



*Western Bay of Plenty  
District Council*



Application to alter the boundary  
between  
**Western Bay of Plenty District  
Council**  
and  
**Tauranga City Council**



Local Authority Reorganisation Proposal under Schedule 3 of the Local Government Act 2002 to alter the boundary between Western Bay of Plenty District Council and Tauranga City Council to enable 188.9492 hectares of Western Bay of Plenty District rural land at Tauriko West to be moved into Tauranga City jurisdiction so that it can be developed for future housing and adequately serviced.

<b>Application details</b>	<b>Legislative Reference LGA 2002 Schedule 3</b>
<b>Proposed by:</b> The Western Bay of Plenty District Council	Clause 3 (1 ) (a)
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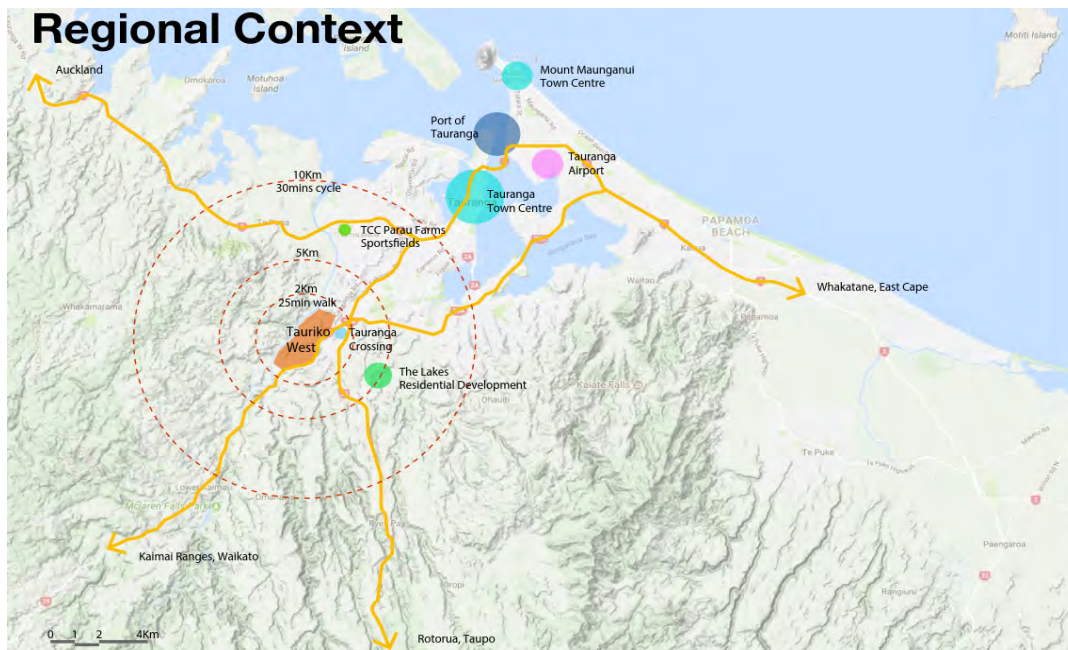


Figure 1 – location of Tauriko West in the western Bay of Plenty sub-region.

## 1.0 Executive Summary

The purpose of this application, under Schedule 3 of the Local Government Act 2002 is to facilitate an alteration to the boundary between Western Bay of Plenty District Council and Tauranga City Council to enable 188.9492 hectares of Western Bay of Plenty District rural land at Tauriko West to be moved into Tauranga City jurisdiction so that it can be developed for future housing and adequately serviced.

The western Bay of Plenty sub-region is one of the fastest growing places in the country. It is made up of two territorial local authorities, Tauranga City Council and Western Bay of Plenty District Council. The recent Statistics NZ census (2017) intercensal estimates a Tauranga City population of 131,500 and Western Bay of Plenty District population of 49,000. The Bay of Plenty Regional Council’s territory incorporates the western Bay of Plenty sub-region.

The 30 year SmartGrowth vision and strategy (Spatial Plan resulting from a collaborative planning partnership between the councils in the sub-region and Tangata Whenua), seeks to balance the supply of land for development with housing and business needs. In considering the ongoing growth pressure in the western Bay of Plenty sub region, SmartGrowth has projected a shortfall in residential capacity, with no further additional Greenfield residential land supply available by 2026.

In response to the shortfall in supply, the Western Corridor, which includes Tauriko West, has been identified by SmartGrowth as one of the most appropriate Greenfield sites for future urbanisation in the short term.

The Tauriko West Urban Growth Area (the proposed new suburb) is located in both the Tauranga City and Western Bay of Plenty District. To urbanise the area without a boundary alteration would mean the Western Bay of Plenty District Council would be responsible for governance, infrastructure and regulation on one side of the boundary line and Tauranga City Council responsible for the other side. It is not economically or practically feasible for the Western Bay of Plenty District Council to provide infrastructural services to their side of the boundary (the affected area) for the purposes of urbanisation.

Altering the boundary to transfer the WBOPDC area of Tauriko West into the jurisdiction of Tauranga City Council, would be economically efficient, and provide planning, administrative and servicing consistency and governance arrangements appropriate to the new suburb's community of interest.

To facilitate the urbanisation of Tauriko West, the planning partners are undertaking an overall project 'Tauriko for Tomorrow' and it is comprised of four sub projects. First, the Bay of Plenty Regional Council Regional Policy Statement has to be amended to adjust the urban limit line. This process has now concluded with Ministerial approval for Change 4 to the RPS on 20<sup>th</sup> September 2018. The amendment to the RPS, which became operational on 30 October 2018, enables the Western Bay of Plenty District Council to lodge this application to alter the territorial boundary at Tauriko West with the Local Government Commission. Concurrently, the New Zealand Transport Agency and the Tauranga City Council will coordinate and align their planning so that the Tauriko Urban Growth Area can be rezoned residential for subsequent urban development.

Specific to the boundary alteration proposal and as part of the overall project 'Tauriko for Tomorrow', there has been substantial engagement and consultation with ratepayers and residents directly and indirectly affected, hapū with interests in Tauriko West (who have collaborated throughout the project), Tauranga Moana Iwi Authorities, and the general public across the two districts of Tauranga City and Western Bay.

The consultation outcomes of the various categories specific to the territorial boundary alteration proposal have been assessed, and it is the view of the three Councils, that there is demonstrable community support for the proposal to alter the WBOPDC territorial boundary at Tauriko West. Accordingly, this Application has been endorsed by the Tauranga City Council and supported by the Bay of Plenty Regional Council.

There is an urgent need to provide additional housing capacity within Tauranga City. In balancing the relative ease with which Tauriko West can be urbanised, the minimal impact on existing residents and landowners, the capacity of the Tauranga City Council to provide good quality infrastructure and services and the future opportunities urbanisation will provide, the Western Bay of Plenty District Council has decided to apply to the Local Government Commission to alter the territorial boundary line at Tauriko West and transfer 188.9492 ha of rural land into the jurisdiction of Tauranga City Council.

This Application to alter the territorial boundary line at Tauriko West was adopted by Council on 1 November 2018.

## 2.0 The boundary alteration proposal and description

### 2.1 – The Proposal

The Proposal seeks to alter the boundary between Western Bay of Plenty District Council and Tauranga City Council to enable 188.9492 hectares of Western Bay of Plenty District rural land at Tauriko West to be moved into Tauranga City jurisdiction so that it can be developed for future housing and adequately serviced.

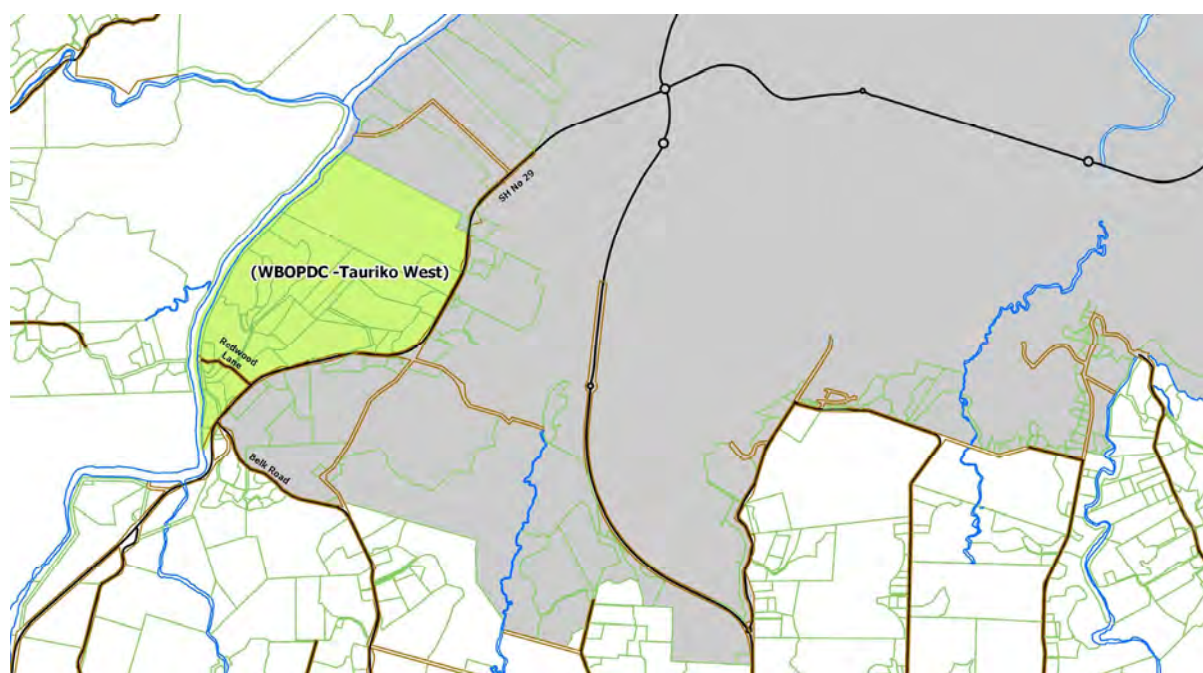


Figure 2– Green shaded area identifies WBOPDC territory (Affected Area) within identified Tauriko West Urban Growth Area (shaded Grey) proposed for transfer to Tauranga City

*The affected area will conform with the adjusted Bay of Plenty Regional Council urban limits line, and is consistent with Meshblock number 1191301.*

### 2.2 Tauriko West – Location of the affected area

The proposed Tauriko West urban growth area is located within the identified SmartGrowth Western Corridor and is currently used for agricultural purposes with small areas of horticulture land use on more elevated land, and a pocket of lifestyle blocks at the southern end of Redwood Lane. The affected area is bounded by the Wairoa River to the northwest and SH29 to the south east and is situated 9km from the central city. The territory proposed for transfer (the affected area) is located within the Kaimai Ward of the Western Bay of Plenty District.

Tauriko West Urban Growth Area is:

- Approximately 388 ha. in size, which includes 188.9492 ha. of rural land which is proposed for transfer from WBOPDC to TCC;
- Adjacent to the existing Western Corridor development comprising a sub-regional retail centre; (Tauranga Crossing (22ha) and Tauriko Business Estate (255 ha), plus an additional 120ha of planned business land)

## 2.3 Tauriko West – Land ownership profile of the affected area

- There are 28 land parcels (including 3 held by WBOPDC for reserve purposes) within the affected area. Two significant holdings own 9 of the 28 land parcels and make up 100.6494 and 52.4932 ha. respectively, an estimated 81% of the affected area (illustrated in Figure 3 below - orange and yellow).

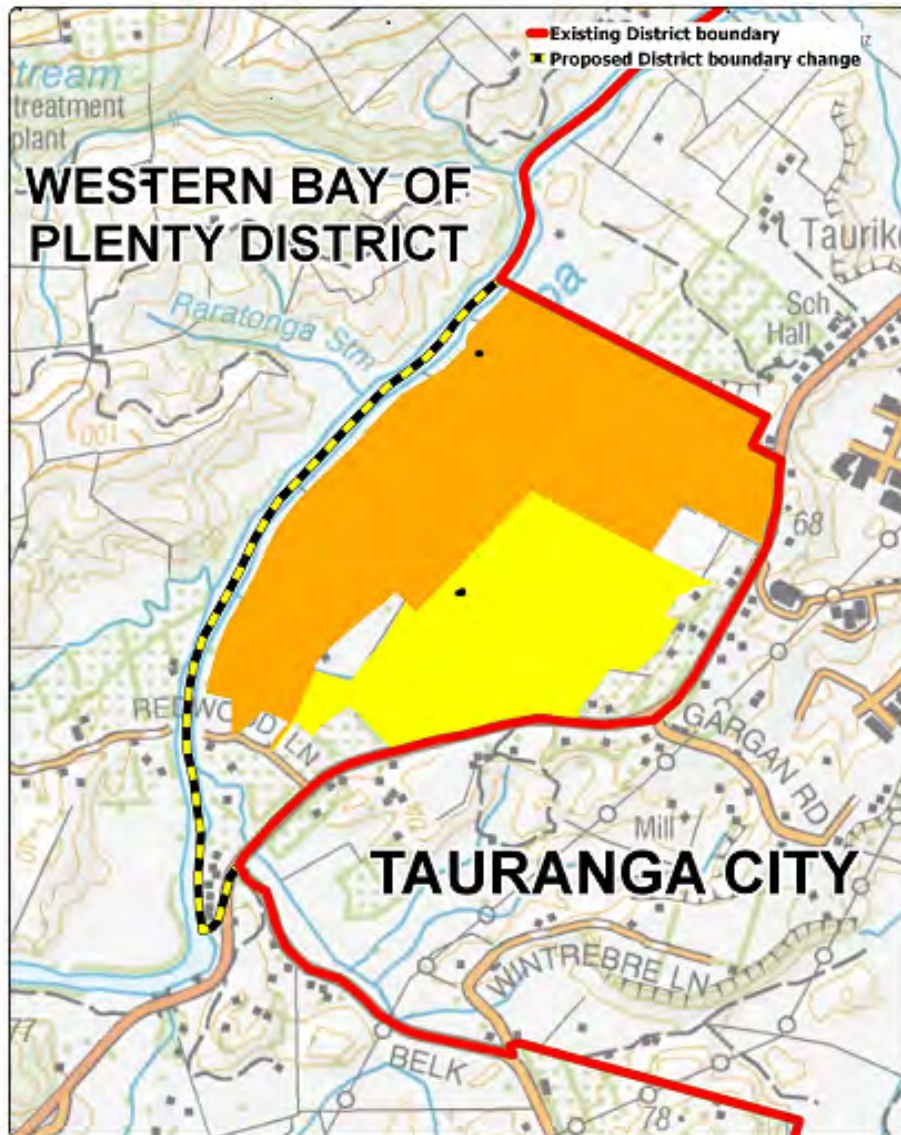


Figure 3 – Affected Area within the Western Bay of Plenty District Boundary and as part of the proposed Tauriko West urban growth area.

## 2.4 Tauriko West - Local Government Services provided in the affected area

The affected area is currently zoned Rural and the Western Bay of Plenty District Council provides governance and regulatory/administrative services. Private contractors provide rubbish collection services. Landowners in the affected area source their own water and use septic tank disposal systems. There is one local road (Redwood Lane) accessing SH29. There are no additional services or infrastructure planned or funded for the affected area in WBOPDC's 2018-28 Long Term Plan.

Tauranga City facilities and services such as libraries, reserves, sports fields, the user pays rubbish disposal and recycling facility in Greerton, and the nearby industrial and business park at Tauriko (the Lakes), are accessible and available to residents of the affected area.

In recognition of the fact that communities of interest often cross territorial boundaries, the two councils have a long history of working together to plan, develop and fund sub-regional infrastructure, particularly in recreational facilities.

