



***Western Bay of Plenty
District Council***



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

November 2018

Supplementary Information



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TAURIKO WEST BOUNDARY ALTERATION 2017

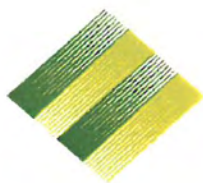
Memorandum of Understanding

Between

WESTERN BAY OF PLENTY DISTRICT COUNCIL

And

TAURANGA CITY COUNCIL



***Western Bay of Plenty
District Council***



Tauranga City

THIS MEMORANDUM OF UNDERSTANDING is dated the **15** day of **November** **1** **2017**

PARTIES

WESTERN BAY OF PLENTY DISTRICT COUNCIL a territorial local authority constituted under the Local Government Act 2002 having its offices at Cameron Road, Tauranga.

TAURANGA CITY COUNCIL a territorial local authority constituted under the Local Government Act 2002 having its offices at Willow Street, Tauranga.

1 Background

- 1.1 The Western Bay of Plenty District Council, Tauranga City Council, Bay of Plenty Regional Council, New Zealand Transport Agency and SmartGrowth have agreed to progress urban development for the Tauriko West Urban Growth Area within the Western Corridor. This was an outcome of the Option 3B Settlement Pattern Review process, confirmed by SmartGrowth and the partner Councils in 2016.
- 1.2 One proposed element to achieve urban development for the Tauriko West Urban Growth Area is a territorial boundary alteration, which will be initiated by the Western Bay of Plenty District Council to transfer an area of the Western Bay of Plenty District into Tauranga City. Tauranga City Council intends to enable urban development in the Tauriko West Urban Growth Area by initiating a structure planning process that will be followed by a public plan change, urbanisation and servicing of the new urban growth area.
- 1.3 The urbanisation of Tauriko West requires a cooperative and integrated planning approach to be taken by Western Bay of Plenty District Council, Tauranga City Council, Bay of Plenty Regional Council, New Zealand Transport Agency and SmartGrowth. The sequencing of the various elements of the statutory processes is critical.
- 1.4 To enable the urbanisation project to go ahead, the urban limits in the operative Regional Policy Statement will need to be amended by the Bay of Plenty Regional Council. Before the Tauranga City Council can progress the structure plan for the new urban growth area, confirmation from the New Zealand Transport Agency of investment and engagement in future processes for the realignment of State Highway 29 will be critical. Both the Tauranga City Council's public plan change and the notice of requirement for State Highway 29 realignment will be notified at the same time.
- 1.5 This process will follow the below sequencing:
 - Change to the operative Regional Policy Statement Urban Limits Line (led by the Bay of Plenty Regional Council);
 - Boundary alteration of the territorial boundary between Western Bay of Plenty District and Tauranga City (led by the Western Bay of Plenty District Council);



- Structure Plan and Rezoning for Tauriko West (led by the Tauranga City Council) and strengthened and realigned State Highway 29 (led by the New Zealand Transport Agency). (Note: These last two processes are to be aligned as far as practicable).
- 1.6 Alteration of the territorial boundary between Western Bay of Plenty District and Tauranga City prior to proceeding with the notice of requirement and district plan notification process will facilitate an efficient use of resources and provide for the seamless future planning, servicing and governance of the proposed new urban growth area.
- 1.7 The integration and sequencing of the various statutory processes is shown in APPENDIX 2, Tauriko West Urban Growth Project – Sequenced Planning Processes. The sequential implementation of the various planning projects is fixed whilst their timing is indicative only.

2 Purpose

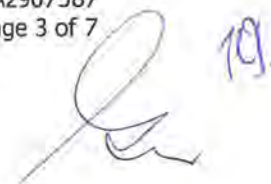
- 2.1 The purpose of this Memorandum of Understanding is to set out the governance and transitional matters that require the agreement of both Councils prior to initiating a boundary alteration process.

3 Working together

- 3.1 The Western Bay of Plenty District Council and the Tauranga City Council will work cooperatively and in good faith to alter the boundary between Western Bay of Plenty District and Tauranga City to bring the Tauriko West Urban Growth Area within the jurisdiction of Tauranga City to enable efficient and effective service delivery and governance of the Tauriko West Urban Growth Area.
- 3.2 The Tauriko West Urban Growth Area is bounded by the existing Tauranga City boundary, State Highway 29 and the Wairoa River. A map is attached as APPENDIX 1.

4 Principles

- 4.1 In accordance with the Local Government Act 2002 the Western Bay of Plenty District Council shall continue to govern the Tauriko West Urban Growth Area until such time as the commencement date of the Tauriko West Boundary Alteration.
- 4.2 The Tauranga City Council agrees to support the Tauriko West Boundary Alteration application and will not promote or provide an individual submission in opposition to the boundary alteration in accordance with APPENDIX 1. If an alternative reorganisation proposal is notified by a third party, the Tauranga City Council will not promote or provide an individual submission in that regard, without the prior agreement of the Western Bay of Plenty District Council.

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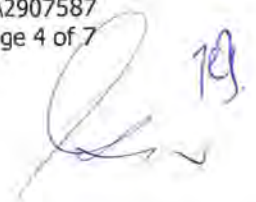
- 4.3 In preparing and proposing the Tauriko West Boundary Alteration application, the Councils will recognise and provide for the principles of the Treaty of Waitangi and commit to engaging Rangatira to Rangatira at governance level with the Iwi/Hapu of the Wairoa River Valley.
- 4.4 The Councils acknowledge the critical roles of the Bay of Plenty Regional Council and the New Zealand Transport Agency in the achievement of the overall aim to urbanise the Tauriko West Urban Growth Area.
- 4.5 The Tauranga City Council will provide the lead role for the structure planning and rezoning processes of the Tauriko West Urban Growth Area in accordance with the sequential statutory processes detailed in APPENDIX 2.
- 4.6 The Option 3B Settlement Pattern Review process included recommendations for infill and intensification, which are supported by both Councils. The Western Bay of Plenty District Council has further determined that subsequent to the Tauriko West boundary alteration, consideration of any future boundary alteration requests will be subject to demonstrated progress with intensification and infill development within the existing Tauranga City Boundary.

5 Term

- 5.1 This Memorandum of Understanding shall terminate if:
 - a) the proposed change to the Regional Policy Statement seeking to bring the Tauriko West Urban Growth Area within the urban limits is refused and is beyond challenge; or
 - b) the Local Government Commission gives notice or otherwise confirms that the Tauriko West Boundary Alteration will not proceed;
 - c) the district plan change for the Tauriko West Urban Growth Area becomes operative and all transitional obligations under this Memorandum of Understanding have been met.

6 Principal Matters for Agreement between the Western Bay of Plenty District Council and the Tauranga City Council

- 6.1 The Western Bay of Plenty District Council will provide a draft of the Reorganisation Proposal to alter the Tauriko West Boundary to Tauranga City Council and the Bay of Plenty Regional Council for comment. Subject to the agreement of the Tauranga City Council and the Bay of Plenty Regional Council, the Western Bay of Plenty District Council will lodge a Reorganisation Proposal for the alteration of the Tauriko West Boundary with the Local Government Commission.



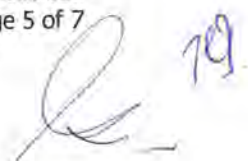
- 6.2 The Western Bay of Plenty District Council agrees to prepare, lodge and manage a boundary alteration application with the Local Government Commission to bring the Tauriko West Urban Growth Area within Tauranga City. Lodgment will be in accordance with the provisions of the Local Government Act 2002, and will occur as soon as reasonably practicable after the proposed change to the Regional Policy Statement urban limits is approved and beyond challenge.
- 6.3 The Councils acknowledge the importance of the Wairoa River to iwi and hapu within the Tauriko West Urban Area. Tauranga City Council, as the lead planning agency for the Tauriko West Urban Growth Area, will ensure all plans for the Tauriko West Urban Growth Area give regard to the 2013 update of the Wairoa River Strategy 2005, hapu management plans as they relate to the Wairoa River, or any succeeding agreements reached with iwi and hapu. From time to time, Tauranga City Council will engage with iwi and hapu to ensure that it is meeting the commitment made in this clause (6.3).
- 6.4 The Western Bay of Plenty District Council has provided to the Tauranga City Council a project plan and budget demonstrating the costs it anticipates will be associated with the preparation of the Tauriko West Boundary Alteration application and its project management. Having considered this information, the Tauranga City Council agrees to meet the Western Bay of Plenty's actual and reasonable costs.

7 Communication and engagement

- 7.1 Communications and engagement for the Tauriko West Boundary Alteration will be managed and coordinated in accordance with the approved Tauriko Tomorrow Communications and Engagement Strategy 2017.
- 7.2 The Western Bay of Plenty District Council and the Tauranga City Council will use their best endeavours to enter into a separate Memorandum of Understanding with the Wairoa River Valley Hapū setting out the engagement expectations between Tangata Whenua and the planning partners for the Tauriko West urbanisation project.
- 7.3 The Bay of Plenty Regional Council and the New Zealand Transport Agency will be invited to become parties to the Memorandum of Understanding referred to in the preceding clause, and may participate in all respects in any discussions and negotiations as to the terms of that Memorandum of Understanding, should they choose to do so.

8 Transitional provisions

- 8.1 The Councils acknowledge that the transitional provisions for the Tauriko West Boundary Alteration scheme will be determined through the reorganisation process in accordance with Schedule 3 of the Local Government Act 2002.
- 8.2 If the Tauriko West Boundary Alteration order does not make provision for the apportionment of the assets and liabilities, the Councils shall enter into a subsequent agreement for the apportionment of assets and liabilities which shall otherwise be apportioned between the Councils under the process contained in clause 53 of Schedule 3 of the Local Government Act 2002.

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- 8.3 A principle underpinning any agreement between the Councils is that all rates or levies and other money paid, payable, set and assessed or owing to the Western Bay of Plenty District Council in respect of the Tauriko West Urban Growth Area shall where practicable be apportioned between the Councils as at the commencement date of the Tauriko West Boundary Alteration.
- 8.4 The Tauranga City Council and Western Bay of Plenty District Council will ensure continuity of service within the Tauriko West Urban Growth Area, and if necessary, enter into a further agreement for the specification, delivery, transfers and funding of any services already provided to the Tauriko West Urban Growth Area.
- 8.5 The Western Bay of Plenty District Council and the Tauranga City Council will prepare and implement a plan for the orderly transfer of information and data with respect to the Tauriko West Urban Growth Area by the commencement date of the altered Western Bay of Plenty District and Tauranga City boundary.

