



Local Government
Commission

Mana Kāwanatanga ā Rohe

Proposed boundary alteration
between Western Bay of Plenty
District and Tauranga City at
Tauriko West



Western Bay
of Plenty
District
Council

Tauranga
City
Council

March 2020

www.lgc.govt.nz

Public consultation

THE PROPOSED CHANGE

The proposed change would result in an area of 189 hectares, situated at Tauriko West (between S.H 29 and the Wairoa River) that is currently within the Western Bay of Plenty District becoming part of Tauranga City. This is shown in the map.

REASONS FOR THE PROPOSED CHANGE

In November 2018 the Western Bay of Plenty District Council applied to the Local Government Commission for this change to be made. The application arose from the work of the Smartgrowth partnership involving the Western Bay of Plenty sub-region's three local authorities and tangata whenua.

These processes have identified Tauriko West as an area as suitable for residential development in the short and medium terms. This land that is the subject of the proposed boundary change is currently in the Western Bay of Plenty District, but it is planned that it becomes part of Tauranga City, to facilitate future residential development of Tauriko West.

The Western Bay of Plenty sub-region is facing increasing demand and constrained supply of residential land to accommodate current and foreseeable population growth. The sub-region's local authorities have identified the "western corridor" including the land at Tauriko West as an appropriate location for residential development. It is estimated that the land at Tauriko West could

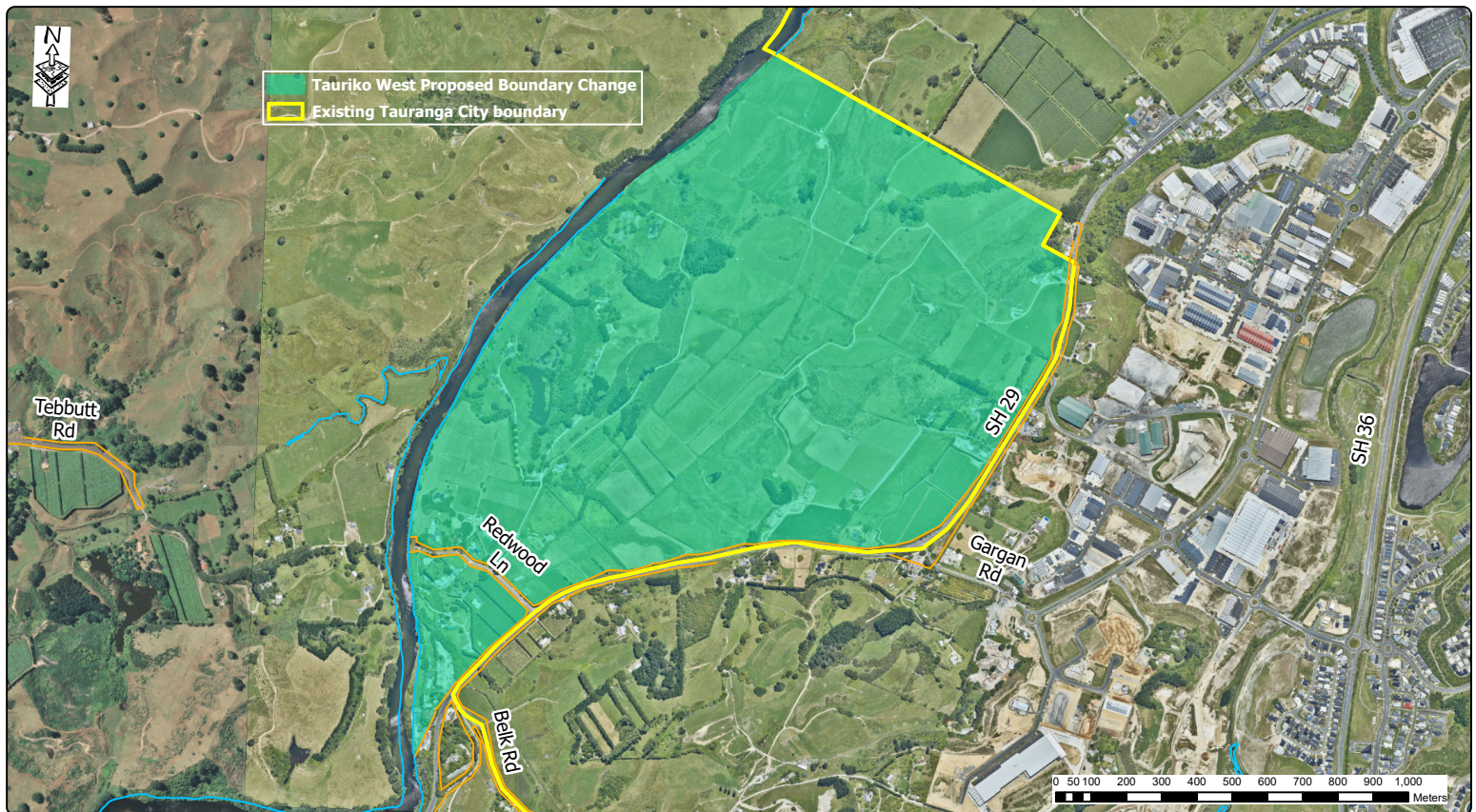
eventually accommodate up to 3000 houses and 7000 people.

