

# Pyes Pa rezoning could ease shortage of commercial area

By GRAHAM SKELLERN

LAND bordering the proposed Pyes Pa west residential development is being promoted as a possible solution to help ease commercial and industrial-property shortages in Tauranga.

A joint council hearings committee into a proposal to rezone 280ha of farmland on the western side of Pyes Pa to create a 2000-section subdivision catering for up to 5200 people heard yesterday how there was now only 114ha of industrial land available for

development in Tauranga. The land was expected to only cope with current demand for between 12 and 15 years.

Grasshopper Properties has conditionally bought two dairy farms for the development, stretching from State Highway 29 along the sloping valley between the Kopurererua Stream and the Pyes Pa ridge to the crematorium just past Kennedy Rd. The development — which is expected to be completed within the next 15 years — will also include a 2ha neighbourhood shopping and commercial

centre within the residential subdivision.

Across the stream it is proposing that 24ha of land should be designated for commercial purposes.

Several submitters to yesterday's hearing called for more land in the city to be rezoned for business on the western side of Kopurererua Stream and heading towards Tauriko village.

One submitter, IMF Westland, which owns Fraser Cove Shopping Centre, produced a new plan for nearly 100ha of business land that

stretched almost to Gargan Rd off State Highway 9 and ran parallel to the residential development comprising 2000 sections catering for more than 5000 people.

The company said at least half of that business land should be reserved for light industrial development.

Planning consultant Peter Matich, appearing for IMF Westland, said the proposed Pyes Pa west private plan change created an opportunity to provide for future industrial activity within the district.

Mr Matich said vacant industrial land in the city was not evenly distributed, with 70.5ha in Te Maunga, 35.4ha in Mount Maungani and only 5ha in Oropi and 1.5ha in Greerton.

He said an industrial business zone was appropriate at Pyes Pa west because it was an outlying area that avoided conflicts with more sensitive coastal and urban land uses.

The land was also close to Route K and provided easy road access to Port of Tauranga.

Mr Matich said the Pyes Pa west

developer Grasshopper Properties had not properly evaluated the opportunity for business zoning within its proposed plan change.

IMF Westland argued that any further retail development in the area should be limited because of the adverse effect on existing shopping centres where investment had taken place — such as the Bayfair expansion, Fraser Cove and Bethlehem developments.

IMF Westland director Bryce Donne said zoning in the Grasshopper plan change should be more precisely defined.