## 2.5 Tauriko West – Governance in the affected area

The affected area is located in the Kaimai Ward, predominantly rural and includes the following areas (statistical area 2):

- Pahoia
- Omokoroa
- Omokoroa Rural
- Te Puna
- Minden
- Kopurererua
- Kaimai
- Waiorohi
- Kaitemako

The Ward is represented by four Western Bay of Plenty Councillors out of a total of eleven Councillors, plus a Mayor for the whole District. Tauriko West, as a rural area, is not represented by a Community Board (See map Appendix 3 (3.1)).

## 2.6 Location of the Tauriko West Affected area in relation to WBOPDC and TCC.

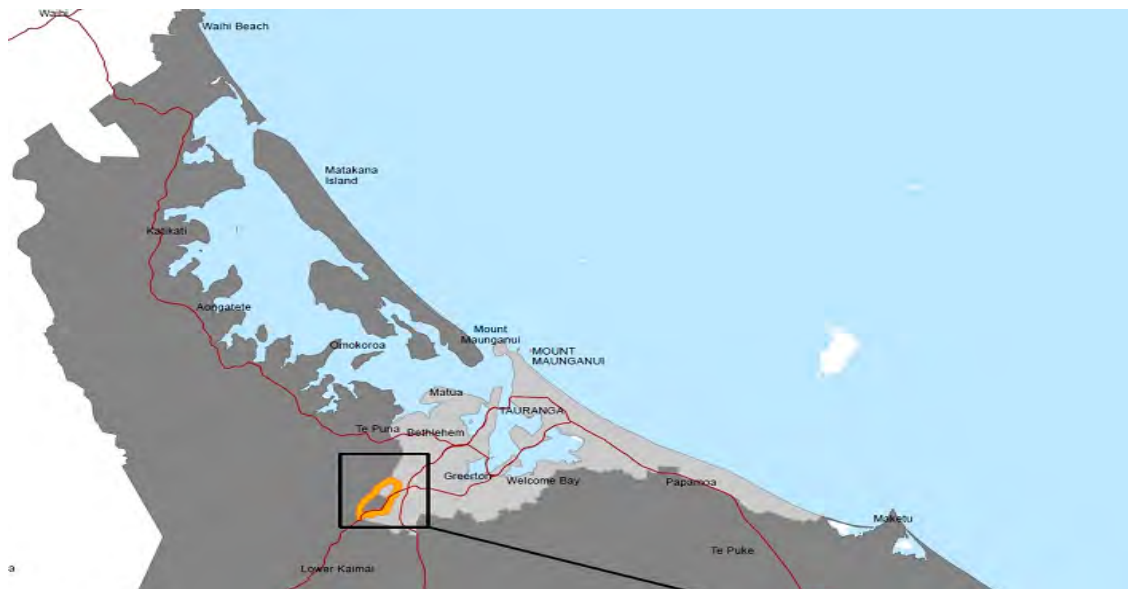


Figure 4 Tauriko West (orange) as part of Western Bay of Plenty District (dark grey) and in relation to Tauranga City (light grey)



## 2.7 Rohe of Tauriko West Urban Growth Area – Iwi and Hapū Areas

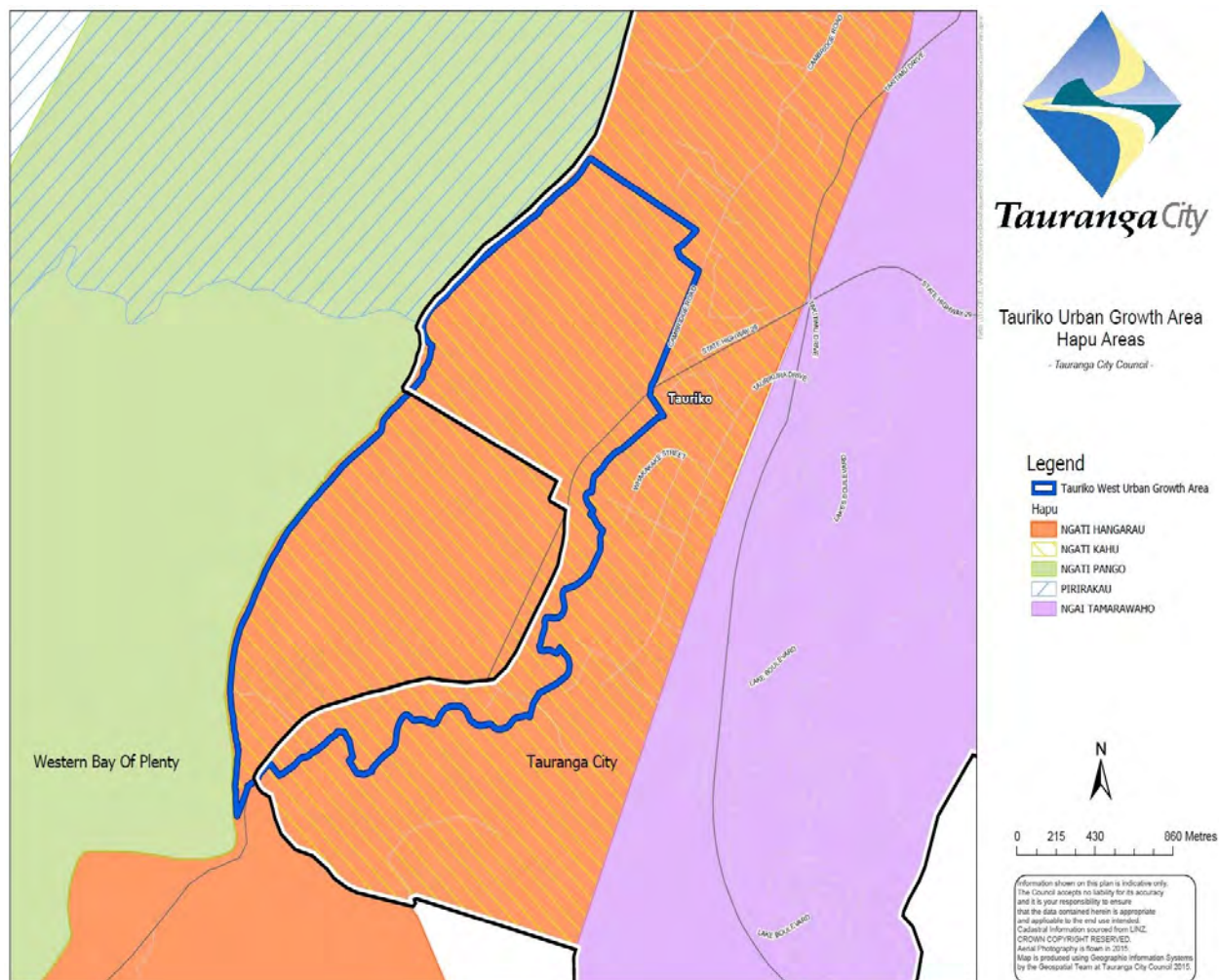


Figure 5 Rohe of the Tauriko West Urban Growth Area

The hapū - Ngati Hangarau, Ngati Kahu, Ngati Rangī, Ngati Pango, Pirirakau and Ngai Tamarawaho have interests in Tauriko West and whakapapa (genealogical) connections to Ngati Ranginui iwi of the Tākitimu waka. Their interests are highlighted in Figure 5 above. Tangata Whenua representation provision is described in detail (in 4.2.2).

## 3.0 Background to the proposal

### 3.1 Reason for the proposal

The Tauriko West Urban Growth Area (the proposed new suburb) is located in both Tauranga City and the Western Bay of Plenty District. To urbanise the area without a boundary alteration would mean the new suburb of Tauriko West would see the Western Bay of Plenty District Council responsible for governance, infrastructure and regulation on one side of the territorial boundary line, which would bisect the proposed suburb, and Tauranga City Council responsible for these matters on other side. WBOPDC cannot economically or practically provide direct infrastructural services to the affected area for the purposes of urbanisation, because none of its existing infrastructure is close to Tauriko West. If WBOPDC were to

provide these services, it would have to enter into complex and inefficient cost sharing arrangements with Tauranga City Council who will be servicing their half of the new suburb.

To operate separate plans, bylaws, administration and governance systems for one proposed suburb (Tauriko West) would not be efficient or effective for business, service providers, ratepayers and residents. Conversely, applying a single governance framework to Tauriko West with the entire area being subject to governance, regulation and administration under the Tauranga City Council, is expected to be more efficient and effective. Urbanising only the Tauranga City side of the boundary, or delaying the urbanisation of the WBOPDC side of the boundary, would result in limited planning options and would not provide the housing yield required to meet Tauranga's future housing supply needs.

### **3.2 The Growth Challenge**

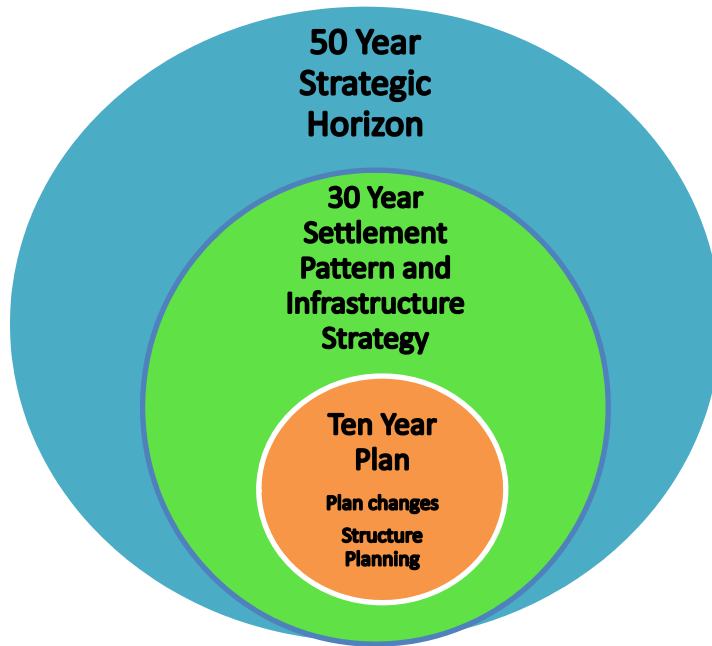
The Western Bay of Plenty has experienced strong and sustained population growth over the past 20 years, with this trend expected to continue into the future. Through Smartgrowth and its partners (Bay of Plenty Regional Council, Tauranga City Council, Western Bay of Plenty District Council and Tangata Whenua) the region has had extensive population and housing projection work completed. For further detail this data which relates to both current and projected growth, please refer to Appendix 1.

### **3.3 Planning overview**

The National Policy Statement on Urban Land Capacity issued by the government in 2016, requires councils to have sufficient short, medium and long-term housing and business land capacity and to provide an additional margin of feasible development capacity over and above projected demand of at least 20 percent in the short and medium term, and 15 percent in the long term.

At present, Tauranga City Council's land supply falls short of that required under the NPS-UDC in the medium term (3-10 years) and long-term (10-30 years). The pace of development Tauranga and the wider sub region is experiencing, means this shortfall will only further increase.

This shortfall is also highlighted in the findings of the 2016 sub-regional SmartGrowth Western Corridor Strategic Study Option 3B Settlement Pattern Review (SPR) which sought to determine the temporal and spatial blueprint for allocating residential and industrial growth within the western Bay of Plenty sub-region over the next 30 years, whilst retaining a 50-year strategic horizon. The Settlement Pattern Review signalled the work required in terms of structure planning and plan changes to ensure adequate land supply out to a 10-year horizon. These planning horizons are illustrated in Figure 6, below:



*Figure 6 SmartGrowth- The planning horizons (settlement pattern review)*

The Settlement Pattern Review sought to identify the appropriateness of urban development within the Western Corridor study area beyond the current extent of urban zoning (in the Regional Policy Statement). The Study considered the potential need and provision for growth areas over the short, medium and long term. Appendix 1 provides data relating to growth in Tauranga City, both current and projected.

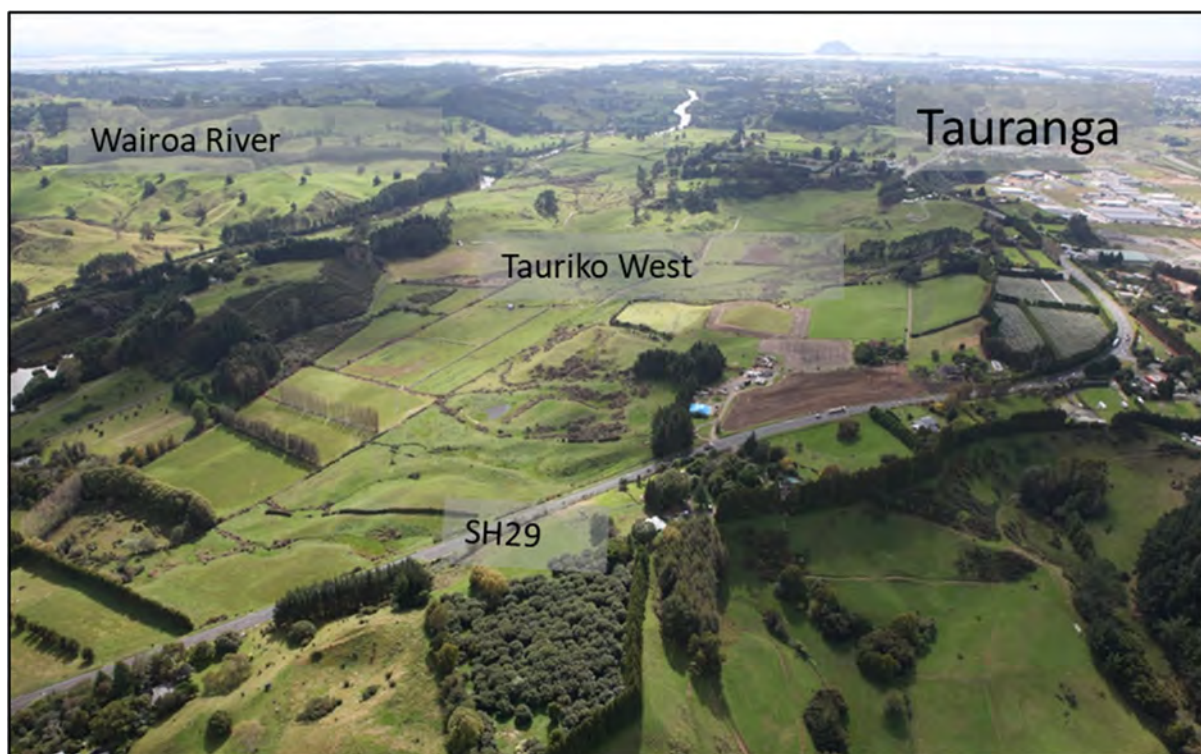
The review showed that additional Greenfield residential land supply is required to address a projected shortfall in capacity, and anticipated that without the additional capacity provided by the Settlement Pattern Review, there would be no more residential Greenfield land available by 2026. The review suggests that new Greenfield areas need to be identified and planned well in advance of this date to ensure capacity can be taken up at the appropriate time.

The review provided an analysis of the feasibility and appropriateness of future urban development (including Tauriko West) and made recommendations to SmartGrowth and subsequently its member Councils, about whether the Western Corridor should be urbanised and potential preferences as to the sequencing of new growth areas.

The study was undertaken in collaboration with the New Zealand Transport Agency. The Tauriko West Network Connections Business Case is being jointly developed by the SmartGrowth project partners and the Transport Agency, and the focus of this Business Case will identify the transport system that enables the urbanisation of the Tauriko West Area, integrates with the surrounding area and supports the nationally significant freight route (State Highway 29) that extends through Tauriko. The Business Case will identify a transport system approach for the next 30 years, including an implementation plan and co-investment delivery approach.