9 Intellectual Property and Data Sharing

- 9.1 All intellectual property brought by each party to the relationship under this Memorandum remains in the ownership of that party. Ownership and management of any intellectual property developed in relation to this project under this Memorandum, or any standards for data management and protocols for data sharing, are to be dealt with in the implementation plan for the transfer of information referred to in the preceding clause.
- 9.2 The Councils will share with each other in a timely manner all information and data pertaining to the overall Tauriko West Boundary Alteration project.

10 Dispute Resolution

- 10.1 If a dispute arises between the parties in relation to this Memorandum of Understanding the following provisions shall apply.
- 10.2 The party claiming that a dispute has arisen must give notice to the other party specifying the matter in dispute within one week of becoming aware of the dispute.
- 10.3 The parties shall use their best endeavours to resolve the dispute by direct negotiation in good faith. Any dispute that is not settled within sixty (60) days from the date either Party has notified the other Party of the nature of the dispute and of the measures that should be taken to rectify it will be resolved through consultation between the Chief Executives of the Councils or their duly authorised representatives. Each Party will give full and sympathetic consideration to any proposal advanced by the other to settle amicably any matter for which no provision has been made or any controversy as to the interpretation or application of this MOU.

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11 Disclosure

- 11.1 The contents of this Memorandum of Understanding and any subsequent agreements may be reported on, disclosed to any person, including pursuant to an official information request to the Council under the Local Government Official Information and Meetings Act 1987.

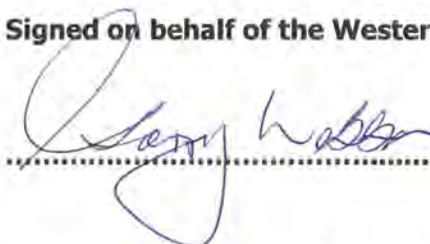
12 The Councils' roles as regulatory authorities

- 12.1 Nothing in this Memorandum of Understanding shall limit or affect the duties and obligations of the Councils as regulatory authorities under any statute including the Local Government Act 2002, the Resource Management Act 1991, the Building Act 2004 or any other relevant order in council, regulation or other instrument giving power to the Council. In exercising such regulatory functions, the Councils shall be deemed not to be acting as a party to this Memorandum of Understanding, and vice versa. The Councils' obligations under this Memorandum of Understanding cannot fetter their discretion in undertaking their regulatory function, and exercise of their regulatory function will not be a breach of this Memorandum of Understanding or entitle any party to any compensation, loss or damages where the obligations under this Memorandum of Understanding are affected in any way whatsoever by the Council having lawfully exercised its statutory duties or powers.

13 Councils' obligations under prior agreements

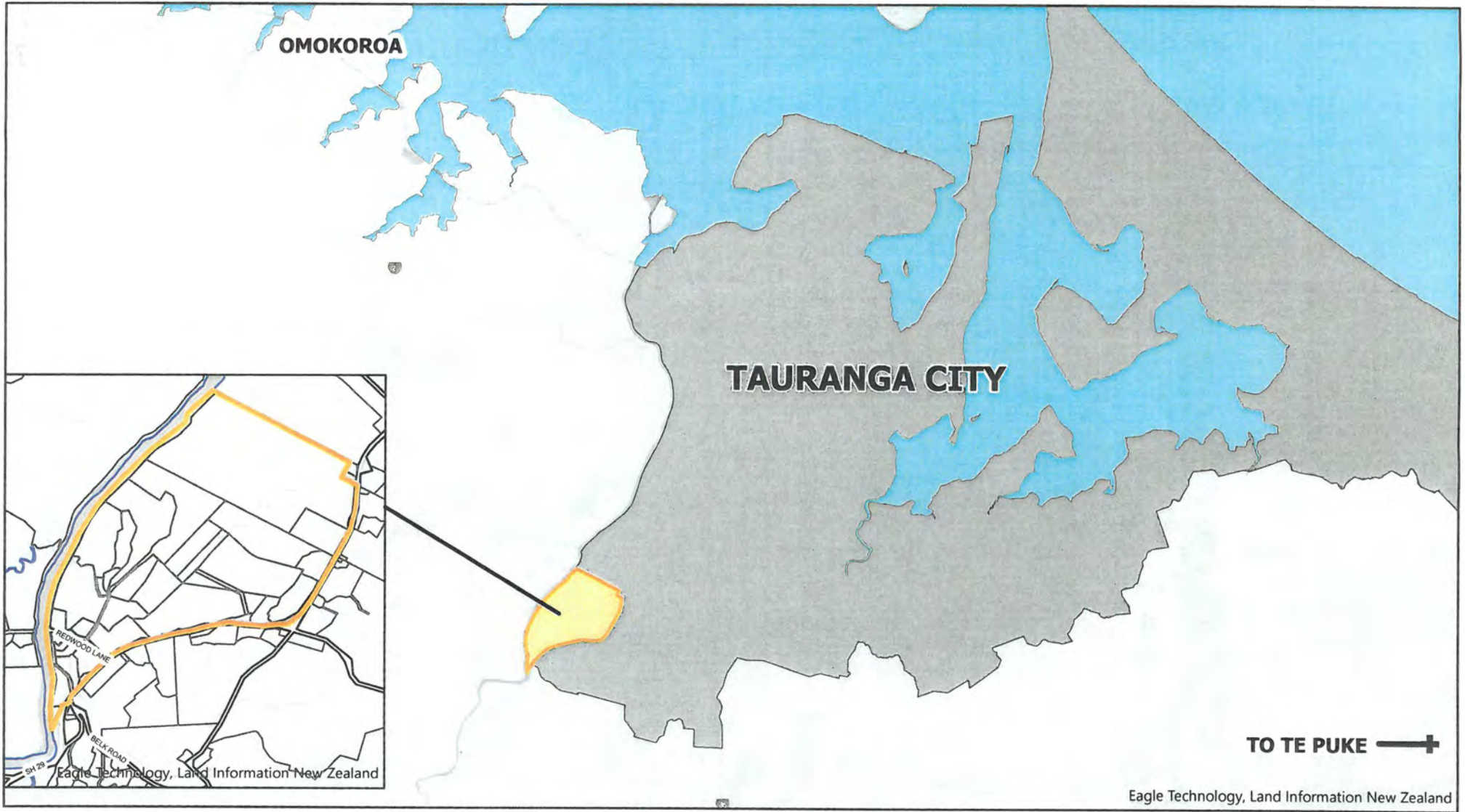
- 13.1 Nothing in this Memorandum of Understanding shall limit or affect any obligations of the Council under any prior agreement it has entered into. Such agreements include, but are not limited to the Bay of Plenty Triennial Agreement, SmartGrowth Partnership Agreement and SmartGrowth Strategy – Western Bay of Plenty Heads of Agreement.

Signed on behalf of the Western Bay of Plenty District Council


..... (His Worship the Mayor)

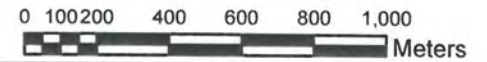
Signed on behalf of the Tauranga City Council


..... (His Worship the Mayor)



Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.
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Location of services is indicative only. Council accepts no liability for any error.
Archaeological data supplied by NZ Archaeological Assoc./Dept. of Conservation.

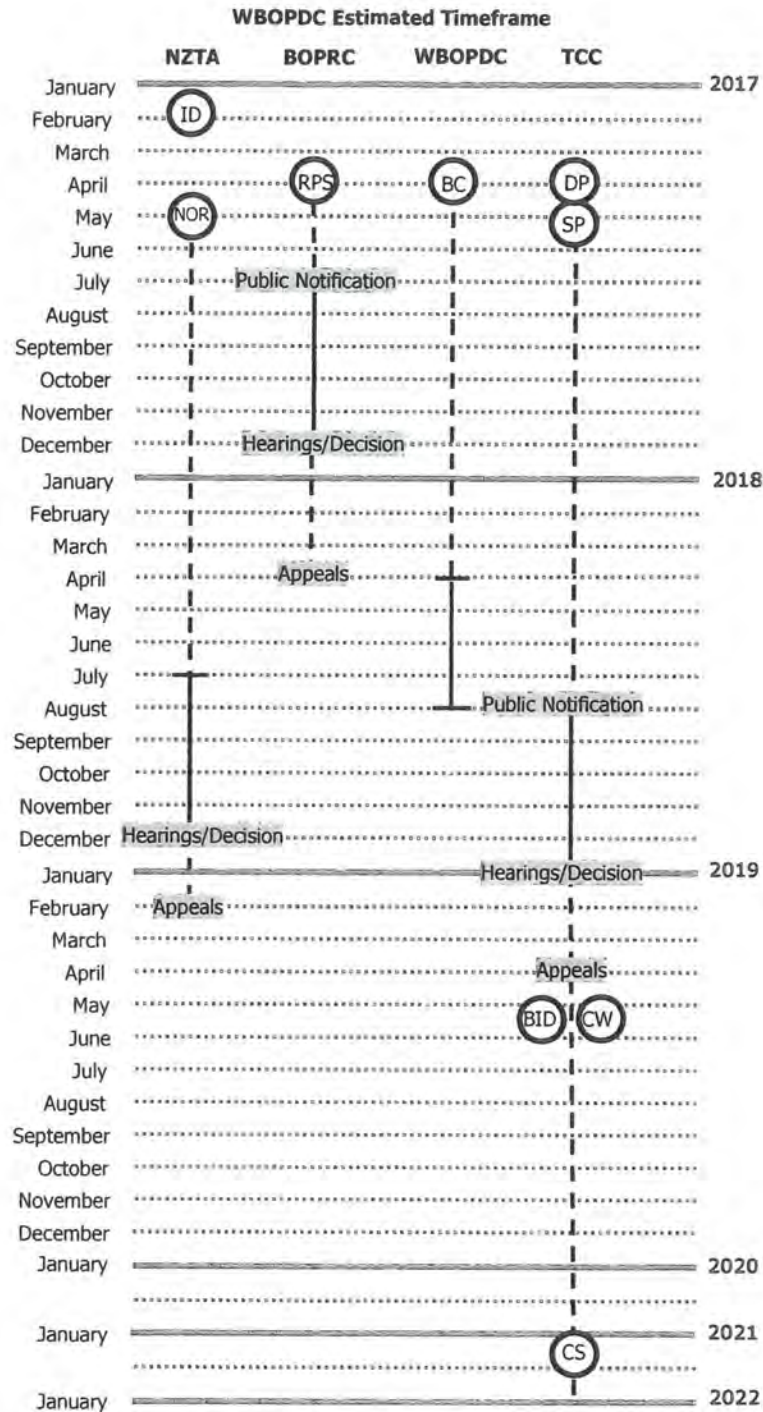
Email: gis@westernbay.govt.nz
Date: 10/01/2017
Operator: kjw
Map: Proposed Boundary Adjustment



Indicative area for proposed boundary adjustment - Tauriko West Urban Growth Area



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Note: If no appeals to RPS or it is resolved sooner than allowed for, then BC and DP process can be moved to earlier in 2018.

