

Megan Yardley

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From: Andrew Mead  
Sent: Tuesday, October 4, 2022 11:34 AM  
To: Carl Lucca  
Subject: RE: updated submission numbers for Greerton

Thanks Carl – Commissioners are looking to defer the hearings until next year when more info available on future of hospital/healthcare and racecourse relocation options  
Andy

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From: Carl Lucca <Carl.Lucca@tauranga.govt.nz>  
Sent: Tuesday, 4 October 2022 11:07 am  
To: Andrew Mead <andrew.mead@tauranga.govt.nz>; Christine Jones <Christine.Jones@tauranga.govt.nz>  
Subject: FW: updated submission numbers for Greerton

Apologies – missed the txt this morning.  
Please see submission numbers below, including those who wish to be heard.

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From: Robyn Scrimshaw <[Robyn.Scrimshaw@tauranga.govt.nz](mailto:Robyn.Scrimshaw@tauranga.govt.nz)>  
Sent: Monday, 3 October 2022 12:45 PM  
To: Carl Lucca <[Carl.Lucca@tauranga.govt.nz](mailto:Carl.Lucca@tauranga.govt.nz)>; Caroline Lim <[Caroline.Lim@tauranga.govt.nz](mailto:Caroline.Lim@tauranga.govt.nz)>; Kerry Mitchell <[Kerry.Mitchell@tauranga.govt.nz](mailto:Kerry.Mitchell@tauranga.govt.nz)>; Elizabeth Hughes <[REDACTED]>  
Subject: RE: updated submission numbers for Greerton

Sure,  
No problem: here you are;

- 548 submissions in favour of Option C (Enhanced status quo) – 39 speaking
- 128 submissions in favour of Option B (Central Park) – 6 speaking
- 201 submissions in favour of Option A (Health and Recreation – Council's preferred option). – 12 speaking
- And 12 stakeholders speaking also.

You are correct in the ones rallying to speak. I can still count 😊

Thanks

Robyn

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From: Carl Lucca <[Carl.Lucca@tauranga.govt.nz](mailto:Carl.Lucca@tauranga.govt.nz)>  
Sent: Monday, October 3, 2022 12:39 PM  
To: Robyn Scrimshaw <[Robyn.Scrimshaw@tauranga.govt.nz](mailto:Robyn.Scrimshaw@tauranga.govt.nz)>; Caroline Lim <[Caroline.Lim@tauranga.govt.nz](mailto:Caroline.Lim@tauranga.govt.nz)>; Kerry Mitchell <[Kerry.Mitchell@tauranga.govt.nz](mailto:Kerry.Mitchell@tauranga.govt.nz)>; Elizabeth Hughes <[REDACTED]>  
Subject: RE: updated submission numbers for Greerton

Thanks Robyn

At some point, it would be good get the break down on who wants to be heard by option. It appears that those supporting option C may be the most vocal.  
Cheers  
Carl.

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From: Robyn Scrimshaw <[Robyn.Scrimshaw@tauranga.govt.nz](mailto:Robyn.Scrimshaw@tauranga.govt.nz)>  
Sent: Monday, 3 October 2022 12:33 PM  
To: Caroline Lim <[Caroline.Lim@tauranga.govt.nz](mailto:Caroline.Lim@tauranga.govt.nz)>; Kerry Mitchell <[Kerry.Mitchell@tauranga.govt.nz](mailto:Kerry.Mitchell@tauranga.govt.nz)>; Elizabeth Hughes <[REDACTED]>  
Cc: Carl Lucca <[Carl.Lucca@tauranga.govt.nz](mailto:Carl.Lucca@tauranga.govt.nz)>  
Subject: updated submission numbers for Greerton

Hi Team,  
In starting to write the hearings report before I was taken out by Covid, I re-added up the submissions including some that came in after the 29<sup>th</sup> of Aug.  
In regards to the late ones, we don't have to have a resolution to accept separately so have wrapped them into the options numbers for what the submitter selected, rather than give the 6 their own attention.  
The time period for consultation is a minimum for staff to make it administratively easier. Makes it tidier 😊 we can just acknowledge in the report that of the 897, 6 were received late.

New numbers are below

**Greerton Maarawaewae Study** - The month-long submission process on the Maarawaewae preferred options has closed, with 897 submissions received and 69 submitters asking to speak to their submission. Outcomes are:

- 548 submissions in favour of Option C (Enhanced status quo)
- 128 submissions in favour of Option B (Central Park)
- 201 submissions in favour of Option A (Health and Recreation – Council's preferred option).