Three waters infrastructure provision to serve potential new growth areas were also considered as part of the review. No fatal flaws in terms of infrastructure provision were identified. Analysis of potential planning constraints did not reveal any fatal flaws to urbanisation of the study area.

Infrastructure sequencing considerations and planning/site constraints will influence the shape and yield of growth areas as they are planned in detail through structure planning that is to be carried out by Tauranga City Council.



*Figure 7 Proposed Tauriko West urban growth area, view towards Tauranga and Mauao (north)*

Findings of the review suggested the Tauriko West area is a strong contender for being the next growth area to be structure planned and rezoned. It was recommended to, and approved by the SmartGrowth partners, Tauranga City Council, Western Bay of Plenty District Council, and Regional Council that Tauriko West be prioritised for urbanisation. Key benefits of the Tauriko West area include:

- Located on the periphery of the existing city
- Relatively easy to service with infrastructure
- Adjacent to State Highway 29
- Titles owned by a small number of land owners, the majority of whom are keen to advance development
- A high amenity location for urban place-making, as it faces north-west and slopes gently towards the Wairoa River
- Adjacent to business and employment area
- The overall Tauriko West Urban Growth area is assessed as being able to accommodate 3000 dwellings (population 7,200 - assumed 2.4 persons per dwelling)
- Supported by the New Zealand Transport Agency (NZTA) Tauriko West Network Connections Business Case

- Focused on residential development of various types and densities;
- Able to provide for local commercial/retail centre and new schooling.

### 3.4 Tauriko West Urban Growth Area - Project Overview

#### 3.4.1 Planning sequencing

In order for the Tauriko West area to be urbanised, four inter-related projects need to be completed:

- The Bay of Plenty Regional Council must amend the Regional Policy Statement Urban Limit line to include Tauriko West in the urban growth area. The process is now complete and Change 4 to the RPS, was approved by the Minister for the Environment on 20<sup>th</sup> September 2018. The Change became Operational on 30<sup>th</sup> October 2018. For information, the Section 32 Analysis and option selection is provided as Appendix 2. The BOPRC in deliberating whether to move the urban limit line concluded *"risk of not acting is high. There is sufficient information to determine that if no action is taken there will not be sufficient land available for development within the Urban Limits to meet either the medium or long term development capacity requirements of the NPS-UDC or the projected growth demand for Tauranga City."*
- A boundary alteration, under Schedule 3 of the Local Government Act 2002, is required to the local authority boundary (WBOPDC and TCC) so the entire urban growth area falls under the one local authority's (i.e. Tauranga City Council) jurisdiction;
- Subject to a successful boundary alteration, changes must be made to the Tauranga City Plan (TCC) to rezone the land from rural to residential following structure planning and planned provision of infrastructure (2019); and
- Project partners (NZTA, TCC, BOPRC and WBOPDC) will also need to implement transport system improvements. The Tauriko West Transport Network Connections Detailed Business Case (DBC), is being developed by the partners which will outline a co-investment and implementation plan for a range of transport system improvements.

To progress these four projects, a collaboration of the four planning partners (WBOPDC; TCC; BOPRC; NZTA) supported by hapū with interests in the Tauriko West area (Te Kauae a Roopu), will continue to work together on overall project coordination and detail. Consultation and engagement is managed through a central communications and engagement project "Tauriko for Tomorrow" (Appendix 4), with individual partners leading each of the projects and managing specific aspects of political engagement and consultation to meet their legislative requirements. The overall project is described below (3.4.2).

### 3.4.2 Tauriko West Urban Growth Project

Sub-projects	Responsibility	Process where matter will be addressed
Urban Limit Line boundary adjustment	Bay of Plenty Regional Council	Change 4 to the Bay of Plenty Regional Policy Statement <b>Approved by the Minister for the Environment 20<sup>th</sup> September 2018.</b> <b>Operational 30<sup>th</sup> October 2018.</b>
<b>Territorial boundary alteration</b>	<b>Western Bay Of Plenty District Council</b>	<b>Application to the Local Government Commission (Schedule 3 LGA 2002 Reorganisation proposal)</b> <i>(BA application and consultation completed and lodged with LGC 2.11.2018)</i>
Structure planning for growth area <ul style="list-style-type: none"> <li>• Urban form and land use reserves and open space networks</li> <li>• Community facilities</li> <li>• Transport and movement</li> <li>• Natural hazards</li> <li>• Infrastructure networks</li> </ul>	Tauranga City Council	Tauranga City Plan – Structure planning (must comply with RPS structure planning requirements) <i>(preliminary structure planning and investigations underway)</i>
Resource consents for: Earthworks, Stormwater discharges, etc.	Application by (developer) Processed by Bay of Plenty Regional Council	Resource consent processes under the Resource Management Act, and Regional Natural Resources Plan
Transport Network Planning <ul style="list-style-type: none"> <li>• State Highway realignment</li> <li>• Local roading</li> <li>• Multimodal options</li> </ul>	NZTA Tauranga City Council Western Bay of Plenty District Council Bay of Plenty Regional Council	Designations and resource consents under the RMA, funding under the Land Transport Management Act.

**3.4.3** The Tauriko West Urban Growth Area project 'Tauriko for Tomorrow' has partnered with iwi and hapū of the Rohe (tribal boundaries) through a Memorandum of Understanding aimed at providing a framework to work collaboratively and engage throughout the project. The Tangata Whenua group is known as Te Kauae a Roopu with all hapū with interests in Tauriko West, represented.

### 3.5 Urbanisation of Tauriko West – The Vision

Over time, the new suburb of Tauriko West will enable the development of an additional 3,000 dwellings to accommodate Tauranga's rapidly growing population, and to implement the vision that is, to 'create a thriving community for locals to live, learn, work and play.'

The new community will have amenities such as schools, parks, cycle and walkways; access to shopping and community facilities and the Wairoa River; and transport choices and infrastructure.

Planning includes the following objectives:

- Reserves, schools and community facilities to support a live, learn, work, play community
- Safe communities for everyone to enjoy and resilience to natural hazards such as flooding
- Connection to the environment and Tangata Whenua, embracing Tauriko's history and enhancing the Wairoa River Strategy
- New housing with a variety of housing types and choices
- Vibrant community, connected to strong employment and shopping centres
- Connected community supported by public transport, cycle and walkways, and local road networks

### **3.6 Technical Reports**

Technical reports considered during the development of this proposal are listed (6.3).

### **3.7 Policy and Planning Context**

Principal plans and policies that have informed this application are listed (6.4).

## **4.0 Provision of Good Local Government**

The Local Government Act 2002 (Part 2 section 10 (1) (a) and (b)) sets out the purpose of Local Government:

- (a) To enable democratic local decision-making and action by, and on behalf of communities; and
- (b) To meet the current and future needs of communities for good quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost effective for households and businesses.

Clause 5(1)(e) of Schedule 3 of the Local Government Act 2002 requires a description of the potential improvements that would result from this boundary alteration proposal, and how this change will promote Good Local Government under Clause 12(1).

### **4.1 Tauriko West – 'the affected area' – governance, infrastructure and services overview**

For the affected area, good local government is currently achieved through the provision of governance, regulatory and administrative services, and access to public services such as roads, reserves, recreation and open space. However, with a burgeoning Tauranga City population, the location of the area, which once identified itself as rural, finds it is increasingly

drawn into an urban environment. The existing residents have for many years associated with, and utilised public amenities and services located within Tauranga City.

Due to the rural location of Tauriko West, and with the nearest WBOPDC wastewater and water infrastructure located in Te Puke a distance of 20 Kms from the affected area, it is not cost effective or feasible for the Western Bay of Plenty District Council to provide new water and wastewater infrastructure to service the affected area. However, the transfer of the territory to Tauranga City Council will enable the new suburb of Tauriko West to be provided with good quality cost effective water and wastewater infrastructure compliant with their development code standards. Other network infrastructure, such as roading and stormwater infrastructure, could be more effectively provided by TCC than WBOPDC given that this would involve an extension of adjacent urban infrastructure rather than the provision of services in an 'isolated' urban pocket of WBOPDC district. In particular, the area can be connected by reticulation to the Joyce Road Water Treatment Plant and to the Te Maunga Waste Water Treatment Plant, once the southern pipeline is completed.

The boundary alteration also facilitates the provision of improved local public services, and representation, policy, planning and regulatory functions that are consistent with those in the neighbouring communities existing residents currently associate with.

4.1.1 The following table shows how altering the boundary which would currently bisect one contiguous suburb, into the jurisdiction of one territorial authority (Tauranga City Council) will achieve Clauses 5(1)(e) and 12(1).

#### **Tauriko West Urban Growth Area (the new suburb)**

<b>Benefits of one jurisdiction (TCC) for contiguous development i.e. suburb of Tauriko West – post boundary alteration</b>	
Representation and policy	The suburb has consistent representation and policy, reflects the needs and preferences of the community of interest. One community identity. One point of contact.
Bylaws and regulation	One set of Bylaws and regulation for the suburb – community adheres to same rules. Operationally cost effective. Clear and consistent for those providing services within the community.
Planning processes and plans	One simplified planning process. One suburb – same rules. Consistent and coordinated approach for business and community. Avoidance of duplication, efficient and operationally cost effective. More efficient and cost effective for planning partners such as NZTA; Network providers; local school etc.
Rating and charges	One rating and charging methodology and approach applied to one suburb/community of interest.
Provision of infrastructure to TCC Development Code standards.	One network. Good quality infrastructure planned and delivered to the boundary of the new suburb to one set of development code standards. Avoidance of inefficient cost sharing agreements with WBOPDC. Consistent service and charges to households.



## **4.2 Tauriko West – Governance arrangements**

### **4.2.1 Representation**

The Kaimai Ward includes the areas of Omokoroa, Pahoia, Omokoroa Rural, Te Puna, Minden, Kaimai, Kopurererua, Waiorohi, and Kaitemako.

The Ward is represented by four Western Bay of Plenty District councillors out of a total of eleven councillors. Tauriko West, as a rural area, is not represented by a community board. (See map Appendix 3 (2.1)). The population of the Kaimai Ward is 13,072 with the population of the affected area comprising .006% of the Ward.

Council's recent representation review (June 2018) proposes the abolition of community boards in the Western Bay of Plenty District from the 2019-21 triennium onwards.

Transfer of the affected area will make no immediate or future change to the number of Western Bay of Plenty District councillors representing the Kaimai Ward.

The affected area, once transferred into Tauranga City, would become part of the Otumoetai/Pyes Pa Ward which has a population representation of 40,700. In Tauranga City, representation is provided on a ward and at large basis. Under the current arrangement, there are no community boards and two ward councillors. Transfer of the affected area will not immediately affect current representation arrangements. The boundary alteration will add an additional 81 residents, which represents a 0.2% population increase within the ward's representation. Importantly, over the development period of the project, approximately 15 years urbanisation of the area is projected to deliver approximately 3000 households to Tauranga City. Future Tauranga City Council representation reviews would need to consider taking this future development into account, by ensuring effective representation of communities of interest and fair representation of electors. The last review was undertaken in 2015, and the next would be required to be carried out by 2021.

Tauranga City Council operates five Council Controlled Organisations, they are listed in Appendix 3 (2.2). No change to the governance of the organisations is forecast as a result of the Proposal.

In terms of the Bay of Plenty Regional Council representation, the transfer of the affected area would have no impact on their current representation arrangements.

Appendix 3 (1.0) provides a table, which describes the existing governance arrangements of both councils and the representation impact of transferring the affected area and current resident and ratepayer electors. Relevant excerpts from the Councils Governance Statements along with electronic links to the Governance Statements of the Western Bay of Plenty District and the Tauranga City councils are provided in (6.1).

In summary, as a direct result of the boundary alteration, there would be a small population decrease for WBOPDC and minor increase for TCC in ward representation. It is considered that these representation changes result in relatively minor amendments to ward boundaries and the population contained within it. There will still be effective representation of the communities once the boundary alteration is complete.

### **4.2.2 Tangata Whenua – Representation**

The Western Bay of Plenty District Council ensures Māori representation through a dedicated committee – the Tauranga Moana and Te Arawa ki Takutai Partnership Forum. The Forum

was established principally to strengthen the relationships between Council and Tangata Whenua and to make recommendations to Council on matters pertaining to Māori. The Forum is comprised of twenty one iwi/hapū representatives from throughout the Western Bay of Plenty District together with the Mayor and all Councillors. The proposal to alter the boundary will not affect the composition or role of the Forum.

The Tauranga City Council ensures Māori representation through a dedicated committee – The Tauranga Moana Tangata Whenua Collective (‘the Collective’). The Collective is a representative group of all 15 iwi and hapū resident within the Tauranga City Council boundaries. The role of the Collective is to work together to:

- Provide a Tangata Whenua forum within the Tauranga City Council area to discuss and debate their local authority issues and concerns and to advance and protect the interests of Tangata Whenua.
- Provide an opportunity for Tauranga City Council and the Collective to discuss and develop Council concepts, policies, projects and procedures that impact on Tangata Whenua.

The proposal to alter the boundary will not affect the membership composition or role of the Collective.

### **Māori Wards**

Both the Tauranga and Western Bay of Plenty Councils have considered whether to have separate Māori wards in July 2016 as part of their Representation reviews. Neither Council will be progressing Māori Wards at the next Local Body Elections.

### **4.3 Tauriko West - Infrastructure and Services**

The community in the affected area, while currently regarding itself as mainly rural, through its close proximity to the City has for many years associated largely with neighbouring communities in Tauranga City, and utilises Tauranga City sportsfields, reserves and facilities such as the Greerton swimming pool, rubbish and recycling centre, libraries, theatre, art gallery and business centres. This association or ‘communities of interest’ have recently been expanded with the development of The Lakes residential, business and employment centre, located adjacent to the affected area.

Within the Western Bay of Plenty District, urban infrastructure is provided to the towns of Omokoroa, Katikati, Waihi Beach, Te Puke and Maketu. Outside these urban areas, water supply is provided to many rural properties, but the network does not extend to the Tauriko West area; these properties source their own water and dispose of their own sewerage and stormwater. Rubbish collection is organised through a private contractor.

