best decision for the future use of this land and the best outcomes for the city.

The main areas requiring clarification are as follows:

1. **Sites for a potential relocation of the Racecourse**
The Racing Working Party is considering a list of site options before Christmas (see Racing Working Party below).
2. **Equestrian facilities**
Further progress needs to be made on assessing potential site options. There is also the need for the national equestrian strategy work and the Bay of Plenty equestrian strategic work to be undertaken.
3. **Golf**
While the golf course location remains under all three options that were out for consultation, there is further work to be done on opening up the site for increased community use and safe access to the Kōpururerua Valley.
4. **Health services precinct**
The potential for health services on the site has been expressed but there does need to be further work undertaken that would (a) clarify what these 'health services' might consist of and (b) further understands the health provision needs within wider Bay of Plenty strategic context – i.e. future expectations for growth and potential changes to the ways health services are provided.
5. **Housing**
While Council has made it clear there will not be housing on the Racecourse Reserve site (based on the strong community feedback received throughout the Study

process), there are wider housing issues to be considered – including the likelihood of growth along the Cameron Road corridor and in the Greerton area.

6. **Power Supply**

One of the key assets adjoining the location is the existing power sub-station. Council needs to connect with Transpower regarding its future planning needs.

7. **Other issues**

The submissions process delivered other suggestions that also need to be considered.

The Racing Working Party

New Zealand Thoroughbred Racing (NZTR) met several months ago with Racing Rotorua and Racing Tauranga and encouraged them to work together on what the future of racing will be for the Bay of Plenty region. While acknowledging the Bay of Plenty is a population growth hub, NZTR is of the view that thoroughbred racing in the region may be best sustained in the long-term if there is only one venue for racing in the region.

As part of the ongoing planning for improved industry performance and future venue planning, a cross-organisational working party led by NZTR was established to identify potential sites for a sub-regional facility. The working party also includes Western Bay of Plenty District Council, Rotorua Lakes Council and Tauranga City Council.

The Working Party has met three times to date and is currently considering a shortlist of potential sites for investigation.

Next steps

We will keep you posted including the revised dates for the hearings and deliberations taking place in 2023.

Greerton Maarawaewae Study

Update – 6 March 2023

Update on areas needing further investigation by Council

Since our last update, here's the latest information:

1. **Sites for a potential relocation of the Racecourse**

There are three sites shortlisted for potential racecourse relocation. While these are being assessed by the Racing Working Party, they remain commercially confidential. New Zealand Thoroughbred Racing as lead agency of the working party will have more information to share on the next steps once the working party has completed further work.

2. **Equestrian facilities**

The development of an equestrian strategy at both a regional and national level is progressing well and this progression will help inform the Study's process.

3. **Golf**

Conversations continue with the golfing community to both understand the golfing activity in Tauranga through the Active Living and Investment Plan, and to open up the site for increased community use and access to Kopurererua Valley Reserve.

4. **Health services precinct**

Hauora a Toi Bay of Plenty is doing a Clinical Services Strategy Business Case which will propose options for the future of Tauranga Hospital. This work will be progressed through 2023 and will determine if the current hospital site or relocation is the right outcome. Should a decision be made to relocate the hospital and health services to Greerton Maarawaewae, this could open up opportunities for medium to high density housing options on the current hospital site as well as providing a range of other land uses such as private health care and open space. However, while the current hospital site presents the potential opportunity for future housing development it is unlikely to contribute to immediate housing supply challenges. Council will continue to explore the likelihood of growth along the Cameron Road corridor and in the Greerton area, taking into account that there will be no housing on the reserve land based on strong community feedback.

5. **Power Supply**

We're also continuing our conversation with Transpower on potential solutions for Tauranga City.