Key	
BC	Boundary Change
BID	Bulk infrastructure design and delivery to boundary
CS	Completion of first subdivision stages to enable house building
CW	Civil Works
DP	District Plan Change
ID	Investment Decision
NOR	Notice of Requirement – SH29 Designation Decision
RPS	Regional Policy Statement Change
SP	Structure Plan Development
————	Statutory Process
- - - -	Background Work

19

Affected Landowners Details

Valuation Number	Parcel	Area	Legal Desc	Location	Owner 1	Owner 2	Owner 3	Owner 4	Postal Address	
06872-031-00	3008/5664	55.8224	LOT 2 DPS 33435	820 SH 29	CLARKSON, ROBERT MONCRIEFF	CLARKSON, MARTHA ELIZABETH	J K HAMILTON TRUSTEE SERVICES LIMITED		PO BOX 15260, TAURANGA 3144	\$7,926.30
06872-031-01	3008/5964	5.3176	LOT 1 DPS 33435	820-856 SH 29	DOW, DUNCAN WILLIAM (856)	MCCRACKEN, CATHERINE GRACE (DOW, THOMAS BARCLAY		856 SH29, RD1, TAURANGA 3171	\$3,361.59
06872-035-00	1319/166	13.5579	PT LOT 4 DPS 36262	48 REDWOOD LANE	CLARKSON, ROBERT MONCRIEFF	CLARKSON, MARTHA ELIZABETH	J K HAMILTON TRUSTEE SERVICES LIMITED		PO BOX 15260, TAURANGA 3144	\$3,852.74
06872-035-01	1319/152	11.083	PT LOT 3 DPS 36262	50 REDWOOD LANE	CLARKSON, ROBERT MONCRIEFF	CLARKSON, MARTHA ELIZABETH	J K HAMILTON TRUSTEE SERVICES LIMITED		PO BOX 15260, TAURANGA 3145	\$3,405.26
06872-035-02	1319/16	8.2425	LOT 2 DPS 91122	22 REDWOOD LANE	CLARKSON, ROBERT MONCRIEFF	CLARKSON, MARTHA ELIZABETH	J K HAMILTON TRUSTEE SERVICES LIMITED		PO BOX 15260, TAURANGA 3146	\$4,430.89
06872-035-03	3008/8	4.365	LOT 2 DPS 70631	4 REDWOOD LANE	DAVIES, BRUCE	DAVIES, JENNIFER MARGARET	MACKENZIE ELVIN TRUSTEES LTD		73 HULL RD, MOUNT MAUNGANUI 3116	\$2,634.93
06872-035-04	1319/10, 1319/13	8.718	LOT 1 DPS 79619 LOT 1 DPS 80624	45 REDWOOD LANE	CLARKSON, ROBERT MONCRIEFF	CLARKSON, MARTHA ELIZABETH	J K HAMILTON TRUSTEE SERVICES LIMITED		PO BOX 15260, TAURANGA 3144	\$3,627.92
06872-035-06	1319/164	3.0003	LOT 1 DPS 50207	46 REDWOOD LANE	NICHOLSON, RICHARD ALAN	NICHOLSON, DONNA MAY			46 REDWOOD LANE, RD 1, TAURANGA 3171	\$2,333.91
06872-035-07	1319/2	3.205	LOT 1 DPS 70631	28 REDWOOD LANE	TAURIKO WEST LIMITED				PO BOX 13289, TAURNAGA CENTRAL, TAURANGA 3141	\$2,015.24
06872-035-08	1319/4	0.41	LOT 1 DPS 71281	47 REDWOOD LANE	CLARKSON, ROBERT MONCRIEFF	CLARKSON, MARTHA ELIZABETH	J K HAMILTON TRUSTEE SERVICES LIMITED		PO BOX 15260, TAURANGA 3144	\$1,875.63
06872-035-09	1319/11	2.8156	LOT 2 DPS 79619	49 REDWOOD LANE	CLARKSON, ROBERT MONCRIEFF	CLARKSON, MARTHA ELIZABETH	J K HAMILTON TRUSTEE SERVICES LIMITED		PO BOX 15260, TAURANGA 3146	\$2,364.44
06872-035-10	1319/8	0.9909	LOT 1 DPS 77216	17 REDWOOD LANE	MARRIOTT, GEORGE WILLIAM	MARRIOTT, SHIRLEY FRANCES			17 REDWOOD LANE, RD 1, TAURANGA 3171	\$2,523.79
06872-035-11	1319/15	1.088	LOT 1 DPS 91122	24 REDWOOD LANE	THOMAS, COLIN MARK	WILSON, THOMAS HAINES	BARRON, LEANNE	CLM TRUSTEES LIMITED	24 REDWOOD LANE, RD 1, TAURANGA 3171	\$2,816.24
06872-037-00	multiple	49.2882		954 SH 29	TAURIKO WEST LIMITED		Bryce Donne		PO BOX 13289, TAURANGA CENTRAL, TAURANGA 3141	\$8,659.65
06872-036-00	1319/162, 3008/5666	3.84	LOT 2 DP 33229 LOT 3 DPS 33435	REDWOOD LANE	WESTERN BAY OF PLENTY DISTRICT COUNCIL					\$0.00 RESERVE
06872-038-00	3008/52	2.45	LOT 1 DPS 87023	878 SH 29	TAURIKURA HOLDINGS LTD		The Directors		PO BOX 13289, TAURANGA CENTRAL, TAURANGA 3141	\$3,108.61
06872-038-01	3008/53	3.906	LOT 2 DPS 87023	SH 29	ROBERTSON, WILLIAM HUGH	ROBERTSON, MABEL MARGARET			PO BOX 876, COTTON TREE, QUEENSLAND 4558 AUSTRALIA	\$2,800.74
06872-039-00	3008/40	1.585	LOT 1 DPS 82791	894 SH 29	ELLIS, NEIL ALBERT (928)	ELLIS, LEANA MARY	WBL TRUSTEES LTD		928 SH 29, RD 1, TAURANGA 3171	\$2,338.27
06872-053-00	1319/20	0.8738	LOT 2 DP 463469	15 REDWOOD LANE	WRIGHT, JASON	SMITH, MICHELLE MARION			15 REDWOOD LANE, RD 1, TAURANGA 3171	\$2,266.27
06872-053-01	1319/17, 1319/26	0.4085	LOT 1 DP 312488 LOT 8 DP 463469	15B REDWOOD LANE	CATRAM, RAYE MARION	CATRAM, KEITH JOHN			15B REDWOOD LANE, RD 1, TAURANGA 3171	\$2,349.15
06872-053-03	1319/19	0.6189	LOT 1 DP 463469	25 REDWOOD LANE	PRATT, ANDRE JOHN	KOOPU, LEAH HAZEL TUIHANA JOANNA	JRF TRUSTEE COMPANY LTD		25 REDWOOD LANE, RD 1, TAURANGA 3171	
06872-053-04	1319/28, 1319/29	0.4771	LOT 5-6 DP 480187	REDWOOD LANE	D155 LIMITED				PO BOX 13289, TAURANGA CENTRAL, TAURANGA 3141	\$974.40
06872-053-05	1319/27	2.1685	LOT 3 DP 480187	REDWOOD LANE	LEE, PATRICIA BARBARA ISABEL	PETER BARKER TRUSTEE LTD			7 REDWOOD LANE, RD 1, TAURANGA 3171	\$2,643.78
06872-054-00	3008/8016	1.785	LOT 2 DPS 55891	1056 SH 29	MURDOCH, DOUGLAS DAVID	MURDOCH, JULIE ROBYN			1056 STATE HIGHWAY 29, RD1, TAURANGA 3171	\$2,392.81
06872-054-01	1319/22	1.5484	LOT 4 DP 463469	15C REDWOOD LANE	HARRIS, ROBERT GLENN	PRIEST, TUI EVELYN			15C REDWOOD LANE	\$2,198.58
06872-054-02	1319/25	0.345	LOT 7 DP 463469	REDWOOD LANE	WESTERN BAY OF PLENTY DISTRICT COUNCIL					\$0.00 RESERVE
06872-055-00	3008/8124	0.4856	LOT 1 DPS 7687	1064-1066 SH 29	MOSSOP, NEIL CLIFFORD	MOSSOP, WENDY JOANNE	BENJAMINSEN, JOHANNES		1064 STATE HIGHWAY 29, RD 1, TAURANGA 3171	\$2,178.98
06872-056-00	3008/8018, 3008/8122	0.553	LOT 2 DPS 7687, LOT 3 DPS 55891	SH 29	WESTERN BAY OF PLENTY DISTRICT COUNCIL					\$0.00 RESERVE

188.9492

No response	
4 Redwood Lane	Bruce Davies
24 Redwood Lane	Mark Thomas
894 SH29	Neil Ellis
25 Redwood Lane	Andre Pratt
Redwood Lane	D15 Ltd
1056 SH29	Douglas Murdoch
15c Redwood Lane	Robert Harris
7 properties (25%)	11.4674 ha (.06%)

Support	
Patricia Isabel Lee	
Donna May Nicholson	
Peter Barker Trustee Ltd	
Dow, Duncan William	
McCracken, Catherine Grace	
Dow, Thomas Barclay	
Shirley Marriot	
Michelle Smith	
Jason Wright	
W Robertson	
M Robertson	
Taurikura Holdings Ltd	
George Marriot	
Clarkson Martha	
Clarkson Robert	
Tauriko West Limited	
19 properties (68%)	176.6 ha (93%)

Non support	
Raye Catron	
Neil Mossop	
Wendy Mossop	
Johannes Benjaminson	
2 properties (7%)	0.8941 ha (.04%)

To be sent, Tuesday 24 July

Boundary alteration between Western Bay and Tauranga underway

Visual to be sent with advisory – map ex newsletter

The Western Bay of Plenty District Council is preparing a proposal to alter the boundary between Tauranga City and Western Bay at Tauriko West.

Altering the boundary is part of an initiative between the Western Bay of Plenty District Council, Tauranga City Council, Bay of Plenty Regional Council and the New Zealand Transport Agency to provide for urban development at Tauriko West.