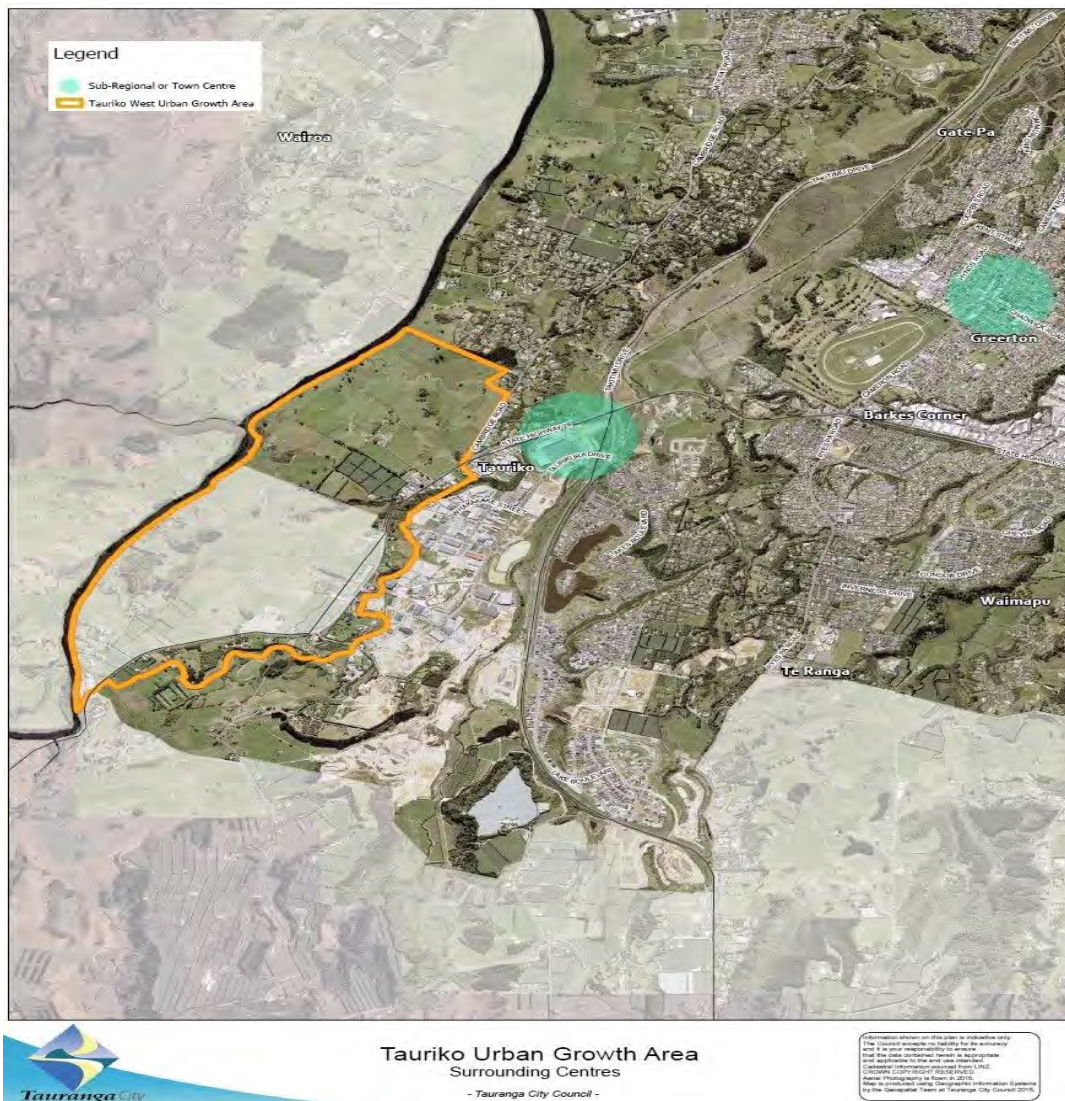


Figure 8 Tauriko West Urban Growth Area – Linkages to Tauranga City communities of interest, amenities, facilities, business and employment.

Post boundary alteration, to enable urbanisation, the properties in the affected area will be rezoned by Tauranga City Council from rural to residential, and as such, existing residents will have the opportunity to subdivide their property, connect to City water, stormwater and wastewater networks, access rubbish and recycling collection services and improved transport networks and facilities. Once developed, the new suburb will provide residents with access and connections to cycle and walking tracks along the river and to 'The Crossing' a large shopping and business centre located in the adjacent 'Lakes' subdivision.

The affected area is flood prone and this is expected to be remediated through the earthworks, landscaping and urban design of the new suburb.

There is one local road within the affected area (Redwood Lane) with access to State Highway 29. In recent years, there has been increasing concern by residents, the New Zealand Transport Agency, Councils and the public in general regarding the capacity and safety of the highway and its various access points. The Tauriko West planning partners acknowledge significant investment needs to be made, both to manage the existing traffic and growth within Tauriko West, and to mitigate the impact of increased traffic caused by further urbanisation. Project collaboration between Tauranga City Council and the New Zealand Transport Agency on the Tauriko West Network Connections Business Case will enable the

coordinated planning, implementation and co-investment so that the development of the new suburb will provide a transport system that is multi-modal, safe, accessible and resilient.

The focus of the Business Case is on identifying the transport system that enables the urbanisation of the Tauriko West area, integrates with the surrounding area, and supports the nationally significant freight route (State Highway 29) that extends through Tauriko.

#### **4.3.1 Tauriko West – Provision of Infrastructure**

The SmartGrowth Western Corridor Strategic Study (Option 3B) 2016, considered the feasibility of providing infrastructure to the proposed new subdivision at Tauriko West, the study identified:

- Water and wastewater reticulation would link to existing services within the Tauranga City boundary or under Tauranga Council's ownership and governance
- The Southern Pipeline wastewater system has the capacity to take the increased flow associated with urban growth in the area
- Stormwater is largely dependent on development design and consent conditions developed in the structure planning process with adverse effects associated with stormwater adequately managed
- The proposed Waiari water supply will be needed to supply the area in combination with the existing water treatment plants
- The transport system will have an effect on the sequencing and alignment of the final growth areas and, importantly, the location and cost of infrastructure servicing

#### **4.3.2 Tauriko West – Planning and funding of infrastructure**

The Tauranga City Council's Infrastructure Strategy (2018-2048) alongside their Financial Strategy, demonstrates how Tauranga City Council plans to manage its assets prudently and sustainably through future periods of growth and other pressures. The 30-year strategy provides long-term thinking to significant decisions around investment in infrastructure.

The Infrastructure Strategy focuses on the following:

- Providing the infrastructure required for resilience and growth in a manner that aligns with the Financial Strategy;
- Ensuring ability to maintain current levels of service through growth and other pressures; and
- Maintaining assets in a prudent and sustainable manner.

The assumptions underpinning the infrastructure Strategy (and the rest of the TCC Long Term Plan) are that initially, the majority of the growth will occur in Greenfield sites on the City's edges. This growth, currently totalling more than 80% of new dwellings, is occurring in Greenfield areas.

Infrastructure planned and to be provided for the Western Corridor and Tauriko West is described in 4.3.3.

### 4.3.3 Summary of Infrastructure planned to service Western Corridor (Tauriko West)

For new urban growth areas, Tauranga City Council provides infrastructure to the boundary of the growth area, but all infrastructure within the growth area, is funded and delivered by the developer. This model reduces Council's up-front costs relating to growth management. The costs associated with delivery of infrastructure to the boundary of the western corridor growth area are as follows:

Infrastructure Element	Estimated Cost	Estimated Year of Delivery
Water infrastructure to growth area boundary	\$2,366,840	2021 onwards
Wastewater infrastructure to growth area boundary	\$2,656,000	2021 onwards
Road Infrastructure to the growth area boundary	\$3,500,000	2021 onwards
Stormwater infrastructure required in the growth area	Developer provided	2021 onwards

#### **\*\*Specific to the Tauriko West Urban Growth Area**

Across the wider **Western Corridor** growth areas, the Tauranga City Council Infrastructure Strategy includes the following capital costs:

Infrastructure	2018 - 2028	2029 - 2039	2040 - 2050
<b>Social</b>			
Land purchases for social infrastructure western corridor	24,000,000		
Western corridor indoor sports centre	16,000,000		
Western corridor community centre	4,000,000		
Western corridor indoor pool	14,000,000		
Western corridor library	6,100,000		
**Tauriko West active reserve development	9,100,000		
Wairoa active reserve development	12,000,000		
<b>Wastewater</b>			
**Wastewater – Tauriko West rising main		7,000,000	

Wastewater – Further mains and pump stations to service the Western Corridor		35,000,000	
Reticulation for future growth areas		25,000,000	
<b>Water</b>			
Joyce Road Treatment Plant renewals	5,000,000		
Water – Waiari supply project – additional main		17,000,000	
Water –Reticulation mains for new growth areas		8,000,000	
Three reservoirs servicing Tauranga Central and West		18,000,000	
Waiari water supply – increase intake and process capacity		30,000,000	
New urban growth area trunk mains		12,000,000	
Mains, reservoirs and pumps to service Belk Road growth		30,000,000	
<b>Stormwater</b>			
Stormwater – Ponds and reticulation in **Tauriko and Pyes Pa West	24,000,000		
Stormwater – reticulation for future growth areas		38,000,000	
<b>Transportation</b>			
Smith’s farm access	10,000,000		
Transportation – **Tauriko West connections	62,000,000		
Belk Rd upgrade (plus SH29 intersection)	11,000,000		
Western corridor link road		65,000,000	
Transportation for new growth areas		29,000,000	

## 5.0 Community support for the proposal

### 5.1 Consultation overview

Clauses 5 (1) (f) and 8 (1) of Schedule 3 of the Local Government Act 2002, refer to the assessment of demonstrable community support in proposing a Local Authority Reorganisation Proposal.

To assess community support, the consultation focussed specifically on the boundary alteration proposal. Matters raised during the consultation that related to other aspects of the overall 'Tauriko for Tomorrow' project have been recorded and referred to the appropriate process e.g. RMA planning; transportation planning.

Consultation with respect to the application to alter the WBOPDC territorial boundary at Tauriko West has been undertaken with:

- Ratepayers and residents within the affected area
- Hapū with interests in Tauriko West
- Tauranga Moana Iwi Authorities
- General public across Tauranga City and Western Bay of Plenty District.
- Tauranga City Council and the Bay of Plenty Regional Council
- New Zealand Transport Agency (throughout the process and as part of the collaborative planning team – see Appendix 4)

Additional background material is provided in the supplementary information prepared in support of this Application.

In addition to the specific assessment of public support required as part of this Local Authority Reorganisation Proposal, a record of the wider consultation carried out as part of the overall Tauriko Urban Growth Project (Tauriko for Tomorrow) is documented in Appendix 4.

### 5.2 Approach and methodology

The following approach and methodology was used to capture and record the consultation outcomes of the specific categories required in the assessment of support for the boundary alteration proposal.

To provide a consistent assessment of the level of support, the same consultation question was put to each consultation category, that is:

*"Do you support the proposal to alter the boundary between Western Bay of Plenty District Council and Tauranga City Council to enable 189 hectares of Western Bay of Plenty District rural land at Tauriko West to be moved into Tauranga City jurisdiction so it can be developed for future housing and adequately serviced?"*

Categories and approach selected for specific consultation:

- **Ratepayers and residents** in the Affected Area (Consultation period 23.7.18 – 17.8.18)  
Individual letters providing information, outlining the proposal and asking ratepayers/residents to consider the consultation question and provide feedback. A self-addressed envelope was provided for response.

- **Hapū with interests in Tauriko West (Te Kauae a Roopu)** (Consultation throughout – specific consultation 9.7.18)  
The hapū representatives (Te Kauae a Roopu) have been engaged throughout the project and provided with information prior to the consultation period. A report was tabled at a meeting of Te Kauae a Roopu on 9<sup>th</sup> July 2018. The hapū representatives were asked to consider the consultation question.
- **Tauranga Moana Iwi Authorities** (Meeting 24.8.18)  
In accordance with the WBOPDC and TCC MOU, a rangatira to rangatira meeting was held on 24<sup>th</sup> August 2018 with information provided to Iwi Authorities beforehand. The Mayor and Deputy Mayor of Western Bay of Plenty District Council, the Mayor and Deputy Mayor of Tauranga City Council, the Chair and Deputy Chair of the Bay of Plenty Regional Council and Tauranga Moana Iwi Authority representatives were invited to attend. The iwi representatives were asked to consider the consultation question.
- **Public support across Tauranga City and Western Bay of Plenty District.**

Using multiple methods, a consultation process with the general public of both Tauranga City and the Western Bay of Plenty District was undertaken, to ascertain the level of support for altering the Western Bay of Plenty District Council Boundary at Tauriko West.

Methods included:

- Online consultation through the 'Have your say' website portal through the WBOPDC and TCC websites.
- Boundary alteration consultation material on WBOPDC, TCC and Tauriko for Tomorrow websites.
- WBOPDC electronic newsletter (reaching an estimated 923 residents in the Western Bay of Plenty District).
- General enquiries/feedback directly referred to the Project Manager.
- Media release to local and online media - Sunlive and Bay of Plenty Times (covering Bay of Plenty area) and community newspapers eg Omokoroa.
- Article in Tauriko for Tomorrow Newsletter with a bulk distribution of 9,538.
- Statistically and demographically robust survey of Tauranga City and Western Bay of Plenty District residents.

## 5.3 Consultation outcomes by consultation category

### 5.3.1 Ratepayers and residents within the affected area

In total, 37 letters (multiple owners/1 resident) were delivered to 25 properties, including 2 principal landowners. There are an additional three land parcels owned by WBOPDC for reserve purposes.

#### Consultation outcome

- 19 properties (**68%**) with a collective land parcel area of 176.6 ha (**93% of the total affected area**) support the boundary alteration proposal.
- No response was received from 7 properties (25%) with a collective land parcel area of 11.4674 ha (6% of the affected area).



- 2 properties (**7%**) with a collective land parcel area of 0.8941 ha (**.04% of the affected area**) do not support the boundary alteration proposal. One of the property owners is disputing the location of proposed boundary line, believing it should not extend south of Redwood Lane, thus leaving that area in a rural environment (WBOPDC). The other property owner is concerned with the realignment of, and traffic issues associated with SH29.
- As part of the boundary alteration consultation process, two landowners, while fully supporting the boundary alteration, identified an additional parcel of land located on the southern corner of SH29 and Belk Road (1.6795ha.) which in their view should be included in the boundary alteration proposal. Planning advice notes the status of the land, both in terms of TLA jurisdiction and inclusion in the Tauriko West structure plan, is contingent upon the SH29 alignment. There is currently a high level of uncertainty regarding the future alignment of SH29 and this is not expected to be resolved until 2019.

The following map of the affected area illustrates the level of support for the boundary alteration proposal at Tauriko West, by land parcel:

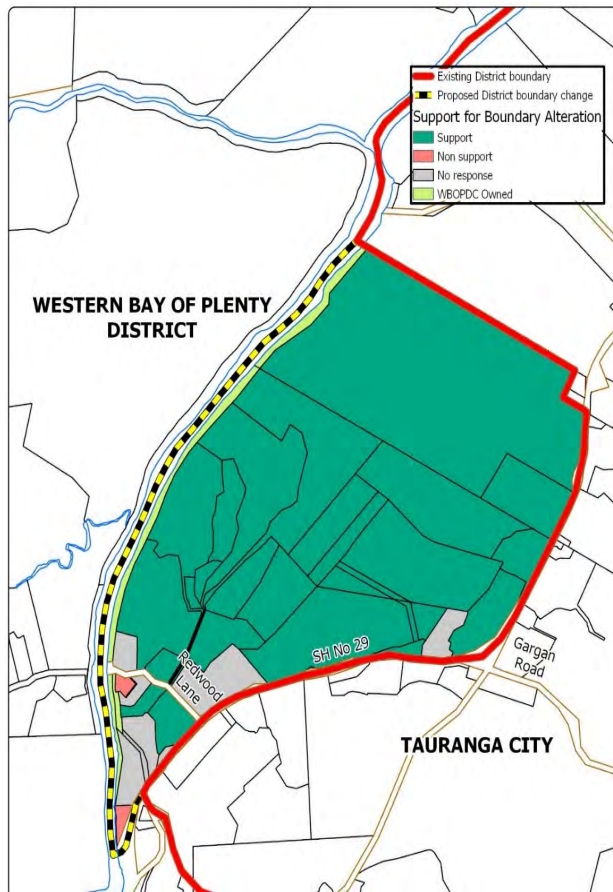


Figure 9 – Level of support for the boundary alteration at Tauriko West by land parcel.

### 5.3.2 Te Kauae a Roopu – Hapū Group with interests in Tauriko West

Te Kauae a Roopu are a collaborative partner of the overall Tauriko for Tomorrow Project and are consulted throughout on progress and technical aspects of all the various planning strands, including the proposal to alter the WBOPDC boundary. On Monday 9 July 2018 a meeting of

Te Kauae a Roopu, which includes representatives of the six hapū with interests in Tauriko West (*Ngai Tamarawaho, Ngati Hangarau, Ngati Kahu, Ngati Pango, Ngati Rangī, Pirirakau*), considered a report outlining the boundary alteration proposal. The hapū representatives were asked whether they supported the alteration of the boundary between Western Bay of Plenty District Council and Tauranga City Council at Tauriko West.