*Not included in options count above are:*

- *15 stakeholder submissions, some of which are templated but don't clearly support any of the options. These mainly come from the TESA members, Racing, NZMCA, Powerco, Transpower and Sport BOP.*
- *5 no action, couldn't determine an option.*

Hopefully I'm making sense. Little foggy still. Let me know if I'm not 😊

Ngā Mihi | Kind Regards

**Robyn Scrimshaw** | Urban Planner: City Planning & Growth - Strategy and Growth  
Tauranga City Council | Cell: 027 242 8113 | [Robyn.Scrimshaw@tauranga.govt.nz](mailto:Robyn.Scrimshaw@tauranga.govt.nz) | [www.tauranga.govt.nz](http://www.tauranga.govt.nz)



Megan Yardley

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From: Christine Jones  
Sent: Tuesday, October 4, 2022 3:51 PM  
To: Carl Lucca; Robyn Scrimshaw; Caroline Lim  
Cc: Carlo Ellis; Coral Hair; Elizabeth Hughs [REDACTED]; Juanita Assink  
Subject: Greerton Maarawaewae Study

Hi,

Marty and I discussed with the Commissioners (Anne and Bill) this morning how these matters were progressing with the future of health services project that has commenced jointly with Tauranga Hospital. They have advised that their preference is to defer the Greerton Maarawaewae Study hearings to enable further work to be completed on both the racecourse relocation option assessment and the future health picture. This would provide them with a more complete and informed position within which to consider and make decisions on the future of the site.

I have connected with Elizabeth (as communications advisor for the Greerton Maarawaewae project) to prepare a draft letter to go out to the existing users and also a separate correspondence to those who submitted. This is on the basis of the discussion that the hospital will likely write to TCC advising of their situation (refer 3<sup>rd</sup> bullet below).

Carlo – we will also need to think through the Mana Whenua communications – I think a letter from Anne and possibly a phonecall from Shad may be needed?

At this point please do not communicate this externally as we need to manage the messaging well which, as agreed this morning, will require sign off by Anne. It is likely that the hearings will now be sometime first quarter of 2023.

Cheers CJ

**Christine Jones** | General Manager, Strategy, Growth & Governance  
Tauranga City Council | 07 577 7063 | 027 467 2334 | [Christine.Jones@tauranga.govt.nz](mailto:Christine.Jones@tauranga.govt.nz) | [www.tauranga.govt.nz](http://www.tauranga.govt.nz)

PA: Juanita Assink – [Juanita.Assink@tauranga.govt.nz](mailto:Juanita.Assink@tauranga.govt.nz) | 027 277 5736

Megan Yardley

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From: Elizabeth Hughes <[REDACTED]>  
Sent: Tuesday, October 4, 2022 3:39 PM  
To: Robyn Scrimshaw; Caroline Lim; Carl Lucca; Kerry Mitchell  
Subject: RE: updated submission numbers for Greerton

CAUTION: External Email.

Hiya

Not sure if word has reached you all yet but I spoke briefly to CJ and the entire hearings and deliberations process will now be delayed until early-ish next year. This is to enable further (fuller) investigations on the future for potential health services.

We can discuss at our catch up but this slows things down considerably.

She has asked me to draft a letter to user groups and submitters outlining this - I will have a go at it and then circulate to you for any feedback.

Not sure what this does to public release of numbers of submissions but there is a high risk that the rationale for the delay is likely to be misconstrued once we do so...

Cheers  
Elizabeth

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From: Robyn Scrimshaw <Robyn.Scrimshaw@tauranga.govt.nz>  
Sent: 4 October 2022 10:41 AM  
To: Caroline Lim <Caroline.Lim@tauranga.govt.nz>; Carl Lucca <Carl.Lucca@tauranga.govt.nz>; Kerry Mitchell <Kerry.Mitchell@tauranga.govt.nz>; Elizabeth Hughes <[REDACTED]>  
Subject: RE: updated submission numbers for Greerton

Yeah 😊 onwards and upwards daily.  
Obviously I had a moment and A and C speakers were transposed in my email.  
Correction below;

- 548 submissions in favour of Option C (Enhanced status quo) – 39 speaking

- 128 submissions in favour of Option B (Central Park) – 6 speaking
- 201 submissions in favour of Option A (Health and Recreation – Council’s preferred option). – 12 speaking
- And 12 stakeholders speaking also.