While the drivers of change are to do with the supply of land for future residential development, the boundary change process does not itself determine how and when this development will occur. This will depend upon a series of later local authority decisions about the provision of infrastructure and resource management planning. What the boundary change would do is simply bring the area in question within the boundaries of the city so that the proposed future development of Tauriko West can be planned in an integrated manner by Tauranga City Council.

This is seen as desirable because:

- The land will need to be connected to Tauranga City infrastructure networks as it is not practicable for Western Bay of Plenty District to develop new infrastructure for Tauriko West.
- While it is hypothetically possible for there to be arrangements for infrastructure networks to be provided across council boundaries this would be more difficult to implement – it is simpler if the land simply becomes part of the city.
- It is expected that future residents in Tauriko West will for all practical purposes be part of the urban Tauranga community and it makes sense for them to vote and pay rates as part of the city, and to be subject to the same planning and other local regulations as the rest of the city.

POSSIBLE BOUNDARY EXTENSION:



EFFECT OF THE CHANGE

The immediate effect of the boundary change would simply be that landowners and residents of the affected land in Tauriko West will become part of Tauranga City rather than Western Bay of Plenty District. This means they will:

- be subject to Tauranga City bylaws and plans;
- will pay rates to the Tauranga City Council in accordance with the city's rating system and policies; and
- vote at future elections to elect councillors for the Tauranga City Council. It is not considered that changes to the ward arrangements of either local authority will

be necessary at this time. Tauriko West would simply move from the Kaimai Ward of the district into the Otumoetai-Pyes Pa Ward of the city.

Note that the Commission has the ability to put in place transitional arrangements to deal with the impact of these changes for a transitional period.

The proposed change does not affect the roles of either Tauranga City Council or the Western Bay of Plenty District Council beyond the specific area affected.

Public consultation

ADVANTAGES AND DISADVANTAGES

The advantages of the proposed boundary change can be summarised as being that it will allow the sub-region's councils to move ahead in implementing their strategy for providing sufficient land for residential development in the Tauranga urban area. Making the boundary change now will allow this to happen more efficiently than not having the boundary change. There would be significant negative consequences across the community if the supply of land for residential development in the sub-region is not able to meet demand.

A potential disadvantage for some of the current residents of the area may result from the broader process of development, rather than the boundary change as such. The character of the area is expected to change from semi-rural to urban once other planning processes have concluded. For some current residents this could present an opportunity rather than a disadvantage.

INTERESTS OF IWI AND HAPU

The Commission acknowledges the interest in the "western corridor" area of hapu Ngāti Kahu, Ngai Te Rangī, Ngāti Pango, Pirirakau, Ngāti Hangarau, and Ngāi Tamarawaho, Ngati Ranginui and Ngai Te Rangī Iwi of Tauranga Moana.

Have your say

HOW TO MAKE A SUBMISSION

You can make a submission in writing to the Local Government Commission at:

PO Box 5362

Wellington 6140

or by email to info@lgc.govt.nz

SUBMISSIONS CLOSE ON

17 APRIL 2020

People wanting further information can phone the Commission's office on **(04) 460 2228**.

WHAT HAPPENS NEXT?

The Commission will consider the submissions received before making a final decision whether or not to proceed with the boundary change. If it decides to proceed it will adopt a "reorganisation plan" setting out the details of the change. This is then given effect by an Order in Council. After that the remaining processes towards development of the land would be subject to planning undertaken by Tauranga City Council.