### **Consultation outcome**

The hapū (Te Kauae a Roopu) **unanimously supported** the proposal and no concerns relating to the alteration of the boundary were raised. (Te Kauae a Roopu meeting 9 July 2018)

### **5.3.3 Tauranga Moana Iwi Authorities**

On Friday 24<sup>th</sup> August 2018, a Rangatira meeting was held between the Mayors and Deputy Mayors of WBOPDC, TCC, the Chair and Deputy Chair of the Bay of Plenty Regional Council and representatives of the Tauranga Moana Iwi Authorities (Ngati Ranginui; Ngai Te Rangī; and Ngati Pukenga). A report outlining the proposal had previously been circulated. The Iwi representatives were asked to consider whether they supported the alteration of the boundary between Western Bay of Plenty District Council and Tauranga City Council at Tauriko West.

### **Consultation outcome**

The Tauranga Moana Iwi Authority representatives of Ngati Ranginui; Ngai Te Rangī; and Ngati Pukenga **unanimously supported** the proposal and no concerns relating to the alteration of the boundary were raised. One member noted that while accepting the rationale for the boundary alteration process and supporting without reservation, they would be actively engaged in the subsequent RMA process. (Meeting at WBOPDC Friday 24 August 2018)

### **5.3.4 Public support across Tauranga City and Western Bay of Plenty District.**

In July through to August 2018, the Western Bay of Plenty District Council conducted a consultation process with the general public of both Tauranga City and the Western Bay of Plenty District to ascertain the level of support for altering the Western Bay of Plenty District Council boundary at Tauriko West. Consultation concluded in late August 2018.

### **Consultation outcomes**

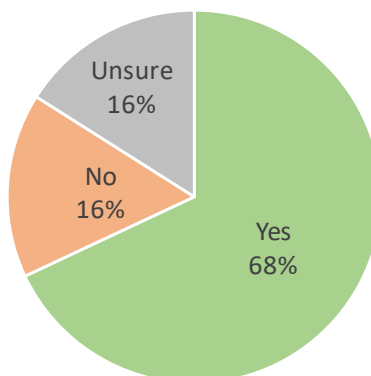
#### **General enquiries and feedback through the website**

- Feedback on the 'Have your say' portal through WBOPDC and TCC websites – Information provided and visitors invited to provide feedback on the boundary alteration proposal.  
Total visits to website **66**  
**3** feedback responses. **1** response in support; **2** did not support the proposal.
- No other enquiry or feedback received from other sources.

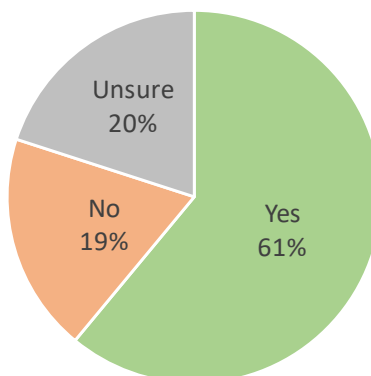
**Results of the public survey undertaken in Western Bay of Plenty District and Tauranga City (30<sup>th</sup> July – 10 August 2018)**

**Support for the boundary alteration proposal**

**Tauranga City Council**



**Western Bay of Plenty District Council**



- There is a strong level of support for changing the boundary between the Western Bay of Plenty and Tauranga City at Tauriko West, with just over two thirds of Tauranga residents in support, and around three in five Western Bay of Plenty residents supporting the proposal.
- Residents aged 65 and older in the Western Bay of Plenty council area, who are more likely to have lived in the area longer than others, are less likely to support the boundary change, with just over half (53%) supporting the proposal.
- The most support for the proposed change are from the Te Papa – Welcome Bay, Maketu, and Waihi Beach ward areas; while in Omokoroa, an area effected by increasing development, levels are lowest with just over half (53%) of residents supporting the proposal.
- The most common reasons given by those not supporting the proposed boundary change relate to infrastructure not coping with the growth, current pressure on roading, and the need to retain rural land for agricultural purposes.

The research results are provided in the supplementary information to this application.

### **5.3.5 Support from Tauranga City Council and the Bay of Plenty Regional Council**

The Bay of Plenty Regional Council, Western Bay of Plenty District Council, Tauranga City Council and the New Zealand Transport Agency are collaborating throughout the Tauriko West Urban Growth Project. To date the BOPRC supported by WBOPDC and TCC has progressed and completed the process to amend the Bay of Plenty Regional Council's Urban Limit Line through Change 4 to the Bay of Plenty Regional Policy Statement.

On 6<sup>th</sup> September 2018, the Western Bay of Plenty District Council wrote to the Tauranga City Council and the Bay of Plenty Regional Council to seek their formal position on the proposal to alter the boundary between Western Bay of Plenty District Council and Tauranga City Council at Tauriko West. A draft of the Boundary Alteration Application to the Local Government Commission was made available to the councils for their consideration.

#### **Outcome**

Tauranga City Council met on 18<sup>th</sup> September 2018 and resolved to endorse the application to the Local Government Commission to alter the WBOPDC Boundary at Tauriko West.

The Bay of Plenty Regional Council met on 27 September 2018 and resolved to support the application to the Local Government Commission to alter the WBOPDC Boundary at Tauriko West.

### **5.4 Summary of consultation outcomes**

To provide a consistent assessment of the level of support for the alteration of the boundary, the same consultation question was put to each consultation category, that is:

*"Do you support the proposal to alter the boundary between Western Bay of Plenty District Council and Tauranga City Council to enable 189 hectares of Western Bay of Plenty District rural land at Tauriko West to be moved into Tauranga City jurisdiction so it can be developed for future housing and adequately serviced?"*

In the affected area, the proposal is generally supported as illustrated in Figure 9. Of the 25 affected land parcels, two properties do not support the proposal.

The hapū (Te Kauae a Roopu), Tauranga Moana Iwi Authorities support the proposal.

The results of a survey of 804 members of the public showed that 68% of respondents drawn from Tauranga City's jurisdiction supported the boundary change and 61% of the Western Bay of Plenty District respondents. Across the two jurisdictions, an average of 17.5% of the respondents do not support the proposal.

A small proportion of the general public surveyed who did not support the proposal, noted their preference to retain the area as rural; the remainder of those who do not support the proposal, referenced infrastructure and transportation issues resulting from the rapid and sustained growth of Tauranga City. It is expected that over time, those concerns will be mitigated through subsequent RMA and transport planning processes as the overall Tauriko Urban Growth Project progresses.

The Tauranga City Council and the Bay of Plenty Regional Council support the proposal.

In assessing the outcomes of the various consultation categories, it is the view of the three Councils, that there is demonstrable community support for the proposal to alter the WBOPDC territorial boundary at Tauriko West.

## 6.0 References and additional information

### 6.1 Electronic references

1. SmartGrowth Website <https://www.smartgrowthbop.org.nz>
2. Western Corridor Strategic Study  
<https://www.smartgrowthbop.org.nz/media/1639/may-western-corridor-strategic-planning-study.pdf>
3. Bay of Plenty Regional Policy Statement <https://www.boprc.govt.nz/plans-policies-and-resources/policies/operative-regional-policy-statement/>
4. Bay of Plenty Regional Policy Statement – Proposed Change 4  
[www.boprc.govt.nz/change4](http://www.boprc.govt.nz/change4)
5. Wairoa River Strategy 2005 (2013 update)
6. Tauriko for Tomorrow Website <https://www.Taurikofortomorrow.co.nz>
7. [WBOPDC Governance Statement](#)
8. [TCC Governance Statement](#)
9. [TCC 2018-28 Long Term Plan- Infrastructure Strategy](#)

### 6.2 Appendices

Appendix 1 – Growth Challenge in Tauranga City and Western Bay of Plenty (BOPRC)

Appendix 2 – BOPRC – Urbanisation of Tauriko West – Proposed Change 4 S32 Outcomes

Appendix 3 - Governance arrangements (existing and extent of any proposed change) For the Affected Area; Excerpts from WBOPDC and TCC Governance Statements 2018

Appendix 4 – Meetings, Hui, engagement and consultation undertaken to date, as part of the overall Tauriko for Tomorrow project

### 6.3 Technical Reports considered during the development of the boundary alteration proposal

Publication	Relevant content
National Policy Statement on Urban Development Capacity 2016	High Growth Areas – Sets government’s expectations regarding housing supply over next ten years.
SmartGrowth - Draft Housing and Business Development Capacity Assessment 2018	Tauranga and Western Bay - Population and housing supply projections
Tauranga City Council – Tauranga Housing Accord 2016	Tauranga City and the western Bay of Plenty identified as areas having significant housing supply and affordability issues

SmartGrowth Strategy 2013 (Spatial Plan for the western Bay of Plenty sub-region)	The case for urbanising Tauriko West
SmartGrowth – The Western Corridor Strategic Study and Option 3B Settlement Pattern Review	Tauriko West - Feasibility of Infrastructure Servicing
Tauranga City Council Infrastructure Strategy 2018 – 2048	Infrastructure planned to service the Western Corridor (Tauriko West)

#### **6.4 Principal plans and policies, which have informed this application**

National Policy Statement – Urban Development Capacity 2016	The NPS-UDC came into effect on 1 December 2016. Its purpose is to ensure planning decisions enable the supply of housing and business development capacity. The NPS-UDC places a strong emphasis on planning coherently across urban housing and labour markets which may cross local authority administrative boundaries. This includes collaboration between regional councils and territorial authorities who have differing functions under the RMA, but whose functions all impact urban development.
Housing Accord and Special Housing Areas Act 2013	In 2016, Tauranga City Council signed an agreement with the Government (Tauranga Housing Accord <sup>1</sup> ) to work together to address housing issues in the city by increasing the supply of land available for development.
SmartGrowth Settlement Pattern Review – Option 3B 2016	The western Bay of Plenty subregion has grown rapidly over the past 20 years. Growth has been anticipated and planned for by local government and through the SmartGrowth Strategy <sup>2</sup> . However, the current pace of growth has more recently outstripped these projections and, as identified in the SPR, this pace is likely to continue.
Bay of Plenty Regional Policy Statement 2014	On 20 September 2018 the Bay of Plenty Regional Council received Ministerial approval for Change #4 to the RPS 2014, which will move the urban limit line to align with the Growth Management Strategy, so that Tauriko West Urban Growth Area can be urbanised.

<sup>1</sup> Tauranga City Council – Tauranga Housing Accord 2016

<sup>2</sup> SmartGrowth Strategy 2013 (Spatial Plan for the western Bay of Plenty sub-region)

Iwi and Hapū Management Plans	<p>There are sites of cultural significance in the Tauriko West area. Some have been identified and are publicly available, while there appears to be other information as in the Te Awaroa Ngāti Kahu Environmental Management Plan 2011, which is not publically available. Under Section 6 of the RMA as a matter of national importance planning for the urbanisation of Tauriko West will need to recognise and provide for the:</p> <ul style="list-style-type: none"> <li>• relationship of Māori and their culture and traditions with these ancestral water, sites, waahi tapu and other taonga; and</li> <li>• protection of historic heritage from inappropriate subdivision, use and development.</li> </ul>
Wairoa River Strategy 2005 (updated 2013)	<p>The Wairoa River Strategy (WRS) is a partnership between TCC, WBOPDC, tangata whenua and the community. It recognises the significance of the Wairoa River Valley for its natural and spiritual qualities. The strategy seeks to protect the unique values of the Wairoa River Valley for the long term benefit of the community.</p> <p>The WRS was developed as a rural strategy in 2005 and updated in 2013. While the goals and themes of the strategy are generally not inconsistent with the proposed urbanisation of Tauriko West, the partners have agreed specific attention will be paid to landscaping within the structure plan of the urban growth area to minimise the potential impact of urbanisation</p> <p>June 2018 WBOPDC LTP decision resolves to review the Strategy with BOPRC; TCC and Tangata Whenua – scoping to occur 2020.</p>

## Appendix 1 – Growth challenge in Tauranga and Western Bay

*(Ref BOPRC Change 4 – Urban Limit Line)*

The western Bay of Plenty subregion has grown rapidly over the past 20 years. Growth has been anticipated and planned for by local government and through the SmartGrowth Strategy<sup>3</sup>. However, the current pace of growth has more recently outstripped these projections and, as identified in the Settlement Pattern Review, this pace is likely to continue.

In planning for this increased growth, the SmartGrowth partners (Bay of Plenty Regional Council, TCC, WBOPDC and Tangata Whenua) have undertaken forward planning assessments for key future growth areas focused on housing supply as well as supporting employment land delivery (i.e. industrial, business, commercial and retail) and community facilities like schools, libraries and reserves.

#### Tauranga City growth

Tauranga City's population has been increasing at a steady rate and so too has the need for dwellings. The figures below do not include projected growth for the wider western Bay of Plenty sub-region area which is also growing at a steady pace.

The Tauranga City Population and Household Projection Review 2017 showed the population projection for Tauranga City in 2017 was 131,400. Projections in the table below show that this figure is expected to increase by 3,200 in 2018 and continue to increase at a steady rate for decades to come.

<b>Five Yearly Population and Household Projections, 2013-2063, Tauranga City</b>		
<b>Area</b>	<b>Year at 30 June</b>	<b>Resident Population</b>
Tauranga	2013	119,800
	2018	134,600
	2023	145,800
	2028	154,900
	2033	164,084
	2038	173,949
	2043	181,293
	2048	186,693
	2053	190,623
	2058	194,769
	2063	198,373

*Table 1 Tauranga City Population and Household Projection Review 2017*

The western Bay of Plenty sub-region and Tauranga in particular, continue to experience strong population growth and this growth trend is projected to continue. Population projections for Tauranga see it reaching a population of 198,373 by 2063 (an increase of 66,973 from 2017).