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From: Caroline Lim <[Caroline.Lim@tauranga.govt.nz](mailto:Caroline.Lim@tauranga.govt.nz)>

Sent: Tuesday, October 4, 2022 10:38 AM

To: Robyn Scrimshaw <[Robyn.Scrimshaw@tauranga.govt.nz](mailto:Robyn.Scrimshaw@tauranga.govt.nz)>; Carl Lucca <[Carl.Lucca@tauranga.govt.nz](mailto:Carl.Lucca@tauranga.govt.nz)>; Kerry Mitchell <[Kerry.Mitchell@tauranga.govt.nz](mailto:Kerry.Mitchell@tauranga.govt.nz)>;

Elizabeth Hughes <[REDACTED]>

Subject: RE: updated submission numbers for Greerton

Great work Robyn and thanks for confirming the final numbers.

Hope you’re feeling much better 😊

Thanks.

Ngā mihi nui

Caro

Caroline Lim | Strategic Community Relations Advisor

Tauranga City Council | 07 557 9702 | 027 216 7895 | [Caroline.Lim@tauranga.govt.nz](mailto:Caroline.Lim@tauranga.govt.nz) | [www.tauranga.govt.nz](http://www.tauranga.govt.nz)



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From: Robyn Scrimshaw <[Robyn.Scrimshaw@tauranga.govt.nz](mailto:Robyn.Scrimshaw@tauranga.govt.nz)>

Sent: Monday, 3 October 2022 12:45 pm

To: Carl Lucca <[Carl.Lucca@tauranga.govt.nz](mailto:Carl.Lucca@tauranga.govt.nz)>; Caroline Lim <[Caroline.xxx@tauranga.govt.nz](mailto:Caroline.xxx@tauranga.govt.nz)>; Kerry Mitchell <[Kerry.Mitchell@tauranga.govt.nz](mailto:Kerry.Mitchell@tauranga.govt.nz)>; Elizabeth

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To: Robyn Scrimshaw <[Robyn.Scrimshaw@tauranga.govt.nz](mailto:Robyn.Scrimshaw@tauranga.govt.nz)>; Caroline Lim <[Caroline.xxx@xxxxxxx.xxx.xx](mailto:Caroline.xxx@xxxxxxx.xxx.xx)>; Kerry Mitchell

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Cc: Carl Lucca <[Carl.Lucca@tauranga.govt.nz](mailto:Carl.Lucca@tauranga.govt.nz)>

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Ngā Mihi | Kind Regards

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Megan Yardley

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From: Elizabeth Hughes <[REDACTED]>  
Sent: Friday, October 7, 2022 11:57 AM  
To: Robyn Scrimshaw; Carl Lucca  
Cc: Christine Jones; Caroline Lim  
Subject: Draft letter to GM submitters  
Attachments: GM - Letter to submitters Oct 2022.docx

CAUTION: External Email.

Hiya

Please find attached a draft letter to submitters as discussed. Once we have played with this and got it right, i will do similar version that is for User Groups.

Process that needs to happen:

1. Letters approved
2. Phone calls to mana whenua and user groups to give them the head's up that the letter is coming
3. Update to the website
4. Media briefing /advisory on the delay and letters going out (hopefully same day)

Thanks



# Letter to submitters

Subject: Update on the Greerton Maarawaewae Study

Dear xyz

Thank you for your submission on the Greerton Maarawaewae Study.

We are writing to inform you that Council is delaying the consideration of submissions until early 2023. Therefore hearings (of submissions) and deliberations (the decision process of the Council) will now be held at a later date than originally planned (was to be November and December this year).

The reason for this delay is because there are a number of outstanding issues that the Council wants some clarity on before they believe they will be in an informed position to make a fair and robust decision.

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

The main areas requiring clarification are as follows.

1. Sites for a potential relocation of the Racecourse  
The Racing Working Group will be considering a list of relocation sites before Christmas.
2. Equestrian facilities  
Also proposed for relocation, there are investigations underway that will not be completed until the new year. There is also the need for an overall Bay of Plenty equestrian strategy which will be led by Sport Bay of Plenty.
3. Golf  
While the golf course location is secure under all three options that were out for consultation, there is further work to be done on opening up the site for community and safe access to the Kopurererua 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 might these 'health services' consist of and (b) puts health provision into a wider BOP strategic context – ie future expectations for growth and potential changes to the ways health services are provided.

