

# Developer offers to pay \$13m for Pyes Pa road

By GRAHAM SKELLERN

A TAURANGA developer is offering to pay more than \$13 million towards new roading to provide easy access in and out of the proposed Pyes Pa west residential development.

A schedule of costs presented to a joint council committee hearing a resource consent application for the proposed development were told yesterday the developer, Grasshopper Properties, would contribute a third of the \$20-\$25 million estimated to build a 4.5km Pyes Pa bypass road which could eventually become a state highway.

Following negotiations, Grasshopper has increased its contribution from \$2 million to \$7.5 million for the two-lane road now referred to as the Route K extension.

The road would stretch from the Route K roundabout on State Highway 29 alongside Kopurererua Stream and link up with Pyes Pa road at Tauranga Crematorium.

Grasshopper would also pay \$2.42 million for new "collector" streets within the 2000-section development, \$1.5 million for a bridge over the stream and \$1.65 million for upgrading a part of Pyes Pa Rd and Kennedy Rd, which would eventually provide an eastern link to the subdivision.

Transit New Zealand initially opposed Grasshopper's private plan change, saying the effect of the bypass road on the present state highway network had not been properly assessed.

Transit has since dropped its objection.

During the final day of the



**SUPER SUBURB:** This Pyes Pa farm will have mixed housing, parks and reserves, walkways, cycleways and commercial centre.

hearing yesterday, Grasshopper lawyer Doug Arcus said an agreement concerning the bypass road had been reached and it was hoped the detail including funding would be achieved in the near future.

He argued that the present arrangement should not hold up the private plan change. Grasshopper wants to turn 180ha of farmland in the valley between the Pyes Pa ridge and Kopurererua Stream into an urbanised area of mixed housing, parks and reserves, walkways and cycleways, and a retail and commercial centre.

Mr Arcus told the committee that Grasshopper did not need the Route K extension but accepted it was appropriate from a regional point of view because it added to the strategic roading network.

Grasshopper was prepared to secure the road corridor and make

a substantial contribution to the cost.

Mr Arcus said the committee might have preferred the arrangements involving Transit and Transfund to "be rather more" advanced and more concrete. Grasshopper would certainly have preferred that, "however the issues are sensitive and take time".

He said Grasshopper had been very active in trying to finalise arrangements and it would be unreasonable to expect the company to take over the whole Route K extension funding.

Another major talking point during the four-day hearing was a move by adjacent property owners on the western side of the Kopurererua Stream to have their land included in the private plan change and rezoned commercial or industrial.

Mr Arcus said it was quite unreasonable for Grasshopper to go beyond its plan change boundaries and the other property owners should not be "cost-tailing" the application for their own benefit without cost.

They should either undertake the work themselves or persuade the relevant council to advance a plan change.

Grasshopper had already included in its plan the Tauriko Farms, Fountain and Eynon blocks on the other side of the stream near State Highway 29.

This area of 24ha could be made available for commercial development and fit in with the live, work and play theme for Pyes Pa west.

Some submitters were also concerned about a lack of water supply to Pyes Pa west but Mr Arcus told the committee that this was no longer an issue.

Tauranga City and Western Bay of Plenty District councils were about to sign an agreement, on April 21, to jointly source water from the under-utilised Waiari Stream.

Tauranga city chief executive Stephen Town and water services manager John Speir gave evidence at the hearing that future water supply would be resolved by the agreement.

The joint hearings committee including councillors from Tauranga City, Western Bay District and Environment BOP is now deliberating on Grasshopper's application for a private plan change, subdivision consents and regional resource consents for works associated with the development.