For Tauranga City an additional 35,449 dwellings are projected to be required by 2047<sup>4</sup>. The current zoned Greenfield residential areas provide capacity for 9,782 dwellings<sup>5</sup>. It is estimated that this will provide for approximately 9 years of residential Greenfield growth. However, based on the high number of dwelling consents issued over the last 12 months this capacity could be taken up more quickly. Therefore, additional area is needed to provide for urban growth capacity as required by the NPS-UDC. As discussed in the previous section, development of several future urban growth areas is required in order to meet growth demand

<sup>3</sup> SmartGrowth Strategy 2013 (Spatial Plan for the western Bay of Plenty sub-region)

<sup>4</sup> draft Housing and Business Development Capacity Assessment. Pg. 4

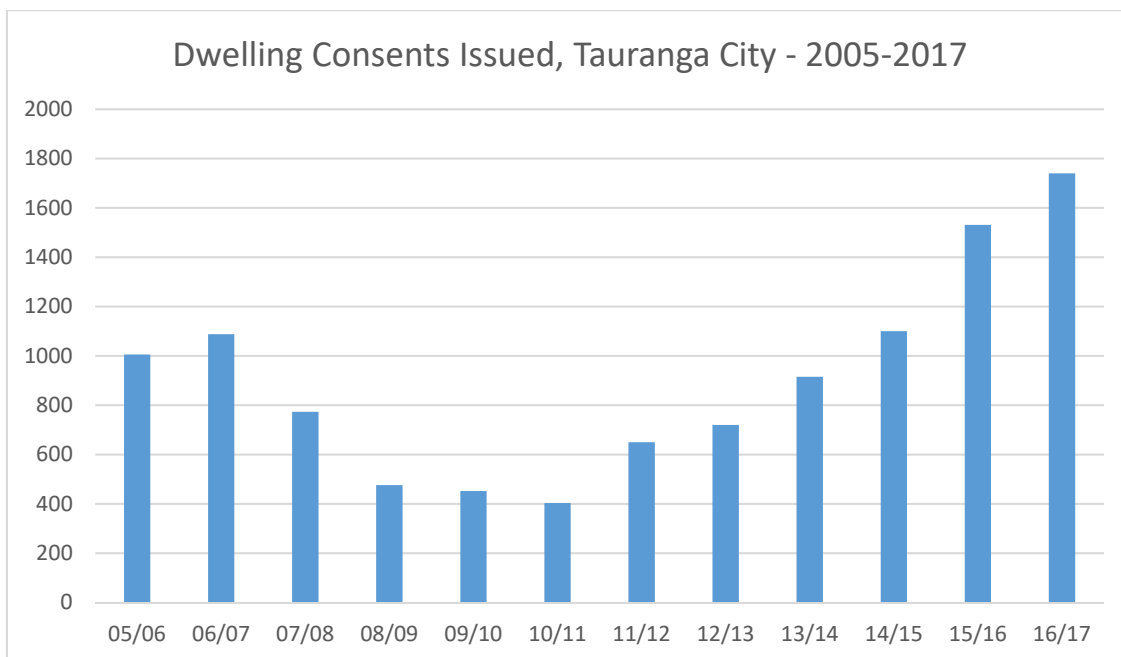
<sup>5</sup> draft Housing and Business Development Capacity Assessment. Pg. 26



and planning requirements. Tauriko West has the potential to yield approximately 3,000 dwellings which will contribute to the current shortfall in Greenfield capacity.

There has been a major increase in people building new houses in Tauranga over the last two years. In the 2017 calendar year alone 1,455 building consents were issued by TCC for 1,649 new dwellings<sup>6</sup>. This trend is projected to continue through 2018.

The following graph demonstrates the increase in the number of dwelling consents over the period 2005 to 2017.



*Figure 1: Dwelling consents issued (2005-2017)*

This growth has been driven by a multitude of factors, including but not limited to:

- The Auckland Housing market which is a driver of internal migration to Tauranga;
- The desirability of Tauranga as a liveable and lifestyle City;
- Strong/growing employment based (locally and sub-regionally); and
- Available land supply (which has also been delivered through Special Housing Areas).

Such growth has implications in regard to placing pressure on infrastructure, the requirement to provide additional infrastructure ahead of time to cater to this growth, and the need to provide for social infrastructure for these new communities.

<sup>6</sup> <https://www.tauranga.govt.nz/living/building-and-renovations/before-you-build/building-consents-statistics>

## Appendix 2 – Bay of Plenty Regional Council - Urbanisation of Tauriko West – social, economic, environmental and cultural impact analysis

*(Ref BOPRC Proposed Change 4 to the Regional Policy Statement)*

A critical and first step to achieve the urbanisation of Tauriko West is the adjustment to the Bay of Plenty Regional Council’s Urban Limit Line set out in their Regional Policy Statement. The proposal to adjust the urban limit line has been adopted by the Regional Council (15 May 2018) and notified on 22 May 2018 as Proposed Change 4 to the Bay of Plenty Regional Policy Statement. The following analysis result extracted from the notified Plan Change informs the proposal to alter the Western Bay of Plenty Boundary line.

The following options analysis result has been sourced from the Bay of Plenty Regional Council’s notified Change 4 (Section 32 analysis). The four options considered were:

Option 1 – Status quo – do nothing

Option 2 - Include Tauriko West growth area within the Regional Policy Statement Urban Limit

Option 3 – Full settlement pattern review, reconsidering the requirement for Urban Limit

Option 4 – Advance a new Greenfield growth area in another location.

**4.3.1 Option 2 selected by BOPRC.** The supporting analysis is provided as follows:

Efficiency	Option 2 – Include Tauriko West growth are within the Urban Limit
Environmental benefits and costs	<p>There are no specific environmental benefits and costs resulting from amending the RPS Urban Limit boundary to include the Tauriko West growth area. However, it is a natural consequence that urbanisation of this area will be enabled and more detailed analysis of the associated costs and benefits will follow through the Tauriko for Tomorrow Project structure planning and plan change processes.</p> <p>There will be environmental costs to existing Tauriko West landowners/residents associated with urbanisation. Landowners or residents who value and wish to preserve a rural outlook and lifestyle on the city fringes will be adversely affected. Rural lifestyle values will be incrementally reduced as the area is urbanised. There will also be a prolonged period of large scale land use change associated with greenfield urban development including dust, visual effects, noise, light glare, vibration etc.</p>
Social benefits and costs	<p>There are no specific social benefits and costs resulting from the RPS Urban Limit boundary change.</p> <p>However, it is a natural consequence PC4 will enable urbanisation of the Tauriko West growth area.</p> <p>Social benefits and costs will be assessed in detail as part of the Tauriko for Tomorrow Project structure planning and plan change processes.</p>

	<p>Social benefits arising from urbanising Tauriko West may include, increased access to services and economic opportunities as well as increased availability of social and community infrastructure, activities and reserves within, through and connecting Tauriko West to the wider City.</p> <p>There will be social costs arising from urbanisation to existing Tauriko West landowners/residents who value and wish to preserve a rural outlook and lifestyle on the city fringes. Rural lifestyle values will be incrementally reduced as the area is urbanised.</p>
<p>Economic benefits and costs</p> <ul style="list-style-type: none"> <li>• Economic growth</li> <li>• Employment growth</li> </ul>	<p>There are administrative costs to Regional Council from amending the Urban Limit boundary to include the Tauriko West growth area associated with public notification, coordinating submissions, hearing, deliberations and Council's decisions.</p> <p>It is a natural consequence that urbanisation of this area will be enabled and more detailed analysis of the associated costs and benefits will follow through structure planning and plan change processes.</p> <p>There will be economic benefits to Tauriko West landowners as land values increase and associated land use change opportunities associated with urban zoning provisions.</p>
<p>Cultural benefits and costs</p>	<p>There are no specific cultural benefits and costs resulting from RPS Urban Limits boundary changes and new growth area development sequencing and timing requirements promoted by PC4.</p> <p>Specific cultural benefits and costs of developing Tauriko West will be assessed through structure plan and plan change processes as part of the Tauriko for Tomorrow project.</p> <p>As noted earlier, the Te Awaroa Ngāti Kahu Environmental Management Plan 2011, identifies a large number of sites of cultural significance in the Tauriko West area. Also, the Ngāti Kahu, Ngāti Rangī and Ngāti Pango Sites of Significance Inventory identified several sites of significance within or in close proximity to the area.</p> <p>Tangata whenua consultation during 2016 highlighted the importance of protecting and enhancing culturally significant values including increasing biodiversity, restoration of ecosystems for flora and fauna, improving access to and the protection of sites of archaeological and cultural significance.</p> <p>There may also be other areas or sites of historic heritage importance to non-Māori that require recognition and provision for as matters of national importance.</p> <p>Care will need to be taken during subsequent structure planning and plan change processes to ensure appropriate mechanisms are utilised to recognise and provide for the protection and enhancement of sites/areas of cultural value. This is required by RPS Method 19 which requires structure plans (i) identify significant cultural, natural and historic heritage features and values and show how they are to be protected.</p>

<b>Overall efficiency of provision</b>	<b>Medium/High (provides for long-term development)</b>
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Table 2: Analysis of options - efficiency

<b>Effectiveness</b>	<b>Option 2</b>
<p><b>Relevance and transparency</b></p> <ul style="list-style-type: none"> <li>Directed towards achieving the objectives of the RPS</li> <li>Will clearly achieve, or partly achieve the objectives of the RPS</li> </ul>	<p>The PC4 Urban Limit boundary change and development sequencing is consistent with RPS Objectives 23, 24, 25, and 26.</p> <p>Achieving other objectives in the RPS is dependent on subsequent structure planning and plan change processes under the Tauriko for Tomorrow project.</p> <p>Option 2 will promote achievement of the NPS-UDC medium to long-term urban development capacity requirements.</p>
<p><b>Usefulness</b></p> <ul style="list-style-type: none"> <li>Will effectively guide decision-making</li> <li>Meets sound principles for plan provisions</li> <li>Assumptions made</li> <li>Risk involved.</li> </ul>	<p>The assessment for Option 2 is the same as Option 1.</p> <p>It is expected that structure planning for Tauriko West will ensure coordinated development through the integrated provision of infrastructure and integrated management of related environmental effects.</p> <p>There is a risk that structure planning may not fully address environmental, social, cultural and economic effects.</p>
<p><b>Achievability</b></p> <ul style="list-style-type: none"> <li>Within Regional Council's functions and powers</li> <li>Within the scope of Regional Council's available tools and resources.</li> <li>Degree of uncertainty in the ability to achieve.</li> </ul>	<p>Option 2:</p> <ul style="list-style-type: none"> <li>Is within Regional Council's functions and powers under the Regional Policy Statement and NPS-UDC.</li> <li>Within the scope of Regional Council's available tools and resources.</li> </ul> <p>There is less uncertainty in the ability to achieve the development of Tauriko West due to:</p> <ul style="list-style-type: none"> <li>Small number of landowners</li> <li>Committed land developer</li> </ul> <p>Structure planning will provide detail around development of Tauriko West.</p>
<p><b>Māori values</b></p> <ul style="list-style-type: none"> <li>Provides for Māori interests in the environment compatible with tikanga (where appropriate).</li> </ul>	<p>The C4 Urban Limit boundary change and development sequencing do not specifically provide for tangata whenua values and interests.</p> <p>Providing for Māori interests and values will rely on consultation with tangata whenua and the extent to which their relationship, values and interests are recognised and provided for in structure planning, district plan change and resource management decision making processes.</p> <p>Te Kauae a Roopu provides a vehicle for establishing and maintaining relationships and identifying and recognising tangata whenua values.</p>

### **Assessment of preferred option against relevant Regional Policy Statement objectives**

Based on the efficiency and effectiveness assessment above (Option Two), the assessment below is included to show the preferred option is consistent with the current Regional Policy Statement Urban and Rural Growth Management objectives. Achieving other objectives in the RPS is dependent on subsequent structure planning and plan change processes under the Tauriko for Tomorrow project.

The Regional Policy Statement objectives below relate to urban form and growth and infrastructure feasibility.

RPS Objectives	Assessment of preferred option
<p><b>Objective 23:</b> A compact, well designed and sustainable urban form that effectively and efficiently accommodates the region’s urban growth.</p>	<p>The SmartGrowth Settlement Pattern and more recent SmartGrowth Western Corridor Settlement Pattern Review determine how the pressures of growth in the western sub-region will be best managed in a time, resource and cost effective manner. The Tauriko West growth area was identified as the next suitable greenfield growth area as part of the Western Corridor Settlement Pattern Review in 2016.</p> <p>Tauriko West is located in the Western Corridor within close proximity to a large commercial centre and a significant portion of the City’s available high demand for housing.</p> <p>Amending the RPS to include Tauriko West in the Urban Limit is necessary to enable the implementation of the SmartGrowth Settlement Pattern. Doing so will also enable potential development of more feasible land in preference to less feasible land. Considerations like density and design are more able to be accommodated within the structure plan design process. Tauriko West has fewer land owners which means more comprehensive designs can be accommodated.</p> <p>Extending the Urban Limit to include Tauriko West not only provides an opportunity to complement the existing mix of industrial, commercial and residential area but also enables the NPS-UDC future growth demand requirements to be met.</p>

RPS Objectives	Assessment of preferred option
<p><b>Objective 24:</b> An efficient, sustainable, safe and affordable transport network, integrated with the region's land use patterns.</p>	<p>The NZ Transport Agency is investigating options for the adjacent State Highway 29 and multimodal transport and connection options for the Western Corridor. This is part of a work programme already committed funding under the National Land Transport Fund. Out of 35 significant new improvement activities, the State Highway 29 Tauriko West network connection improvement activity is the highest priority improvement activity in the Bay of Plenty region under the Fund. This work provides a significant opportunity to achieve Objective 24. The Regional Land Transport Plan identifies State Highway 29 between Tauranga and Waikato as an important inter-regional connection corridor.</p>
<p><b>Objective 25:</b> Subdivision use and development in the western Bay of Plenty sub-region is located and staged in a way that integrates with the long-term planning and funding mechanisms of local authorities, central government agencies and network utility providers and operators whilst having regard to the growth plans of relevant industry sector groups.</p>	<p>The Tauriko West area has been identified as an appropriate option for development taking into consideration existing long-term infrastructure and funding planning. The project is being developed collaboratively across the SmartGrowth partners taking into consideration planning and funding timeframes and the interests of multiple stakeholders.</p> <p>The Tauriko West growth area was identified as the next suitable greenfield growth area as part of the Western Corridor Settlement Pattern Review in 2016. Tauriko West is located in the Western Corridor within close proximity to a large commercial centre and would meet a significant portion of the City's available high demand for housing. Urban development of Tauriko West is an appropriate means of achieving Objective 25.</p>
<p><b>Objective 26:</b> The productive potential of the region's rural land resource is sustained and the growth and efficient operation of rural production activities are provided for.</p>	<p>Most of Tauriko West is currently used for agricultural purposes with small areas of horticulture land use on more elevated land. The area is approximately 380ha in size (note: the urban growth area is larger than the urban limit change area) and most of the land within this area is classified as LUC&gt;3 which means it is not highly versatile compared with land around Te Puke. There are two small areas of land classified as LUC3w1 (which has physical limitations due to wetness); and LUC2s1 (which has soil limitation). On the basis that this land is predominately lower versatility, Objective 26 is considered met.</p>

<b>Risk of acting or not acting</b>	
Is there uncertain or insufficient information on the topic (urban growth needs for Tauranga City)?	There is sufficient information available (set out in earlier sections of this report) to demonstrate the Western Corridor, and specifically Tauriko West, is feasible and appropriate for significant greenfield urbanisation due to the proximity of a large commercial centre, a significant proportion of the City's available greenfield industrial zone, and surrounding residential growth areas that are experiencing high demand for housing. The information shows that additional urban growth capacity is needed and Tauriko West is an appropriate location for urbanisation.
Is the topic of high significance or complexity?	Yes. Urban development capacity is a topic of high significance in the NPS-UDC. Tauranga City is a high growth area under the NPS-UDC. Urban growth sequencing and timing is also a complex issue requiring the collation of data from various sources and collaboration among multiple organisations.
Risk of acting or not acting (risk is a factor of potential consequence and the likelihood of a consequence occurring).	The risk of not acting is high. There is sufficient information to determine that if no action is taken there will not be sufficient developable land within the Urban Limits to meet either the medium or long term development capacity requirements of the NPS-UDC or the projected growth demand for Tauranga City.