5. Power grid

One of the key assets in this location is the power sub-station. Technical investigations – separate to the Study objectives – are underway to consider the future power needs of the City and any future developments on and around this site.

6. Other issues raised in submissions

The submissions process delivered suggestions that also need investigation before an informed decision can be made. These include a range of things including:

- an aquatic centre
- a velodrome
- dog training facilities.

7. Housing

While the 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 that do need to be considered – particularly as a result of Plan Change 33 (intensification) and changes along the Cameron Road corridor.

The Council believes that having more time to consider all these factors, will result in the best decision for the future use of this land and the best outcomes for the City.

Further information can be found on the Council's website: [\[insert link here\]](#) with some additional background provided below.

Again we thank you for your submission and ongoing support of the Study process.

We will ensure you continue to be kept informed as further information comes to light and will certainly advise you well in advance of the revised dates for the hearings and deliberations in 2023.

Nga mihi

[\[who is this from?\]](#)

## Background

The Greerton Maarawaewae Study was launched in October 2021 to identify opportunities to support wellbeing as the city continues to grow. Feedback from the community resulted in seven draft options, two of which included building new homes on the site.

With limited support for housing and a strong message from the community to keep our green spaces green, the Commission voted in June to shortlist three options, none of which include housing.

The three options that the Council consulted on (noting they are required by law to say which is their *preferred option*) were as follows.

### Option A: Health and recreation

This is a mixture of health precinct (integrated health and community wellbeing services), parklands, sports fields, golf, and connections to Kopurererua Valley. Option A includes a fallback provision that says: if a new health precinct is not approved for this site, then Option B will proceed.

Option B: Central Park – a large green parkland, sports fields, community spaces, golf and connections to Kopurererua Valley

Option C: Enhanced status quo – racecourse, golf, equestrian, sports fields and connections to Kopurererua Valley

### Numbers of submissions

The following are numbers in support of each option.

Option A: Health and recreation - 201

Option B: Central Park - 128

Option C: Enhanced status quo – 548

### The Racing Working Party

New Zealand Thoroughbred Racing (NZTR) has met with the 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 has been established to identify potential sites for a sub-regional facility.

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

DRAFT

Megan Yardley

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From: Greerton Maarawaewae Study  
Sent: Wednesday, October 26, 2022 9:12 AM  
Subject: Update on the Greerton Maarawaewae Study  
Attachments: Letter to submitters - Greerton Maarawaewae Study update Oct 22.docx

Kia Ora,

Please see attached letter in regards to the Greerton Maarawaewae Options Study.

For more information see: [Tauranga City Council > Our Future > Enabling growth > The Greerton Maarawaewae study](#)

Ngā Mihi | Kind Regards

The Greerton Maarawaewae Options Study Team



## Update on the Greerton Maarawaewae Study

26 October 2022



Kia ora,

Thank you for your submission on the Greerton Maarawaewae Study.

We are writing to inform you that Tauranga City Council has decided to delay the consideration of submissions until early 2023. Therefore hearings (of submissions) and deliberations (the decision process of Council) will now be held at a later date than originally planned (was to be November and December this year).

The reason for this delay is because there are a number of outstanding issues that Council wants some clarity on before it will be in an informed position to make a fair and robust recommendation to the Crown around the future use of the reserve land.

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 Kōpurererua 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.

Further information (including the full list of submissions) can be found on Council's website: [www.tauranga.govt.nz/greertonmaarawaewae](http://www.tauranga.govt.nz/greertonmaarawaewae) with some additional background provided below.

Again, we thank you for your submission and ongoing support of the Study process. The Council will also continue dialogue with mana whenua (as partners with the Crown) and with user groups on the best future use of the reserve land.

We will ensure you continue to be kept informed as further information comes to light and will certainly advise you well in advance of the revised dates for the hearings and deliberations in 2023.

Ngā mihi  
The Greerton Maarawaewae Study Project Team.

## Background

The Greerton Maarawaewae Study was launched in October 2021 to identify opportunities to support wellbeing as the city continues to grow. Feedback from the community resulted in seven draft options, two of which included building new homes on the site.

With limited support for housing and a strong message from the community to keep our green spaces green, the Commission voted in June 2022 to shortlist three options, none of which include housing.

The three options that Council consulted on (noting it is required by law to state its *preferred option*) were as follows:

### Option A: Health and recreation

This is a mixture of health precinct (integrated health and community wellbeing services), parklands, sports fields, golf, and connections to Kōpururerua Valley. *Option A includes a fallback provision that says: if a new health precinct is not approved for this site, then Option B will proceed.*

### Option B: Central Park

A large green parkland, sports fields, community spaces, golf, and connections to Kōpururerua Valley.

