

New centre biggest in Bay

Plans unveiled for new regional shopping centre in The Lakes development with 37,000sq m of retail space

By GRAHAM SKELLERN
graham.skellern@bopp.co.nz

A MAJOR shopping centre bigger than Bayfair is expected to be built next to the new Lakes residential community on Tauranga's south-western fringe.

Plans are being prepared for a shopping centre and a resource consent application will be made later this year, IMF New Zealand development manager, Grant Downing, told the *Bay of Plenty Times*.

The Tauriko Retail Centre will be built on a flat 12ha site on the

western side of the Kopurererua Stream alongside SH 2 and near the Route K roundabout. Some of that land is already designated commercial but IMF wants to re-zone a larger area for retail.

Mr Downing said the shopping centre would have at least 37,000sq m of retail space. Bayfair, the country's seventh largest shopping mall, has 32,000sq m of retail, 90 tenants and attracts six million shoppers a year or 15,000 a day.

IMF also built Fraser Cove Shopping Centre, which has 22,000sq m of retail space.

Mr Downing said because of the Tauriko location, "we see it as a regional shopping centre. The Lakes development seems to be going fairly well and that is an immediate catchment.

"We've done some feasibility studies and what it's telling us is that the centre will work there.

"The design is still being worked on but I don't think it will be an enclosed mall in the Bayfair sense," he said.

For the past year IMF has been completing earthworks along the Tauriko valley.

A joint hearings committee

from Tauranga City and Western Bay of Plenty district councils has approved a private plan change to turn the farmland and former orchards into commercial, industrial and greenbelt zonings.

The committee left out 30ha of rural land on the Gargan Rd plateau, and the plan change has been appealed by Transit New Zealand and some neighbouring landowners.

One owner, who wanted his property re-zoned, has ended up with half his land in industrial zoning and the other half staying rural.

"Hopefully, we can resolve the

issues in the next month or so without going to the Environment Court," Mr Downing said.

IMF has 140ha to establish the Tauriko Business Estate — the other 30ha could be brought into the estate later.

The 20ha stage on the plateau alongside the state highway and near the Cambridge Rd intersection is already zoned industrial and 15 sections, from 800sq m to one hectare, have been sold.

Mr Downing said titles should be available this month and building will start later this year.

IMF is planning to establish



THE SITE: Industrial land in Tauriko, near the corner of SH29 and Route K.
PICTURE: JOHN BORREN 10407190180P

light industrial and commercial businesses along the valley, fitting in with SmartGrowth's live, work and play strategy.

Combine this with the regional shopping centre, the nearby 2100 homes and 7000 people in The

Lakes community, the parks and reserves — and a whole new town will emerge on the city's south-western fringe over the next eight years.

● THE LAKES TAKES SHAPE — BAY MONEY, PAGE 13