## Appendix 3 – Governance arrangements (existing and extent of any proposed change) resulting from the Proposal

### 1.0

Governance information required	TCC Current	TCC post boundary alteration (and prior to Development)	WBOPDC Current	WBOPDC Post boundary alteration
Population of district	131,400 * population estimate at 30 June 2017	131,481 (+81)	49,285	49,204 (-81)
# Ratepayers	58,250 Commercial – 3280 Residential – 52461 Non – rateable – 2509 * non-rateable includes Council assets such as reserves, sportfields and also some multiple owned Maori land and churches * at 13 October 2017	58,292	22,794  Commercial 4,337 Residential 18,294 Non rateable 163	22,752
# Wards	Te Papa/Welcome Bay Otumoetai/Pyes Pa Mt Maunganui/Papamoa	No change	Katikati-Waihi Beach Kaimai Maketu-Te Puke	No change
# Councillors	11 elected members	No change	11 elected members	No change
# Maori Wards	No Maori Wards	No change	No Maori Wards	No change
Committees (list)	- Council - City Transformation - Transport - Environment - Community and Cultural - Economic Development and Investment - Audit, Finance, Risk and Monitoring - Chief Executive's Performance - Hearings Panel - District Licensing	No change	Community, District Plan, Joint Governance, Joint Road Safety, Operations & Monitoring, Policy, Regulatory Hearings, Rural	No change



	- Tangata Whenua/Tauranga City Council Wastewater			
Communities	Matua Otumoetai Bellevue Brookfield Judea Bethlehem Gate Pa Greerton Pyes Pa Tauriko (Lakes) Te Ranga/Waimapu Welcome Bay Hairini Tauranga CBD Maungatapu Matapihi Te Maunga Mount Maunganui Omanu Arataki Papamoa Beach Te Tumu	Tauriko (Lakes + Tauriko West existing)	Waihi Beach (inc Athenree & Island View –Pios Beach), Katikati (inc Tahawai, Aongatete), Te Puna, Minden, Kaimai, Ohauiti-Ngapeke, Maketu, Upper Papmoa, Paengaroa, Rangiuru, Pukehina, Pongakawa, Te Puke, Maketu, Little Waihi, Otamaraukau	No Change
# Community Boards	No community boards	No change	Waihi Beach Katikati Te Puke Omokoroa Maketu	Proposal to abolish CBs in 2019-21 Triennium
# Community Board Members	No community board members	No change	20	20

## **Appendix 3 Continued - Governance arrangements (existing and extent of any proposed change) for the Affected Area**

### **2.0 Relevant excerpts from Governance Statements – WBOPDC & TCC 2016-2019**

#### **2.1 Relevant excerpts from WBOPDC Local Governance Statement April 2017**

##### **Electoral Systems**

Under the Local Electoral Act 2001 there are two voting options for Council in conducting its elections. The options are the first past the post system (FPP) and the single transferable vote option (STV).

##### **First Past the Post System**

Electors vote by indicating their preferred candidate and the candidate receiving the most votes is declared the winner.

##### **Choice of Systems and Options for Change**

Under the Local Electoral Act 2001 the Council can resolve to change the electoral system to be used two years before a triennial election or conduct a binding poll on the question. Alternatively electors can initiate a poll so long as at least 5 per cent of electors have signed a petition for a poll. Once changed an electoral system must be used for at least the next two triennial elections.

##### **The Western Bay of Plenty District Council Choice**

Western Bay of Plenty District Council's last review of the electoral system was conducted in 2014. No change was made to Council's electoral system and the triennial election for 2016 will be held under the First Past the Post (FPP) system as described above. Council will next consider this in September 2017 for the 2019 election.

## Representation

### Wards and Community Boards

The Western Bay of Plenty District is made up of three wards being the Katikati Waihi Beach Ward, the Kaimai Ward and the Maketu Te Puke Ward, and five community boards being Waihi Beach, Katikati, Omokoroa, Te Puke and Maketu.



The number of elected representatives for each ward and/or a community board area is dependent on the number of resident electors within a particular ward and/or community board boundary. The larger the number of eligible electors in a ward and/or community board – the larger the number of elected representatives.

Mayor	1 elected for District
Ward Councillors – 11 in total elected	Katikati Waihi Beach Ward - 3  Kaimai Ward - 4  Maketu Te Puke Ward - 4
Community Board Members	20 elected, 4 per Ward
Bay of Plenty Regional Council Members	14 elected, 11 within general constituencies and 3 Maori constituencies

District Ward	No. of Councillors	No. of Resident Electors	No. of Ratepayer Electors
Katikati -Waihi Beach	3	10,116	197
Kaimai	4	13,072	21
Maketu - Te Puke	4	11,330	92

Community Board Area	No. of Community Board Members	No. of Resident Electors*	No. of Ratepayer Electors#
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Waihi Beach	4	2,703	202
Katikati	4	7,262	10
Te Puke	4	6,955	15
Omokoroa	4	2,465	4
Maketu	4	735	18

#Figures as at July 2016

## Maori Wards and Constituencies

The Local Electoral Amendment Act 2002 also gives Council the ability to establish separate wards for Maori electors. The Council may resolve to create separate Maori wards or conduct a poll on the matter, or the community may demand a poll. The demand for a poll can be initiated by a petition signed by 5 per cent of electors within the district.

The Council considered whether or not to have separate Maori wards in September 2014 as part of its representation review. The Council decided not to have separate Maori wards for the 2016 election. This will next be considered by Council in September 2017.

## Community Boards

The Western Bay of Plenty District Council has five community boards – the Katikati Community Board, the Maketu Community Board, the Omokoroa Community Board, the Te Puke Community Board and the Waihi Beach Community Board. These boards are constituted under section 49 of the Local Government Act 2002 to:



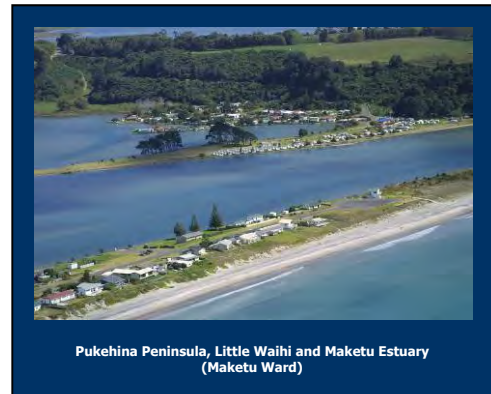
- represent and act as an advocate for the interests of their communities.
- consider and report on any matter referred to them by the Council and any issues of interest or concern to the community board.
- make an annual submission to Council on expenditure in their communities.
- maintain an overview of services provided by the Council within their communities.
- communicate with community organisations and special interest groups in their communities.
- undertake any other responsibilities as delegated by the Council.

Each community board has a chairperson and 3 elected members who are elected triennially to each board by electors in the different community board areas, and the Council appoints two members to each of the boards from its elected Councillors. These are ward members

for the same areas of the boards. Each board elects its own chairperson at its inaugural meeting after the triennial election.

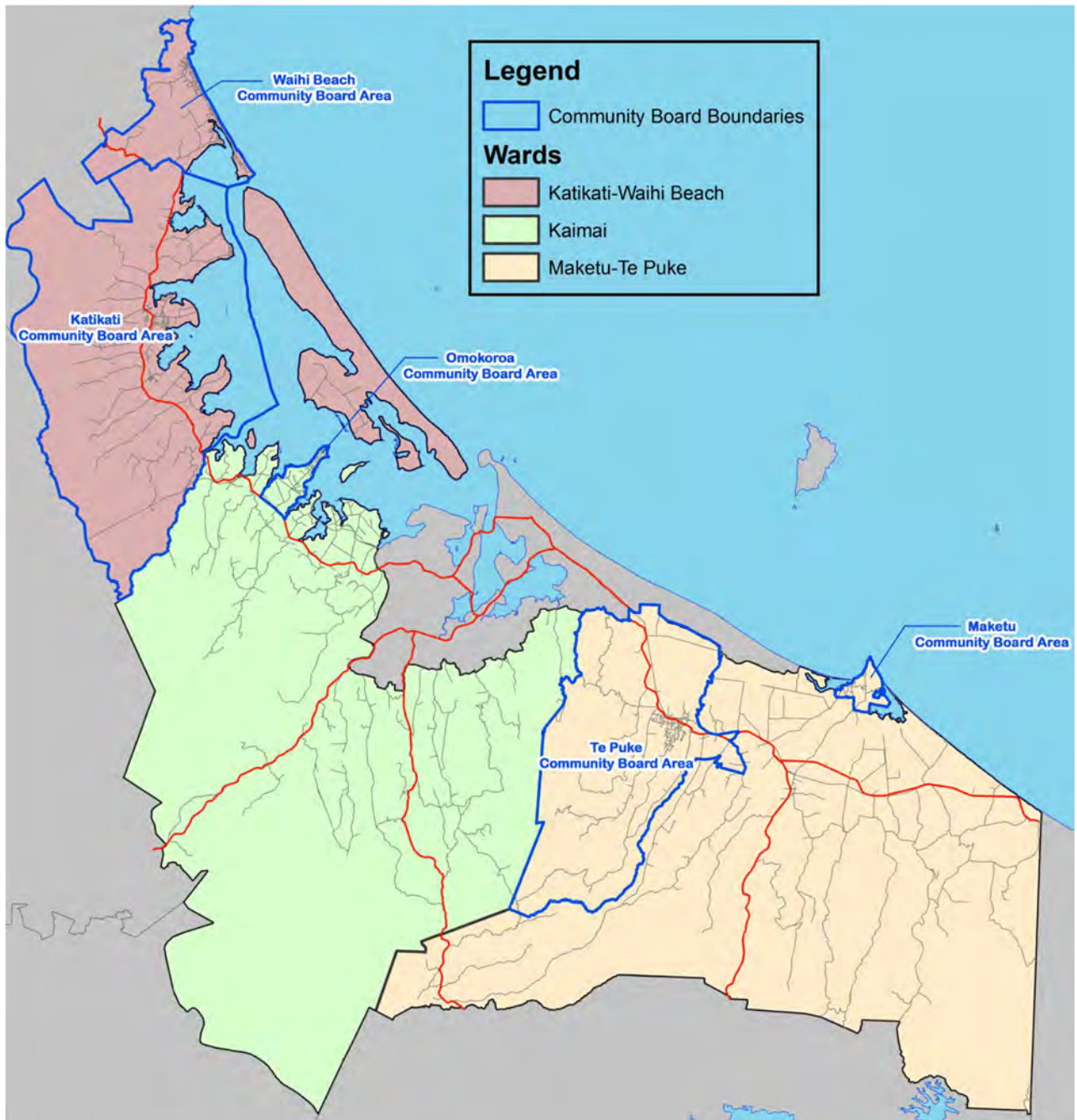
The Local Electoral Amendment Act 2002 gives Council the ability to review and establish community boards. The Council may resolve to create community boards, or conduct a poll on the matter, or the community may demand a poll.

The Council last conducted a representation review in 2012. The outcome of the review was to reduce a 5 ward system to the three wards described above and a reduction of the number of appointees from Council to the Boards to two on each board. The next review will be conducted over the 2017-2018 year to ensure that changes (if any) may be taken into account for the 2019 election.



Pukehina Peninsula, Little Waihi and Maketu Estuary  
(Maketu Ward)

### Map of Ward/Community Board Areas within the Western Bay of Plenty District



## 2.2 Relevant excerpts from TCC Local Governance Statement 2016-2019

### Electoral Systems

#### First Past the Post System

Council currently operates its elections under the first past the post (FPP) electoral system. Electors vote by indicating their preferred candidate(s), and the candidate(s) that receives the most votes is declared the winner regardless of the proportion of votes that candidate(s) obtained.

#### Single Transferable Vote System

The other option permitted under the Local Electoral Act 2001 is the single transferable vote (STV) system. This system is used in District Health Board elections (since 2004) and by some local authorities. Electors rank candidates in order of preference (1, 2, 3, 4 etc.). The number of votes required for a candidate to be elected (called the quota) depends on the number of positions to be filled and the number of valid votes. The necessary number of candidates to fill all vacancies is achieved first by the counting of first preferences then by a transfer of a proportion of votes received by any candidate where the number of votes for that candidate is in excess of the quota, and then by the exclusion of the lowest polling candidates and the transfer of these votes in accordance with voters' second preferences.

#### Choice of Electoral System and Options for Change

Under the Local Electoral Act 2001, Council can resolve to change the electoral system to be used two years before a triennial election or conduct a binding poll on the question. Alternatively, electors can initiate a binding poll so long as at least five percent of electors have signed a petition for a poll. Once changed, an electoral system must be used for at least the next two triennial general elections.

Council last reviewed the electoral system in 2014. No change was made to Council's electoral system for the 2016 elections.

### Representation Arrangements

Tauranga City is made up of three wards of approximately the same size population:

- Te Papa / Welcome Bay,
- Otumoetai / Pyes Pa,
- Mount Maunganui / Papamoa.

Council has 11 elected representatives, with two councillors representing each ward, four councillors elected 'At Large' (city wide) and the Mayor. This remained unchanged following a review in 2015.

Further information about the Mayor and Councillors is available on Council's website: [www.tauranga.govt.nz](http://www.tauranga.govt.nz)

## Māori Wards

The Local Electoral Act 2001 gives Council the ability to establish separate wards for Māori electors. Council may resolve to create separate Māori wards or conduct a poll on the matter, or the community may demand a poll. The demand for a poll can be initiated by a petition signed by five percent of electors within the city.

Council last considered whether or not to have separate Māori wards in July 2016 as part of its Representation Review. Council decided not to have separate Māori wards for the 2016 elections.

## Community Boards

Council currently has no Community Boards.

## Council Controlled Organisations

The following organisations as defined under Part 1 Section 6 of the Local Government Act 2002 ("the Act") have been identified as "Council Controlled Organisations" (CCO).

Organisation	Council Appointed Member
Western Bay of Plenty Visitor and Tourism Trust trading as Tourism Bay of Plenty	Des Hammond (Chair), Tania Bui (deputy Chair), Oliver Moorcroft, Will Wilson, Peter Moran, Michelle Malcolm, Janine Hellyer, Anne Blakeway
Tauranga Art Gallery Trust	Peter Anderson (Chair), Judith Stanaway, Mary Stewart, Simon Clarke, Sonya Korohina, Rebecca Graham
Bay Venues Limited	Peter Farmer (Chair), Murray Gutry, Keith Tempest, Shirley Baker, Graeme Elvin, Dean Waddell
Bay of Plenty Local Authorities Shared Services (BOPLASS Limited)	Director - Chief Executive, Tauranga City Council (along with 8 other representative CE directors, and 1 independent Director and Chair, Craig O'Connell
New Zealand Local Government Funding Agency Limited	TCC may nominate a potential director, however does not have the power to appoint as it does not have a controlling share.

## Contacting Council



A proposal to alter the boundary between WBOPDC and TCC

Post	Hand deliver	Phone	E-mail	Web site
Tauranga City Council, Private Bag 12022, Tauranga.	Reception, 91 Willow St, Tauranga.	07 577 7000	<a href="mailto:info@tauranga.govt.nz">info@tauranga.govt.nz</a>	<a href="http://www.tauranga.govt.nz">www.tauranga.govt.nz</a>

The Customer Contact Centre (call centre) is staffed 24 hours a day 7 days a week.

**Council Service Centres**

- 91 Willow Street, Tauranga

## **Appendix 4 –Meetings, Hui, engagement and consultation undertaken to date as part of the overall Tauriko for Tomorrow project**

*(Ref BOPRC Proposed Change 4 – to the RPS)*

### **1.0 Tauriko for Tomorrow Urban Growth Project - Summary of consultation and engagement carried out as part of the overarching project.**

This section summarises feedback from the **Tauriko West Urban Growth Project (Tauriko for Tomorrow)** received during consultation from iwi/hapū, indirectly and/or interested members of the public.

#### **1.1 Tangata Whenua**

Pre-notification engagement with the tangata whenua of the Tauriko West area has been undertaken through local hapū who whakapapa to Ngāti Ranginui and Ngāti Te Rangi Iwi of Tauranga Moana. These hapū are: Ngāti Kahu, Ngāti Rangī, Ngāti Pango, Pirirakau, Ngāti Hangarau, and Ngāi Tamarawaho. Following the signing of the Te Kauae a Roopu Engagement Agreement, these hapū are collectively referred to as the 'Te Kauae a Roopu hapū'.