### Option C: Enhanced Status Quo

Racecourse, golf, equestrian, sports fields, and connections to Kōpururerua Valley.

## Numbers of submissions

There are 897 submissions in total.

The following are the numbers of submissions received in support of each option.

- Option A: Health and recreation – 201
- Option B: Central Park – 128

- Option C: Enhanced status quo – 548
- No option selected – 5
- Other – 15 (these are submissions that don't fall into any of the above categories – e.g., support two or all the options, submitted own alternative option).

In addition to selecting an option, submitters were encouraged to add 'why' they chose a particular option.

This has enabled Council to get a deeper understanding of the challenges and opportunities with each option. This valuable information has led to further investigations needing to be undertaken.

### **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.

Therefore, as part of the ongoing planning for improved industry performance and future venue planning, a cross-organisational working party was established to identify potential sites for a sub-regional facility.

The working party includes NZTR, Racing Rotorua, Racing Tauranga, 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.

25 October 2022

Ngai Tamarawaho

Attention: [REDACTED]



**Subject: Update on the Greerton Maarawaewae Study**

Kia ora [REDACTED]

Following on from our recent hui at Huria Marae on 27 September, this is an update on the status of the Greerton Maarawaewae Study.

As you will be aware, Tauranga City Council began this Study in 2021 to:

1. look at the best future use of the 81 ha of Greerton Racecourse Reserve land (Crown-owned land with recreation reserve status)
2. provide certainty to current users of the Greerton Racecourse and Golf Course and to the general community of the future use of the site.

Through previous hui we are aware that Ngāi Tamarāwaho supports the ongoing recreation reserve status of the land and would seek to have land ownership discussions should an alternative or revised use be proposed.

The Council Study welcomes these discussions and, alongside them, is providing the following update for your information.

**HEARINGS AND DELIBERATIONS**

Council was going to have hearings (of submissions) and deliberations (the decision process of Council) in November and December this year.

However, it has decided to **delay the formal consideration of submissions until early 2023**. This is due to there being a number of outstanding issues (see below) and Council wants to be in the best position it can be to make a fair and robust recommendation to the Crown around the future use of the reserve land.

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.

**OUTSTANDING ISSUES**

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

Several months ago, New Zealand Thoroughbred Racing (NZTR) met 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.

Therefore, as part of the ongoing planning for improved industry performance and future venue planning, a cross-organisational working party was established to identify potential sites for a sub-regional facility.

The working party includes NZTR, Racing Rotorua, Racing Tauranga, 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.

## **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 (conversations to be had) on opening up the site for increased community use and safe access to the Kōpurererua 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.

These issues were outlined by Pete Chandler at the hui on 27 September and he noted the importance of Mana Whenua being involved in these discussions.

## **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 that do need 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 will need to connect with Transpower regarding its future planning needs.

## **SUBMISSIONS**

The three options that Council consulted on (noting it is required by law to state its *preferred option*) were as follows:

### **Option A: Health and recreation**

This is a mixture of health precinct (integrated health and community wellbeing services), parklands, sports fields, golf, and connections to Kōpurererua Valley. *Option A includes a fallback provision that says: if a new health precinct is not approved for this site, then Option B will proceed.*

### **Option B: Central Park**

A large green parkland, sports fields, community spaces, golf and connections to Kōpurererua Valley.

**Option C: Enhanced Status Quo**

Racecourse, golf, equestrian, sports fields and connections to Kōpurereua Valley.

There are 897 submissions in total.

The following are the numbers of submissions received in support of each option.

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**Next steps**

The Council and the Tauranga senior staff at Health NZ would like to continue further dialogue and invites you to let us know if there are any specific or ongoing matters that you would like to discuss.

Again, we thank you for your ongoing support of the Study process and look forward to continuing to work with you.

Nga mihi,



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**General Manager**  
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25 October 2022

Ngāti Ruahine

Attention: [REDACTED]



**Subject: Update on the Greerton Maarawaewae Study**

Kia ora [REDACTED]

Following on from our recent hui at Huria Marae on 27 September, this is an update on the status of the Greerton Maarawaewae Study.

As you will be aware, Tauranga City Council began this Study in 2021 to:

1. look at the best future use of the 81 ha of Greerton Racecourse Reserve land (Crown-owned land with recreation reserve status)
2. provide certainty to current users of the Greerton Racecourse and Golf Course and to the general community of the future use of the site.