Part of the proposed urban growth area at Tauriko West is located within the Western Bay of Plenty District. Tauranga City Council is well placed to provide future servicing and administration of the area, which will complement development at The Lakes.

Feedback to establish the degree of landowner and community support for the proposal will be considered by the Western Bay of Plenty District Council prior to finalising a boundary change application and submitting it to the Local Government Commission in late 2018.

If the Local Government Commission agrees to consider the application it will publicly notify the application in early 2019 and further consult with a decision expected by mid-2019. The Commission, which is independent of the councils involved, has the final say on the boundary alteration.

Feedback on the proposal closes on Friday, 17 August 2018.

ENDS

Further information:

Rachael Davie
Group Manager – Policy, Planning and Regulatory Services
Western Bay of Plenty District Council
P: 579 6515
M: 021 484 420
E: Rachael.davie@westernbay.govt.nz

TAURIKO FOR TOMORROW

Te Kauae a Roopu																			
Meeting date & time	2:30 – 4:30pm – 9 July 2018																		
Meeting location	Western Bay of Plenty District Council																		
Attendees	<table> <tr> <td>Campbell Larking (TCC)</td> <td>Petera Tapsell (WBOPDC)</td> </tr> <tr> <td>Gareth Pottinger (TCC)</td> <td>Tatai Allen (Ngati Hangarau)</td> </tr> <tr> <td>Chris Nepia (WBOPDC)</td> <td>Te Ruruanga Te Keeti (Wairoa River Hapu)</td> </tr> <tr> <td>Christine Ralph (BECA)</td> <td>Julie Shepherd (Pirirakau)</td> </tr> <tr> <td>Buddy Mikaere (Ngai Tamarawaho)</td> <td>Frank Harawira (Ngati Hangarau)</td> </tr> <tr> <td>David Phizacklea (BOPRC)</td> <td>Joel Peters (TCC)</td> </tr> <tr> <td>Emily Watton (WBOPDC)</td> <td>Sue Laurence (WBOPDC)</td> </tr> <tr> <td>Bryce Donne (Element IMF)</td> <td>Clarke Koopu (BOPRC)</td> </tr> <tr> <td>Wayne Troughton (NZTA)</td> <td></td> </tr> </table>	Campbell Larking (TCC)	Petera Tapsell (WBOPDC)	Gareth Pottinger (TCC)	Tatai Allen (Ngati Hangarau)	Chris Nepia (WBOPDC)	Te Ruruanga Te Keeti (Wairoa River Hapu)	Christine Ralph (BECA)	Julie Shepherd (Pirirakau)	Buddy Mikaere (Ngai Tamarawaho)	Frank Harawira (Ngati Hangarau)	David Phizacklea (BOPRC)	Joel Peters (TCC)	Emily Watton (WBOPDC)	Sue Laurence (WBOPDC)	Bryce Donne (Element IMF)	Clarke Koopu (BOPRC)	Wayne Troughton (NZTA)	
Campbell Larking (TCC)	Petera Tapsell (WBOPDC)																		
Gareth Pottinger (TCC)	Tatai Allen (Ngati Hangarau)																		
Chris Nepia (WBOPDC)	Te Ruruanga Te Keeti (Wairoa River Hapu)																		
Christine Ralph (BECA)	Julie Shepherd (Pirirakau)																		
Buddy Mikaere (Ngai Tamarawaho)	Frank Harawira (Ngati Hangarau)																		
David Phizacklea (BOPRC)	Joel Peters (TCC)																		
Emily Watton (WBOPDC)	Sue Laurence (WBOPDC)																		
Bryce Donne (Element IMF)	Clarke Koopu (BOPRC)																		
Wayne Troughton (NZTA)																			
Apologies	Rebekah Waltham (BOPRC)																		

Item

Meeting Start: 2:35pm

1. Karakia

Matters Arising

2. Wairoa River Valley Strategy Submission and Review

Emily Watton spoke to the submission to the Western Bay of Plenty District Councils Long Term Plan to set aside funding to review the Wairoa River Valley Strategy. The submission was on behalf of Te Kauae A Roopu and Pirirakau.

EW explained that through the deliberations the Western Bay of Plenty District Council had resolved that they directed the Policy Committee to include scoping the review of the Wairoa River Valley Strategy in the 2020 Policy and Planning work programme, and noted that this should be jointly progressed with Tauranga City Council, Bay of Plenty Regional Council and Tangata Whenua representatives.

The Roopu agreed they were satisfied with the pathway for review.

3. General Updates

Bay of Plenty Regional Council

DP provided an update on the progress of Plan Change 4 to the Bay of Plenty Regional Councils Regional Policy Statement. DP advised that 20 submissions were received, 13 in support, 2 neutral and 5 in opposition. DP would provide an overview of the submissions once they were summarised. DP provided an overview of the hearings process and that this is likely to be heard over one day on the 6 August.

Tauranga City Council

GP advised that TCC are progressing with the suite of works for the Structure Planning of Tauriko West. TCC were going to progress an internal design workshop with consultants prior to the next design workshop with the Roopu.

GP advised that ecology and stormwater matters are being investigated in order to develop a number of options for retaining or enhancing ecology, and achieving best practise stormwater solutions to improve water quality into the Wairoa River from Tauriko West. CL will advise on the process moving forward.

WBOPDC – Boundary Alteration

SL introduced the boundary alteration application and tabled background information for the Roopu. SL put to the Roopu the query of whether the Roopu supported the boundary alteration between Western Bay of Plenty District Council and Tauranga City Council.

The Roopu unanimously agreed that they support the boundary alteration between Western Bay of Plenty District Council and Tauranga City Council, in order to progress Tauriko West.

4. Review on the Te Kauae A Roopu agreement

PT asked the Roopu as to how he thinks the group has been performing.

BM stated that he thinks that so far the Roopu is meeting the intent of what it was set up to do. BM congratulated the three Councils and indicated he was personally happy with the approach that was being taken.

PT raised that question on timeframes and whether we have been keeping to these.

JS mentioned that the Wairoa River Hapu timeframes of engagement were progressing with the landowners. It was indicated that the relationships were progressing well.

CK said that timeframes had been reasonably well adhered to and that he thinks the Roopu has had a great response. He acknowledged the competing challenges that the group and all stakeholders had to manage.

DP added that he thought this engagement approach was very useful and asked the Roopu whether we should use this approach further? The Roopu responded it was a good approach to use. DP then asked whether there was anything they group as a collective hasn't met.

CR added that the group has had challenges with changing timeframes due to the project as a whole, which is out of the control of the Roopu. DP added that we have progressed some important work such as the Cultural Effects Matrix, and that was great progress.

Roopu agreed that the group had responded well to the challenges of competing timeframes and no updates were required to the agreement.

CL arrives 3:00pm

5. General Discussion

CL raised he would like to further progress design work and discussions with the Roopu. CL wants to work through issues and options of the master plan and look at key Tangata Whenua values and how TCC can develop responses on the ground.

JS raised that engagement was still ongoing with landowners and the Wairoa River Hapu. However, that work can still happen in parallel. JS indicated she was eager to work in collaboration to deliver appropriate responses in the master plan.

CL raised that at the next Hui he would like to revisit the Master planning design of Tauriko West and tackle the big issues with the Roopu. CL indicated that while there was still landform, ecology and stormwater matters to be resolved. We can start to explore cultural values and important features to develop into the masterplan.

WT offered that TCC takes the next workshop as NZTA will not require this date anymore due to work programme timing. CL agreed that TCC will hold a masterplan workshop with the Roopu on 13 August.

TRTK arrives 3:20pm

SL raised the review of the Wairoa River Valley Strategy for Lou. Lou requested that the document SL tabled includes Ngati Rangi. SL apologised and said she would amend the document. SL then queried whether Lou supports the previous resolution that was raised. He agreed with the boundary alteration and review of the WRVS.

Lou raised that we need to be more particular in the future about the collective response of the group and the discrepancies with each Hapu's view. It was agreed that this needs to be documented more clearly.

CR raised that the Roopu members need to get the invoices in. Lou raised the prior meetings. TA raised that with EOFY do the reference numbers change, WT respond that they remain the same. Lou raised payment for extra meetings. CR explained that extra meetings are funded on an hourly rate as part of the agreement.

6. Bryce Donne TBE – Sediment Breach

BD provided an overview of the sediment pond burst which occurred on the 29 April at TBE. BD apologised to the Roopu members and outlined the lengths they had gone to, to ensure that it wouldn't happen. BD explained that there are no excuses for what happened and they will be looking into how it can be redressed to reduce any long-term impacts.

BD discusses that they will now be engaging an independent expert to prepare and monitor all controls for the site. Graeme Ridley will be the person doing this, who is based in Auckland. He will design the environmental controls. He will audit the controls for sign off and TBE are welcome to provide full visibility of this. An audit of the site will occur every month to ensure compliance and random audits will also be undertaken.

In order to improve and reduce sedimentation there will be an improved treatment plan. Graeme will also prepare a response plan to keep monitoring any detrimental effects. If there are any detrimental effects, there will be solutions developed to improve it. TBE will start an education programme and will have an open site for sedimentation management. They see this being used as an education tool for contractors from around the region.

TAURIKO FOR TOMORROW

BD reiterates his apology and welcomes to take any questions or take members for a visit on site.

TA queries what the chemical is to reduce the sedimentation.

BD response that it is called polychlorinated biphenyls and that it binds silt together.

TA questions what the impact on water quality is over time with the use of this

BD responds he will have to find out from his team in order to provide a response.

TA mentions to look at it there are any other options if possible.

BD mentions he will provide Graeme Ridley's plan for the site with the Roopu.

Question was raised to Bryce as to his length of time at TBE and the Tauranga region. BD states it has been 21 years. BM asks how many breaches he has had in this time. BD responds 3 and explains each situation. BD explains how the breach at TBE happened. In short the event in question created seepages into the dam, which resulted in its failure.

TA queried whether the Regional Council when it fines people that the money from this fine be allocated to improving the water body if affected. DP said he was unsure, but could investigate.

BM raised that there is a lack of resource for Iwi/Hapu to understand the conditions that are imposed on some developments and that capacity needs to be built for this.

JS thanked BD for fronting up and that if there was any support required through the investigation process, the Roopu would offer it and is supportive of the monitoring planned moving forward and the proposed improvements.

BD thanked the Roopu again, and noted that they want to continue collaborating and move into an educational approach with the improved methods they will implement. BD stated that they want to raise the bar.

Lou closed with a Karakia.

Meeting Close: 4:15 pm.