Preliminary feedback

The SmartGrowth Western Corridor Strategic Study: Option 3B Settlement Pattern Review 2016 underpins the Tauriko for Tomorrow work in identifying Tauriko West as a preferred area for potential development.

During the development of the review, engagement with tangata whenua was undertaken via a series of hui during March and April 2016 with Ngāti Kahu, Ngāti Pango, Ngāti Rangī, Pirirakau, Ngāti Hangarau, and Ngāti Ranginui.

Feedback was received from each of these hapū/iwi and a range of concerns, issues and opportunities were raised. These can be summarised as follows:

- No fatal flaws were identified for the potential urbanisation of the Wairoa River (Tauriko West) area.
- There is a strong desire for enhancement of the water quality in the Wairoa River. There is an expectation that at the very least bathing water quality is achieved, but preferably drinking water quality.
- There is a clear desire for local biodiversity to be improved.
- Preference for some restoration of the Wairoa River with the hope of improving ecosystem for flora and fauna.
- It is critically important that should urbanisation occur, the protection of sites of significance to Tangata Whenua are built into structure planning and development and that these are publicly recognised.
- Enhanced access to the Wairoa river as a recreation resource.

A proposal to alter the boundary between WBOPDC and TCC

- There is a preference for non-motorised use of the Wairoa River.
- Ongoing engagement and liaison with relevant iwi and hapū occurs.
- Archaeological and/or cultural assessment of the area is undertaken prior to development and identified sites protected.

### **Tangata Whenua Engagement Hui**

On 3 April 2017, a meeting was held with representatives from Ngāti Hangarau, Ngāti Kahu, Ngāti Pango, Ngāti Rangī, Pirirakau, TCC, WBOPDC, NZTA and Regional Council. The purpose of the meeting was to provide tangata whenua with an overview of the Tauriko West urbanisation proposal and seek their feedback. Ngāti Ranginui Iwi Society Inc and Ngāi Tamarawaho were also invited to this meeting.

A number of concerns were raised at this meeting about various aspects of the development of Tauriko West. Most of the concerns were focused on future state highway/roading work and land use and protection issues. Hapū were advised that the issues raised would be addressed in detail during later stages of the Tauriko for Tomorrow work where NZTA and TCC would be working directly with hapū on state highway/multimodal and structure planning aspects of the larger project.

Concerns raised did not directly relate to adjustment of the Urban Limit or reluctance to include Tauriko West in the Urban Limit, or the proposed boundary alteration between WBOPDC and TCC. Concerns were specifically focused on ensuring hapū involvement and input as Tauriko for Tomorrow work advances and echoed many of the concerns raised during the earlier SmartGrowth Settlement Pattern review engagement hui referred to above.

Feedback was received following the 4 April 2017 meeting and the potential of a memorandum of understanding was raised by hapū.

Subsequent meetings were held between the parties (including Ngāi Tamarawaho who did not attend the first meeting) to agree on terms of an engagement agreement.

### **Hapū Engagement**

On 31 May 2017, a meeting was held with hapū whose rohe falls within the Tauriko for Tomorrow project area to discuss the Tauriko for Tomorrow project and to identify issues and concerns of each hapū directly affected by the proposed urbanisation of Tauriko West. Representatives from Ngāi Tamarawaho and Pirirakau were not in attendance but both received minutes following the meeting and Pirirakau supported the discussions that took place. As with earlier discussions regarding the potential development of Tauriko West, concerns focus mostly on state highway and structure planning aspects of the work.

A number of meetings were held over the remainder of 2017 between hapū representatives and the Mayors, Chair and Chief Executives of TCC, WBOPDC, and Regional Council, and NZTA to develop a Partnership Engagement Agreement – Te Kauae a Roopu.

The Te Kauae a Roopu agreement was formally signed on 21 December 2017. The agreement sets out a framework to work collaboratively on the Tauriko for Tomorrow Project. The intent of the agreement is to establish a solid foundation to build enduring working relationships.

The partnership is committed to working in the spirit of good-faith and cooperation based on the relationship principles below:

- Mana – Recognition and respect for each partner’s mana and authority; acknowledging hapū autonomy.
- Whakapono – Acting with integrity, respect and being open and transparent.
- Kōrero a kanohi – Engaging on issues face to face; being upfront and honest.
- Rangatira ki te Rangatira – Recognising respective leaders and involving key decision makers where and when appropriate.
- Kaitiakitanga and Te Ao Māori – Providing for kaitiakitanga; valuing mātauranga Māori; integrating Tikanga and Te Reo Māori where appropriate.
- Kotahitanga – Meeting agreed milestones; seeking solutions and looking for ways to mitigate challenges.

Since the Te Kauae a Roopu agreement was signed, meetings have been held on a regular basis during 2018.

### **Iwi Authority Consultation**

Ngāti Ranginui Iwi Society representatives were involved in hui held during March and April 2016 to discuss the SmartGrowth Settlement Pattern Review that underpins the Tauriko for Tomorrow work and identified Tauriko West as a preferred area for potential development. Feedback received during the hui related to Transport Agency transport work and structure planning.

Iwi have been kept informed through a Tauriko for Tomorrow project update at the SmartGrowth Combined Tangata Whenua forum on 9 August 2017. Feedback received from the forum was in relation to storm water run-off. The forum indicated they would like to be involved in the process. Members were advised that this work will form part of the structure planning work carried out by Tauranga City Council and will be addressed during this part of the Tauriko for Tomorrow project.

The Tauranga Moana/Te Arawa Ki Takutai Partnership Forum were provided with a verbal update with regards to the Boundary Alteration Proposal and a written update on Proposed Change 4 (Tauriko West Urban Limit) to the Bay of Plenty Regional Policy Statement at their meeting held on 13 March 2018. Representatives from Ngāi te Rangi and Ngāti Ranginui were present. No feedback was received or recorded in the minutes of this meeting.

A Tauriko for Tomorrow project update was given at the SmartGrowth Combined Tangata whenua forum on 11 April 2018. Ngāti Ranginui and Ngāi te Rangi iwi Authority representatives were invited but not present. No feedback on Proposed Change 4 or boundary alteration proposal was received.

## **1.2 Public and Interested Parties**

Regular newsletters have been sent to landowners and interested parties as part of the wider Tauriko for Tomorrow project. In April 2017, letters were sent to affected residents advising of the Tauriko for Tomorrow work and informing them of upcoming open days.

Public Open days were held on 27 and 28 May 2017 at the Tauranga Crossing in Tauriko and attended by 769 people. The demographic attendance ranged from families, young couples, individuals as well as older adults. A separate landowner session was also held.

Members of the public were able to fill in a survey that asked "do you have any thoughts or feedback on the proposed change to the Urban Limit line". The survey was available from the open days through to 16 June 2017, in paper form and online. It is unlikely that respondents differentiated between the 'urban limits line' and the 'proposed change to the WBOPDC boundary line', the overall response is considered valid for both processes.

There were 87 points made from 85 responses. Approximately 60 percent of respondents supported or provided qualified support, 21 percent opposed. The two main themes of the feedback were protecting/maintaining the rural feel or green space (20 percent of comments); and addressing the traffic concerns (19 percent).

## 2.0 Schedule of engagement undertaken to date for the overall Tauriko for Tomorrow Project (excluding specific WBOPDC boundary alteration)

Date	Event	Event purpose	Meeting/ Correspondence with...	In attendance
March/ April 2016	Hui with iwi and hapū was undertaken on the Western Corridor Study	Obtain feedback from hapū during the SmartGrowth Settlement Review	Ngati Kahu, Ngati Pango, Ngati Rangī, Pirirakau, Ngati Hangarau, Ngati Ranginui	Western Corridor Group

Date	Event	Event purpose	Meeting/ Correspondence with...	In attendance
3 April 2017	Tangata Whenua Engagement Hui	To provide Tangata Whenua with an overview of the Tauriko West Urbanisation Proposal	Ngati Kahu, Ngati Pango, Ngati Rangi, Pirirakau, Ngati Hangarau (Ngāti Ranginui and Ngāi Tamarawaho invited but did not attend)	TCC, NZTA, WBOPDC, BOPRC
28 April 2017	Letter sent to Tauriko West residents from Western Corridor Group	Advise residents that Tauriko West has been identified as the next urban growth area and provide an overview of the Tauriko for Tomorrow project.  Advise of upcoming Public information days.	Affected residents – identified through GeoView	
25, 26, 27 May 2017	Tauriko West Public Information Open Days	To provide an early overview of the Tauriko West Urbanisation Proposal and to listen/document any concerns/questions	Key stakeholders and community	TCC, NZTA, WBOPDC, BOPRC
31 May 2017	Meeting to discuss Tauriko for Tomorrow project and changes required to accommodate Tauriko West Development	Seek feedback from hapū on issues and concerns about proposed urbanisation of the Tauriko West area	Ngati Kahu, Ngati Pango, Ngati Rangi, Ngati Hangarau, (Ngāi Tamarawaho and Pirirakau invited but did not attend)	TCC, WBOPDC, BOPRC
5 July 2017	Cottage meeting with River Oaks Drive residents	To provide an early overview of the Tauriko West Urbanisation Proposal and to listen/document any concerns/questions	River Oaks Drive residents	TCC, NZTA, WBOPDC, BOPRC

<b>Date</b>	<b>Event</b>	<b>Event purpose</b>	<b>Meeting/ Correspondence with...</b>	<b>In attendance</b>
9 August 2017	Te Tumu and Tauriko West update – Historic Village	To provide an update of the Tauriko West Urbanisation Proposal and to listen/document any concerns/questions	SmartGrowth Combined Tangata Whenua Forum, BOPRC, WBOPDC, NZTA, TCC	BOPRC, WBOPDC, TCC, Ngāti Ranginui Iwi RMU
23 August 2017	Western Corridor Landowner Meetings – Cottage Meetings	To provide an overview of the Tauriko West Urbanisation Proposal and to listen/document any concerns/questions	Belk Road landowners	TCC, NZTA, WBOPDC, BOPRC,
23 August 2017	Western Corridor Landowner Meetings – Cottage Meetings	To provide an overview of the Tauriko West Urbanisation Proposal and to listen/document any concerns/questions	Redwood Lane landowners	TCC, NZTA, WBOPDC, BOPRC
24 August 2017	Western Corridor Landowner Meetings – Cottage Meetings	To provide an overview of the Tauriko West Urbanisation Proposal and to listen/document any concerns/questions	SH29/Silkwood Lane/Oakwood Lane landowners	TCC, NZTA, WBOPDC, BOPRC
30 August 2017	Cottage Meetings – NZTA Corridor Focus Only	To provide an overview of the Tauriko West Urbanisation Proposal and to listen/document any concerns/questions	Whiore Ave/Tauranga Crossing landowners	TCC, NZTA, WBOPDC, BOPRC
30 August 2017	Cottage Meetings – NZTA Corridor Focus Only	To provide an overview of the Tauriko West Urbanisation Proposal and to listen/document any concerns/questions	SH29A/Takitimu Drive/Barkes Corner landowners	TCC, NZTA, WBOPDC, BOPRC
From February 2017	Western Corridor Group – Fortnightly Meetings	Regular meeting on progression of the project.	WBOPDC, NZTA, SmartGrowth, TCC staff	BOPRC, WBOPDC, NZTA, SmartGrowth, TCC staff

<b>Date</b>	<b>Event</b>	<b>Event purpose</b>	<b>Meeting/ Correspondence with...</b>	<b>In attendance</b>
From April to December 2017	Various hui with local hapū	To develop a Engagement Partnership Agreement	Ngati Kahu, Ngati Pango, Ngati Rangī, Ngati Hangarau, Ngāi Tamarawaho and Pirirakau	BOPRC, WBOPDC, TCC, NZTA
21 December 2017	Te Kauae a Roopu – Partnership Agreement signing meeting	Sign Partnership Engagement Agreement – Te Kauae a Roopu	Ngati Kahu, Ngati Pango, Ngati Rangī, Pirirakau, Ngati Hangarau, Ngāi Tamarawaho, TCC, NZTA, WBOPDC, BOPRC	Ngati Kahu, Ngati Pango, Ngati Rangī, Pirirakau, Ngati Hangarau, TCC, NZTA, WBOPDC, BOPRC
From January 2018	Te Kauae a Roopu Partnership meetings	Regular meetings on progression of the project.	Te Kauae a Roopu Group members – TCC, WBOPDC, NZTA, Hapū, BOPRC	Te Kauae a Roopu Group members – TCC, WBOPDC, NZTA, Hapū, BOPRC
26 January 2018	Western Bay Local Government and Iwi Leaders hui	To discuss working together on specific key issues including – PC4, RMA Streamlined Planning process, and MfE Direction re consultation	Local Government representatives and Iwi Leaders	BOPRC, WBOPDC, TCC, Ngāi te Rangī Iwi Trust, Ngāti Pūkenga Iwi Trust
7 March 2018	Email - Letter, s32 report, list of Independent Commissioners with expertise in tikanga Māori	Seek feedback from Te Kauae a Roopu hapū on draft s32 report and Māori Commissioner	Te Kauae a Roopu hapū	Te Kauae a Roopu hapū Ngati Kahu, Ngati Pango, Ngati Rangī, Pirirakau, Ngati Hangarau
8 March 2018	Letter sent seeking feedback on draft change and s32 (via email)	Seek feedback	NZTA, WBOPDC, TCC	



<b>Date</b>	<b>Event</b>	<b>Event purpose</b>	<b>Meeting/ Correspondence with...</b>	<b>In attendance</b>
8 March 2018	Letter sent seeking feedback on draft change and s32 (via email)	Seek feedback	Ngāti Ranginui Ngāi te Rangi	
12 March 2018	Landowners/developers meeting	Update main landowners/developers	Element IMF, Classic Builders, landowners and land owner representatives	TCC, BOPRC, developers and landowners
13 March 2018	Tauranga Moana/Te Arawa Ki Takutai Partnership Forum	Te Kauae a Roopu Pirirakau representative and BOPRC provide a memorandum update on PC4 and SPP to members	Tauranga Moana/Te Arawa Ki Takutai Partnership Forum members	
16 March 2018	Letter sent seeking feedback on draft change and s32 (via email)	Seek feedback	Ngāti Hinerangi	
16 March 2018	Letter sent to landowners/occupiers	Advise 38 landowners/occupiers within the proposed area to be included in the Urban Limit	Affected landowners	
March to May 2018	Follow up emails and phone calls	To obtain feedback on s32 Evaluation Report	Ngāti Ranginui, Ngāi te Rangi, and Ngāti Hinerangi	
4 April 2018	Meeting with Ngāti Ranginui Iwi	Clarify consultation concerns, build understanding about PC4 & SPP, clarify future consultation methods	Ngāti Ranginui Iwi	

A proposal to alter the boundary between WBOPDC and TCC

Date	Event	Event purpose	Meeting/ Correspondence with...	In attendance
11 April 2018	SmartGrowth Combined Tangata Whenua Forum	To provide an update on the Tauriko for Tomorrow work	SmartGrowth Combined Tangata Whenua Forum members (Ngāti Ranginui and Ngāi te Rangi representative s invited but did not attend)	TCC, NZTA, WBOPDC, BOPRC
27 April 2018	WBOPDC workshop with Te Kauae a Roopu	Wairoa River Strategy identification of issues to inform the overall process. (part of TCC/WBOPDC MOU)	Te Kauae a Roopu hapū	Te Kauae a Roopu hapū Ngati Kahu, Ngati Pango, Ngati Rangi, Pirirakau, Ngati Hangarau
30 July 2018	<ul style="list-style-type: none"> <li>Tauriko for Tomorrow Newsletter with a bulk distribution of 9,538.</li> </ul>	Project update and information	Subscribers and general public	