Through previous hui we are aware that Ngāi Tamarāwaho supports the ongoing recreation reserve status of the land and would seek to have land ownership discussions should an alternative or revised use be proposed.

The Council Study welcomes these discussions and, alongside them, is providing the following update for your information.

**HEARINGS AND DELIBERATIONS**

Council was going to have hearings (of submissions) and deliberations (the decision process of Council) in November and December this year.

However, it has decided to **delay the formal consideration of submissions until early 2023**. This is due to there being a number of outstanding issues (see below) and Council wants to be in the best position it can be to make a fair and robust recommendation to the Crown around the future use of the reserve land.

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.

**OUTSTANDING ISSUES**

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

Several months ago, New Zealand Thoroughbred Racing (NZTR) met 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.

Therefore, as part of the ongoing planning for improved industry performance and future venue planning, a cross-organisational working party was established to identify potential sites for a sub-regional facility.

The working party includes NZTR, Racing Rotorua, Racing Tauranga, 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.

## **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 (conversations to be had) on opening up the site for increased community use and safe access to the Kōpurererua Valley.

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These issues were outlined by Pete Chandler at the hui on 27 September and he noted the importance of Mana Whenua being involved in these discussions.

## **5. Housing**

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## **6. Power Supply**

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

## **SUBMISSIONS**

The three options that Council consulted on (noting it is required by law to state its *preferred option*) were as follows:

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25 October 2022

Ngati Tapu

Attention: [REDACTED]



**Subject: Update on the Greerton Maarawaewae Study**

Kia ora [REDACTED]

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As you will be aware, Tauranga City Council began this Study in 2021 to:

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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.

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

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## **6. Power Supply**

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

## **SUBMISSIONS**

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**Option C: Enhanced Status Quo**

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Again, we thank you for your ongoing support of the Study process and look forward to continuing to work with you.

Nga mihi,



Christine Jones  
**General Manager**  
**Strategy, Growth & Governance**

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25 October 2022

Tauranga Equestrian Sports Association  
Racecourse Reserve  
Cameron Road  
Tauranga 3142  
Attention: TESA Chairperson / Secretary



Kia ora,

**Subject: Update on the Greerton Maarawaewae Study**

Thank you for your ongoing contribution to the Greerton Maarawaewae Study. This is an update on the process, submissions and next steps.

**Hearings and deliberations**

While Tauranga City Council is still committed to providing certainty to existing users around the future use of the reserve land, it has decided to delay the formal consideration of submissions until early 2023.

The reason for this delay is because there are a number of outstanding issues that Council wants some clarity on before it believes it will be in an informed position to make a fair and robust recommendation to the Crown around the future use of the reserve land.

A summary of the issues is on page 3.

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.

We will advise you closer to the time about the process.

**Submissions**

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**Next steps**

Council will continue to connect with you as the work progresses and will provide further detail on proposed hearing and decision-making dates in due course. Council will also continue dialogue with mana whenua as partners with the Crown on the best future use of the reserve land.

Again, we thank you for your ongoing support of the Study process to date and look forward to continuing to work with you.

Nga mihi,

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Christine Jones  
**General Manager**  
**Strategy, Growth & Governance**

## **Outstanding issues for users**

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

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### **2. Equestrian facilities**

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In addition, there is also work being undertaken on a national equestrian strategy which the Bay of Plenty equestrian strategic work will follow.

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While the golf course location remains under all three options that were out for consultation, there are further conversations to be had around opening up the site for increased community use and safe access to the Kōpurererua Valley.

## **Other outstanding issues**

### **4. Health services precinct**

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

## ***Additional background information***

The Greerton Maarawaewae Study was launched in October 2021 to identify opportunities to support wellbeing as the city continues to grow. Feedback from the community resulted in seven draft options, two of which included building new homes on the site.

With limited support for housing and a strong message from the community to keep our green spaces green, the Commission voted in June 2022 to shortlist three options, none of which include housing.

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25 October 2022

Tauranga Golf Club  
Racecourse Reserve  
Cameron Road  
Tauranga 3142



**Attention:** [REDACTED] **Chairman**

Dear [REDACTED]

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Christine Jones  
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25 October 2022

Tauranga Racing  
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Cameron Road  
Tauranga 3142  
Attention: [REDACTED] Chairman



Dear [REDACTED]

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