Action: CL/GP to prepare information for 13 August Workshop

Minutes of a meeting held on Friday 24 August 2018 at 4.00pm in the Western Bay of Plenty Council Chambers.

Present	Gary Webber (Mayor WBOPDC); Mike Williams (Deputy Mayor WBOPDC); Gregg Brownless (Mayor TCC); Doug Leader (Chairperson BOPRC); Jane Nees (BOPRC);
Iwi Authority Representatives	Lou Te Keeti; Buddy Mikaere; Puhirake Ihaka
In Attendance	Sue Laurence (Project Manager); Petera Tapsell (WBOPDC); Chris Nepia (WBOPDC)

Tauriko West Boundary Alteration – Consultation with representatives from Tauranga Moana Iwi Authorities

1. The Mayor of WBOPDC Gary Webber welcomed those present.
2. The Project Manager outlined the boundary alteration proposal and this was discussed by the iwi authority representatives. The representatives supported the proposal but noted they would be engaging fully in the RMA planning processes.

It was resolved:

THAT Tauranga Moana Iwi Authorities support the proposal to alter the boundary between WBOPDC and TCC to enable 188.942 hectares of WBOPDC rural land at Tauriko West to be moved into Tauranga City jurisdiction so that it can be developed for future housing and adequately serviced.

(Unanimous) (Ngati Ranginui; Ngai Te Rangi; Ngati Pukenga)

The meeting closed at 4.45pm

TAURANGA CITY COUNCIL

MINUTES OF COUNCIL

DATE/TIME: 18 SEPTEMBER 2018 – 1.00 P.M.
VENUE: TAURANGA CITY COUNCIL CHAMBERS

OPEN SECTION

Members Present: Mayor Greg Brownless (Chairperson)
 Cr Larry Baldock
 Cr Leanne Brown
 Cr Kelvin Clout
 Cr Rick Curach
 Cr Bill Grainger
 Cr Max Mason
 Cr Terry Molloy
 Cr Steve Morris
 Cr John Robson

Also Present: Presenters as listed in the minutes, a press representative and members of the public.

Apologies: Cr Stewart

In Attendance: Marty Grenfell, Chief Executive
 Paul Davidson, Chief Financial Officer
 Christine Jones, General Manager: Growth & Infrastructure
 Philip King, General Manager Community Services
 Jacinda Lean, Acting General Manager: CE Group
 Allan Lightbourne, Chief Digital Officer
 Jaine Lovell-Gadd, General Manager: City Transformation
 Rebecca Perrett, General Manager: Environmental Services
 Robyn Skelton, Executive Officer
 Carlo Ellis, Manager: Strategic Maori Engagement
 Nick Swallow, Manager: Legal and Risk Services
 Mark Smith, Manager: Parks & Recreation
 Brigid McDonald, Manager: City Development
 Melanie Rose, Bella Vista Project Coordinator
 Robyn Garrett, Team Leader: Governance Services

M18/83.1

APOLOGIES

Moved Cr Baldock/Seconded Cr Clout

That it be Resolved

That Council:

Receives an apology from Cr Stewart for absence.

CARRIED unanimously

M18/83.2

CHAIRPERSON'S REPORT

The Mayor welcomed new Chief Executive Marty Grenfell to his first Council meeting.

M18/83.3

ACCEPTANCE OF LATE ITEMS

There were no late items.

M18/83.4

CONFIDENTIAL BUSINESS TO BE TRANSFERRED INTO OPEN BUSINESS

Nil.

CONFIRMATION OF MINUTES

M18/83.5

CONFIRMATION OF MINUTES AND ADOPTION OF RECOMMENDATIONS

Tabled Item 1 was received.

1.09 p.m. The meeting **adjourned**.

1.20 p.m. The meeting **reconvened**.

Moved Cr Brown/Seconded Cr Clout

That it be Resolved

That Council:

Confirms the following meetings as a true and correct record (and the recommendations contained therein be adopted [if relevant]) (includes the confidential section of the minutes which pertains to receipt of minutes only):

- | | | |
|-----|--------------------------------|--------------|
| (a) | M18/61 Council | 19 July 2018 |
| (b) | M18/46 Council (Extraordinary) | 23 July 2018 |

- (b) ***Determines that, in accordance with section 155(1) of the Local Government Act 2002, a bylaw is the most appropriate way of addressing the perceived problems outlined in Appendix B of this report.***
- (c) ***Determines that, in accordance with section 155(2) of the Local Government Act 2002, the Beaches Bylaw 2018 (as attached at Appendix A to this report) is the most appropriate form of bylaw and does not give rise to any implications under the New Zealand Bill of Rights Act 1990.***
- (d) ***Notes that the Beaches Bylaw 2018 will take effect on 1 December 2018.***

CARRIED unanimously

M18/83.10

TAURIKO WEST - TERRITORIAL BOUNDARY ALTERATION APPLICATION (DC 266)

Gareth Pottinger, Project Leader: Urban Planning, presented the report.

Points Raised by Elected Members

- Important process which would enable 7000 new homes. Need to combine intensification with expansion to cater for city growth.
- Regional collaboration critically important; appreciation expressed for co-operation by Western Bay of Plenty District Council and tangata whenua.
- Housing affordability impacted by central government decisions more than by local government actions.

Moved Cr Baldock/Seconded Cr Molloy

That it be Resolved

That Council:

- (a) ***Endorses the Boundary Alteration Application proposal for Tauriko West prepared by Western Bay of Plenty District Council in Appendix A.***
- (b) ***Delegates authority to the General Manager: Growth & Infrastructure to endorse any minor amendments to the boundary alteration application in conjunction with the Western Bay of Plenty District Council, as required prior to lodgement of the application with the Local Government Commission.***

CARRIED

Cr Robson abstained from the vote.

Minutes of the Regional Council Meeting held in Mauao Rooms, Bay of Plenty Regional Council Building, 87 First Avenue, Tauranga on Thursday, 27 September 2018 commencing at 9.30 a.m.

Present:

Chairman: D Leeder

Deputy Chairman: J Nees

Councillors: J Cronin, T Marr, L Thurston, P Thompson, D Love, N Bruning, A Tahana, S Crosby, K Winters, M McDonald

In Attendance: Bay of Plenty Regional Council: Fiona McTavish – Chief Executive, Mat Taylor – General Manager, Corporate, Namouta Poutasi – General Manager, Strategy and Science; Sarah Omundsen – General Manager, Regulatory; Yvonne Tatton – Governance Manager, Debbie Hyland – Finance and Corporate Planning Manager; Andy Dixon – Accounting Team Leader; Sam Rossiter-Steed – Communications Manager, David Phizacklea – Regional Integrated Planning Manager, Rebekah Waltham – Planner, Ian Morton – Strategy and Science Manager, Anaru Vercoe – Māori Policy Team Leader, Tone Nerdrum-Smith – Committee Advisor

Other: Craig O’Connell – BOPLASS, Ben Halford and Anton Labuschagne – Audit NZ, Sue Laurence - on behalf of WBOPDC

Apologies: B Clark and A von Dadelszen

1 Karakia

An opening Karakia was provided by Cr Tahana.

2 Apologies

Resolved

That the Regional Council:

- 1 Accepts the apologies from Cr Clark and Cr von Dadelszen tendered at the meeting.

Thurston/Love
CARRIED

3 **Acceptance of Late Items**

Resolved

Nil

4 **General Business**

Nil

5 **Confidential Business to be Transferred Into the Open**

Nil

6 **Declaration of Conflicts of Interest**

- Cr Crosby declared an interest in agenda item 9.8 – Quayside Holdings Ltd Annual Financials and Public Excluded agenda item 10.6 – Quayside Holdings Ltd Director Appointments.

7 **Previous Minutes**

7.1 **Regional Council Minutes - 6 September 2018**

Resolved

That the Regional Council:

- 1 Confirms the Regional Council minutes - 6 September 2018.**

**Leeder/Bruning
CARRIED**

Matters Arising

- The Chief Executive was progressing the matter of a Council representative on the Department of Conservation Board. If supported, expressions of interest would be called from the Councillors.

7.2 **Annual Report and Annual Report Summary for 2017/18; and Capital Expenditure Budget Carry Forward from 2017/18 to 2018/19**

PowerPoint Presentation – Reference A2969488

Debbie Hyland - Finance and Corporate Planning Manager, supported by Ben Halford and Anton Labuschagne – Audit NZ presented this item.

Key Points of Presentation

- 2017/18 Annual Report: For Adoption

- An independent governance review should be undertaken in accordance with the wishes of its shareholders; opportunities be discussed and agreed on; then the composition of the Board and its Directors further considered.
- Suggested that a meeting of shareholders and the BOPLASS Board be arranged, with the purpose being to discuss the scope, strategic direction and parameters for collaboration.

9 Reports

9.1 Chairman's Report

Chairman Leeder presented this item.

Key Points

- Had accepted the invitation from the Officer of Auditor General to be a member of the OAG Advisory Panel
- Freshwater hui in Rotorua had identified two 'philosophies', being either reaching solutions via the Court system or attempting a more collaborative approach with Local and Central Government
- Work was underway in establishing an operative protocol between BOPRC and Te Arawa Lakes Trust.

Resolved

That the Regional Council:

- 1 Receives the report, Chairman's Report.

Leeder/Nees
CARRIED

10.27 am The meeting **adjourned**.

10.50 am The meeting **reconvened** and it was noted that Cr Thompson had **withdrawn** from the meeting.

9.2 Western Bay of Plenty District Council Boundary Alteration - Tauriko West

Namouta Poutasi – General Manager, Strategy and Science introduced the presenters; David Phizacklea – Regional Integrated Planning Manager, Rebekah Waltham – Planner and Sue Laurence (on behalf of WBOPDC).

Key Points

- Provided an outline of the reasons for the boundary change and the process undertaken to date.

Resolved

That the Regional Council:

- 1 Receives the report, Western Bay of Plenty District Council Boundary Alteration;**
- 2 Supports the application by Western Bay of Plenty District Council to the Local Government Commission for the Boundary Alteration Application for Tauriko West, as attached to this report.**

**Love/Thurston
CARRIED**

9.3 Chief Executive's Report

Key Points

- This would be a standing item on the Council agenda
- The intention was for Council's vehicle fleet to be gradually replaced with e-vehicles
- A number of public transport options, beyond traditional buses, was being explored
- Confirmed the permanent appointment of Namouta Poutasi as General Manager Strategy and Science and Sarah Omundsen as General Manager Regulatory Services.
-

Staff in Response to Questions

- Passenger vehicles were suitable to be replaced by e-vehicles
- Recognised the current limitation of e-vehicle technology, however rapid improvements were taking place
- Council had approached other councils and DHBs with regards to bulk procurement of e-bikes as an alternative means of transport for staff.

Staff Follow-up

- Include Provincial Growth Fund updates in the future reports.

Resolved

That the Regional Council:

- 1 Receives the report, Chief Executive's Report;**
- 2 Request a collective meeting of BOPLASS shareholders to discuss the purpose and future direction;**
- 3 Request that the Chief Executive allocate funding to support an independent report of future collaboration, direction, governance and opportunities to inform this collective shareholders meeting**

**Leeder/Thurston
CARRIED**

Feedback from Affected Landowners – August 2018

Support			
Parcel #	Name/s	Address	Notes
1319/27	Patricia Isabel Lee (Peter Barker Trustee Ltd)	7 Redwood Lane	
1319/164	Donna May Nicholson and Richard Alan Nicholson	46 Redwood Lane	
3008/5964	Duncan William Dow, Catherine Grace McCracken,	820-856 SH29	
1319/8	George William Marriott, Shirley Marriott	17 Redwood Lane	
1319/20	Jason Wright, Michelle Marion Smith	15 Redwood Lane	
3008/53	William Hugh Robertson, Mabel Margaret Robertson	SH29	
3008/5664 3008/5964 1319/166 1319/152 1319/16/10/134/11	Robert Moncrief Clarkson, Martha Elizabeth Clarkson, JK Hamilton Trustee Services Ltd		MAIN LANDOWNERS: Support but believe the TCC/WBOPDC boundary should extend further to follow the BOPRC urban limit line at Belk Rd (Map Attached). Noting, Tauriko Business Estate development has progressed to the TCC/WBOPDC boundary at Belk Rd and infrastructure planning and zoning for this growth area needs to urgently advance south of Belk Rd to provide a continuous and unimpeded supply of Business Land for the Western BOP sub region.
3008/52	Bryce Donne, Taurikura Holdings Ltd PO Box 13289	878 SH29	
multiple	Bryce Donne, Tauriko West Ltd PO Box 13289	954 SH29	

Do not support

Parcel #	Name/s	Address	Reason/Notes
3008/8124	Wendy Mossop, Neil Clifford Mossop, Johannes Benjaminsen,	1064 SH29	<p>There is not current, finalised traffic plan.</p> <p>It will be like Omokoroa where 100's of cars/vehicles from the new subdivisions will pour onto the existing state highway 2 that has not changed for decades.</p> <p>There should be a halt to all large subdivisions until the state highways are built and able to cope with the increase in traffic. (Benjaminsen)</p> <p>There should not be any more subdivisions established or approved until the state highways into the city have been upgraded and changed to cope with the huge increase of traffic that will be moving in and out of Tauranga City.</p> <p>The city roads in and out of it are grid locked day and night because they have not been changed soon enough to cope with increases of traffic.</p> <p>The Labour Government has recently cancelled/postponed all hope of upgrades.</p> <p>Until final decisions made and roading in and out of city upgraded – no more subdivisions – so no change to boundaries.</p>
1319/17/26	Keith John Catran, Raye Marion Catran	15b Redwood Lane	<p>New boundary at the southern end should go down the middle of Redwood Lane. I am on the southern side of the Land and do not wish to be in the city. All my neighbours have lifestyle properties and most are unsuitable for further subdivision anyway.</p>

15 August 2018



The Project Manager – Boundary Alteration

Western Bay of Plenty District Council

1484 Cameron Road

Greerton

TAURANGA

ATTENTION: Sue Lawrence

Dear Sue

RE: LETTER OF SUPPORT FOR THE TAURIKO WEST BOUNDARY ALTERATION PROCESS

As land owner stakeholder of land located in the proposed Tauriko West area, we can confirm that we are in full support of the alteration of the boundary between Western Bay of Plenty and Tauranga Districts, and as far as we are concerned we would like this to happen as quickly as possible.

We see a shortage of land available for residential use coming up, and in our experience the time required to complete the regulatory and physical processes required to bring land to readiness for building always takes longer than initially forecast.

Yours faithfully

Tauriko West Limited

A handwritten signature in blue ink, appearing to be "Bryce Donne". The signature is fluid and cursive, written over a light blue horizontal line.

Bryce Donne

Director



Tauriko West Limited

TAURIKO WEST LIMITED

p 07 571 4120 | m 021 957 695 | bryce@elementimf.co.nz
PO Box 13289, Tauranga Central, Tauranga 3141 | L1, 59 The Strand

August 2018

File Note: TLA Boundary Alteration - 4A Belk Road

The property 4A Belk Road is located on the corner of SH29 and Belk Road and comprises 1.6795ha. It is bound by SH29 on the western side, Belk Road to the north east, and a 'paper road' to the east and south.

The property is included in the Urban Limits of the RPS, and is in the Western Bay of Plenty District (Belk Road being the boundary with Tauranga City).

The Tauriko for Tomorrow project includes improvements to SH29 from Omanawa Road to Barkes Corner. The alignment of SH29 in relation to the subject property would determine how it would be treated in the overall project. The alignment is yet to be finalised. The currently proposed SH29 alignment options show the SH moving eastward south of Gargan Road in several scenarios. The Transport GPS however has put doubt on the project particularly with options that may significantly shift the SH from its current alignment.

If SH29 was to stay on its existing alignment, then the property would not form part of the structure planning for Tauriko West. The TLA boundary would stay with the SH. It would remain rural until the structure planning was undertaken for the wider Belk Road South area (the land within the Urban Limits that is south of Belk Road and within WBOPD).

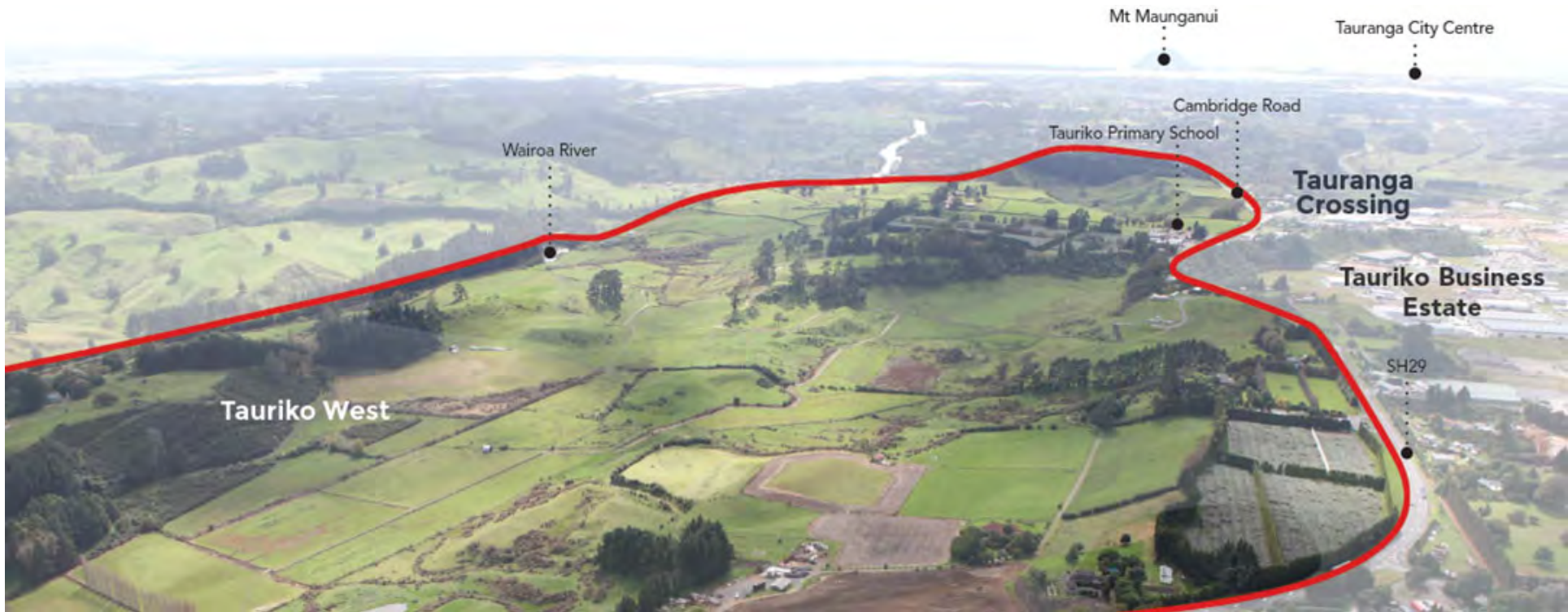
If SH29 was to move east in this location (either dissecting the property or to the east of it), the land to the west of the realigned SH would logically be incorporated into the Tauriko West structure plan. In this situation the TLA boundary would follow the SH and the land to the west would be transferred to TCC.

The status of the land will be determined by whether it is included in the Tauriko West structure plan which, in turn, is contingent upon the SH29 alignment. At the start of the Tauriko for Tomorrow project, the SH29 alignment was proposed to be known before the boundary alteration component of the project was progressed. Delays have occurred to the overall project and to the SH29 component to the extent that the proposed alignment is not known at this time.

Because of the level of uncertainty around the SH realignment, altering the TLA boundary now (October 2018) to incorporate 4A Belk Road in the application to the LGC runs the risk of ending up with misaligned boundaries. There is also a risk that other landowners south of Belk Road may seek their land to be included within the boundary change.

The boundary alteration process is yet to go through the Local Government Commission process which is timed for early next year. This involves further consultation which will provide the opportunity for the landowner to make representation through that process. The SH29 project should have reached a higher level of certainty by that time allowing a more informed decision to be made as to the appropriate TLA boundary alignment.

Phillip Martelli
Resource Management



Tauriko West

Level of Support for Proposal – August 2018

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Introduction, Objectives and Method

Background

Introduction:

Western Bay of Plenty District Council has requested Key Research to conduct a residents' survey as part of the community consultation regarding the proposed Tauriko West boundary alteration.

Research Objectives

The objectives of the survey are:

- Determine the level of support that WBOPDC residents have for moving the boundary to enable rural land to be moved into Tauranga District so that it can be developed for future housing
- Determine the level of support that TCC residents have for moving the boundary to enable rural land to be moved into Tauranga District so that it can be developed for future housing and be serviced by TCC

Method

The method used involved:

- A telephone survey with a sample of n=402 randomly selected residents in each of the two districts (n=804 total)
- The survey questionnaire finalised in partnership between WBOPDC, TCC and Key Research
- Interviewing took place between 30 July and 10 August 2018
- Data collection was managed to achieve defined quota targets based on age, gender, ward and ethnicity. Post data collection the sample has been weighted so it is exactly representative of key population demographics based on the 2013 Census
- The overall results for each Council area have a margin of error of $\pm 4.9\%$ at the 95% confidence level

Key Summary

1

The 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

2

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

3

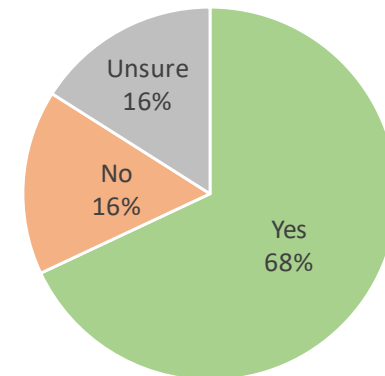
The most support for the proposed change are from the Te Papa – Welcome Bay, Maketu, and Waihi Beach ward areas; while in Omokoroa, an area effected by increasing development, levels are lowest with just over half (53%) of residents supporting the proposal

4

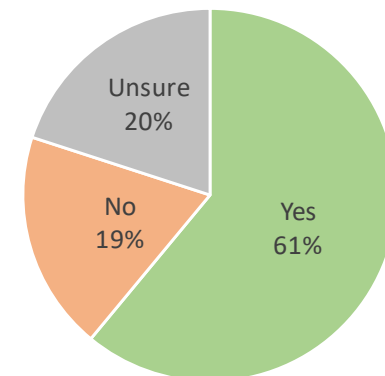
The most common reasons given by those not supporting the proposed boundary change relate to infrastructure not coping with the growth, current pressure on roading, and the need to retain rural land for agricultural purposes

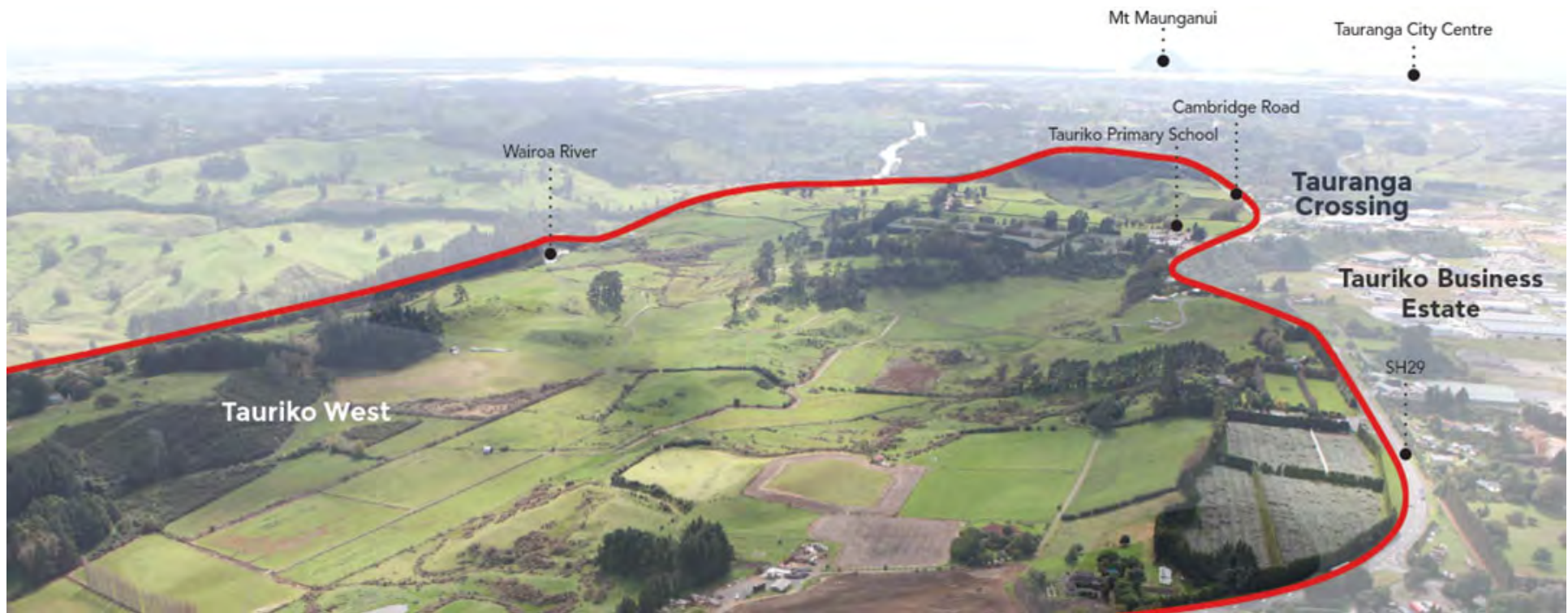
Support for proposal

TCC
residents



WBOP
residents

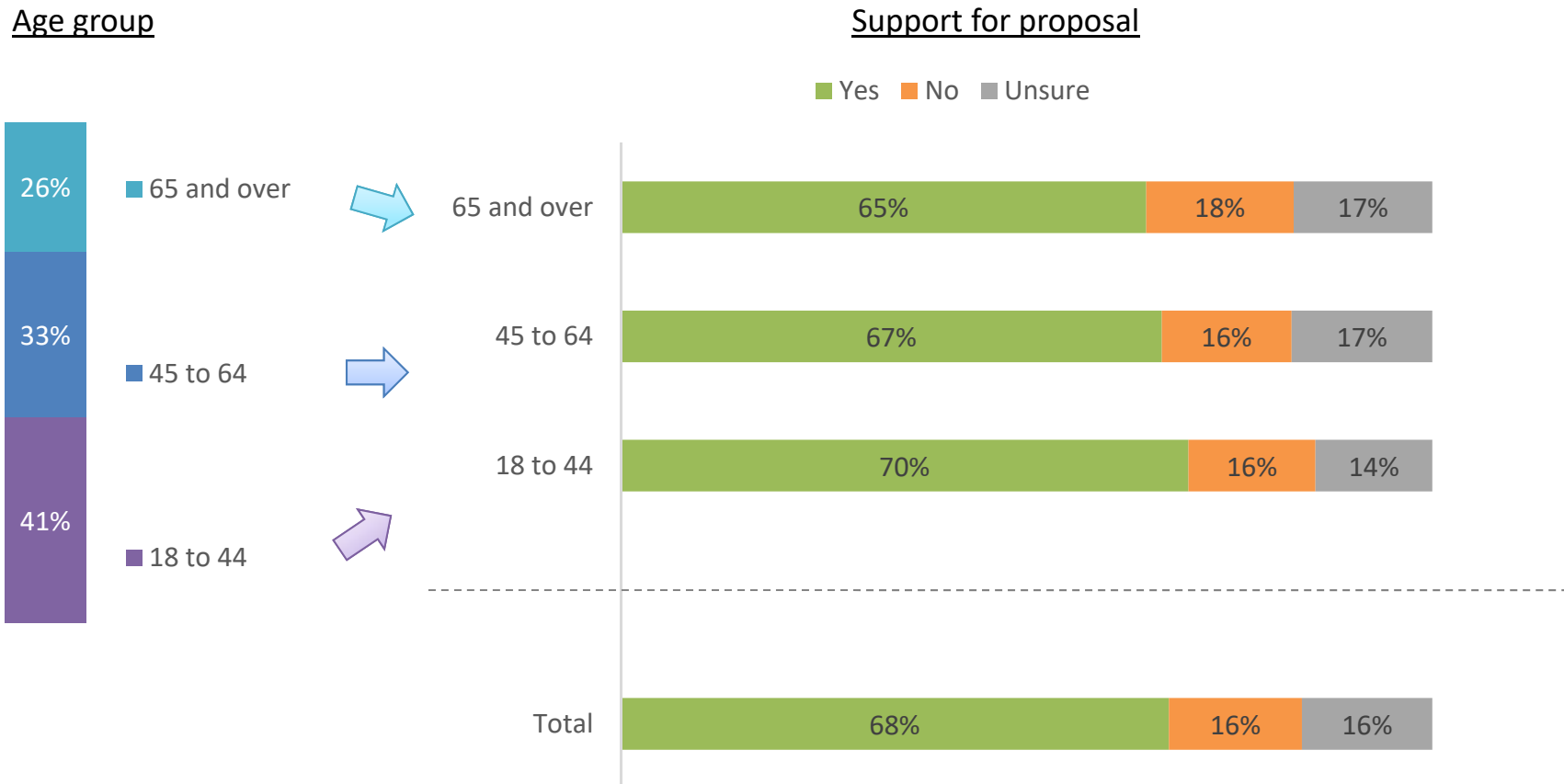




Support from TCC residents

There are slightly more younger 18 to 44 year old Tauranga residents that are supportive of a boundary change compared to those aged 65 and over

TCC - Support by age group

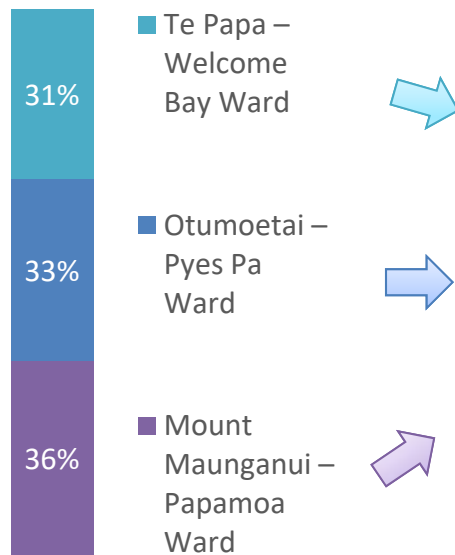


- NOTES:
 1. Sample n=402
 2. Q1. Which of the following age groups do you belong to?
 3. Q7. As proposed, do you support changing the boundary between the Western Bay of Plenty District and Tauranga City?

Te Papa – Welcome Bay ward residents show more support to the boundary change with those in the Mount Maunganui – Papamoa ward being less supportive

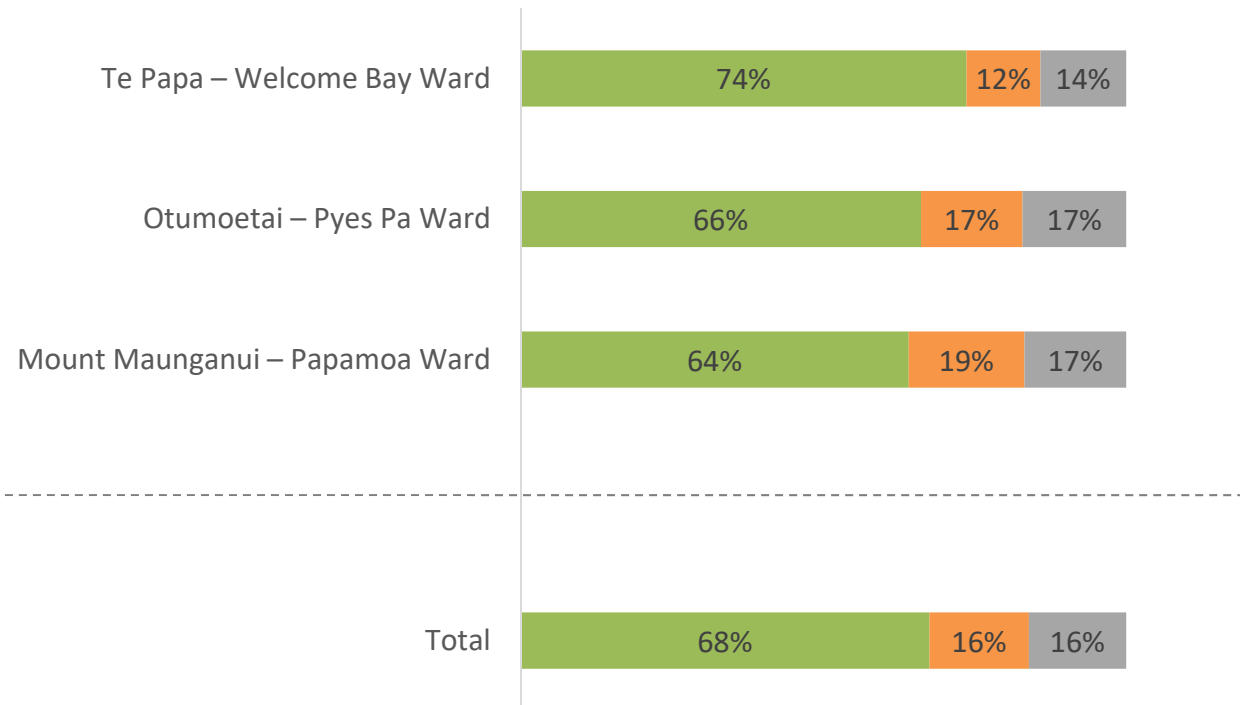
TCC - Support by ward area

Ward area



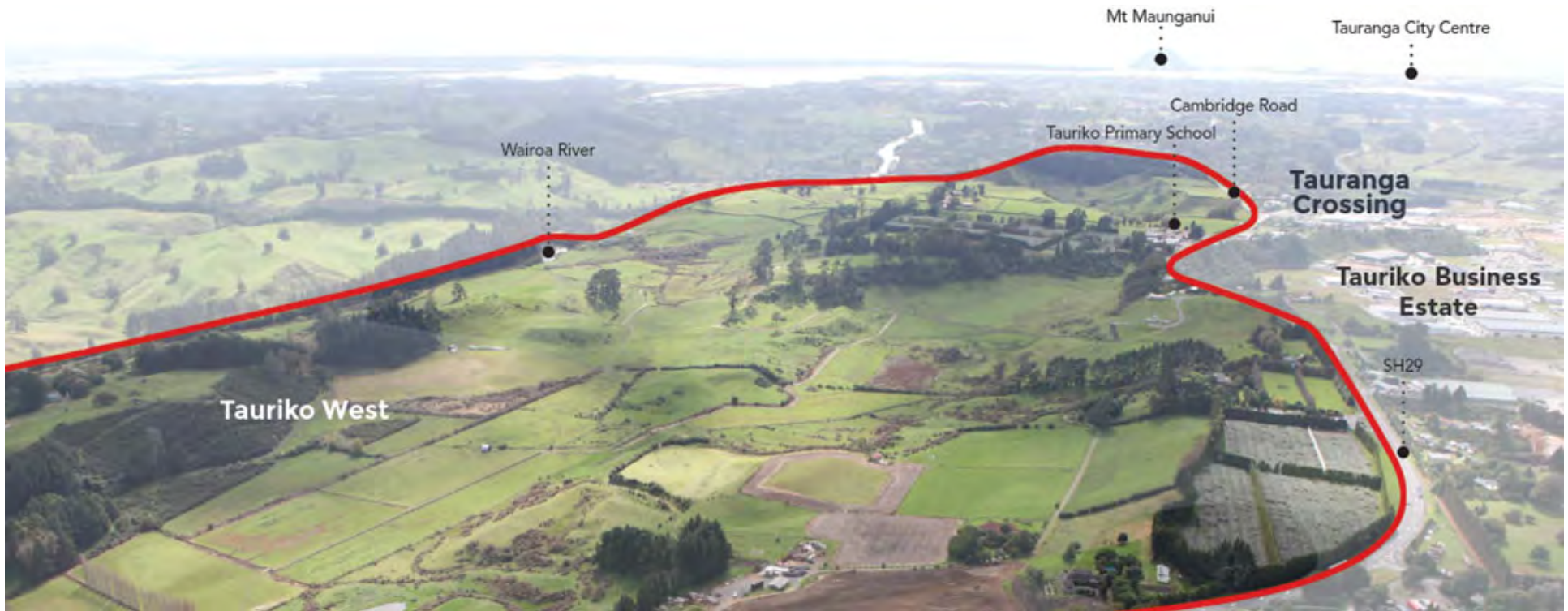
Support for proposal

■ Yes ■ No ■ Unsure



NOTES:

1. Sample n=402
2. Q3. Which Council area are you in?
3. Q7. As proposed, do you support changing the boundary between the Western Bay of Plenty District and Tauranga City?



Support from WBOP residents

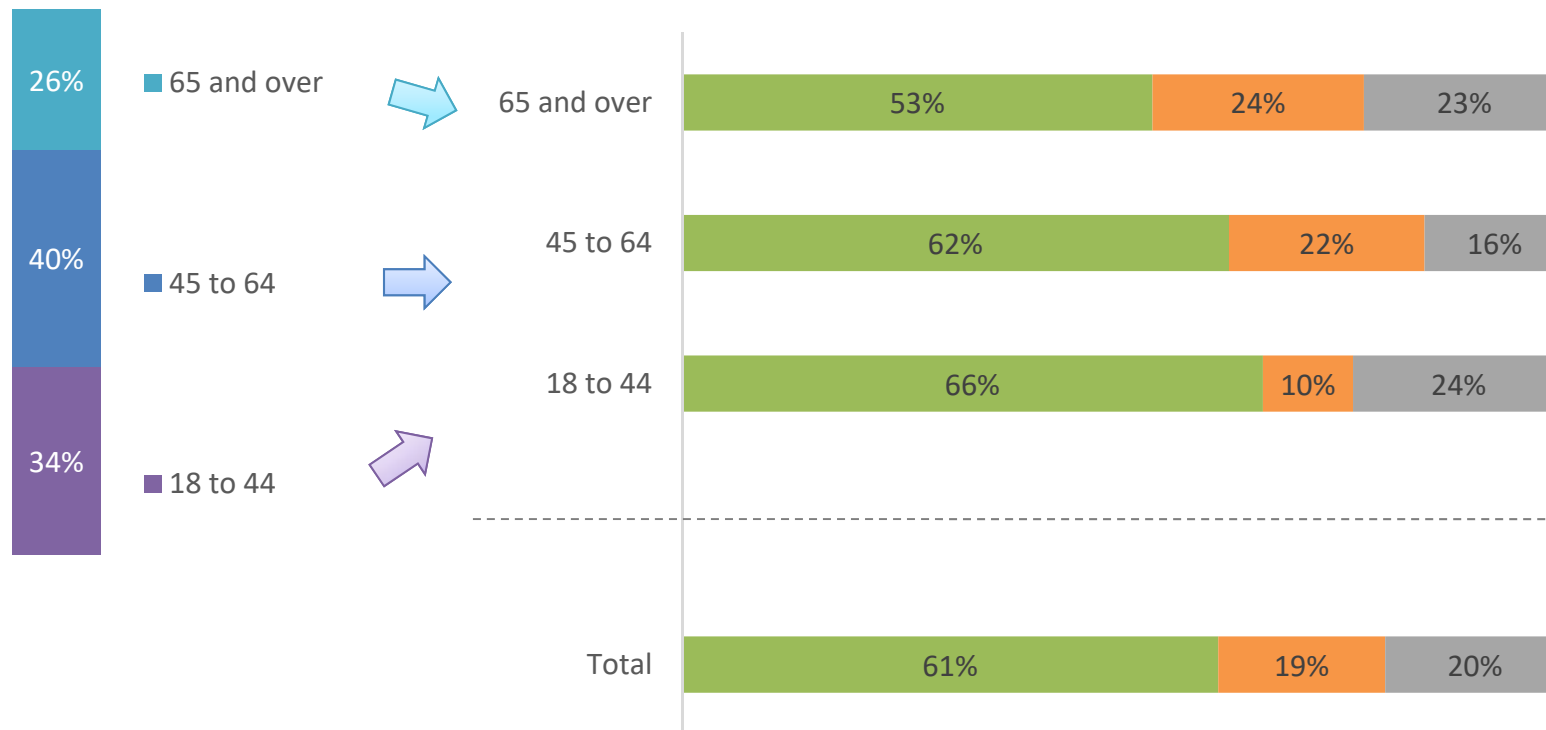
As with the Tauranga residents, the younger Western Bay of Plenty residents are more supportive of the boundary changed compared to older residents

WBOP - Support by age group

Age group

Support for proposal

Yes No Unsure



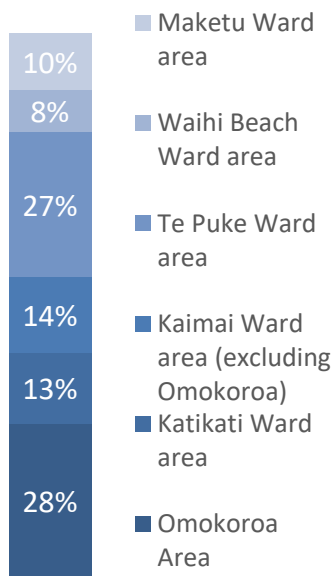
NOTES:

1. Sample n=402
2. Q1. Which of the following age groups do you belong to?
3. Q7. As proposed, do you support changing the boundary between the Western Bay of Plenty District and Tauranga City?

The most support for the boundary change comes from Western Bay of Plenty residents in the Maketu ward area, while the least support is seen in the Omokoroa area

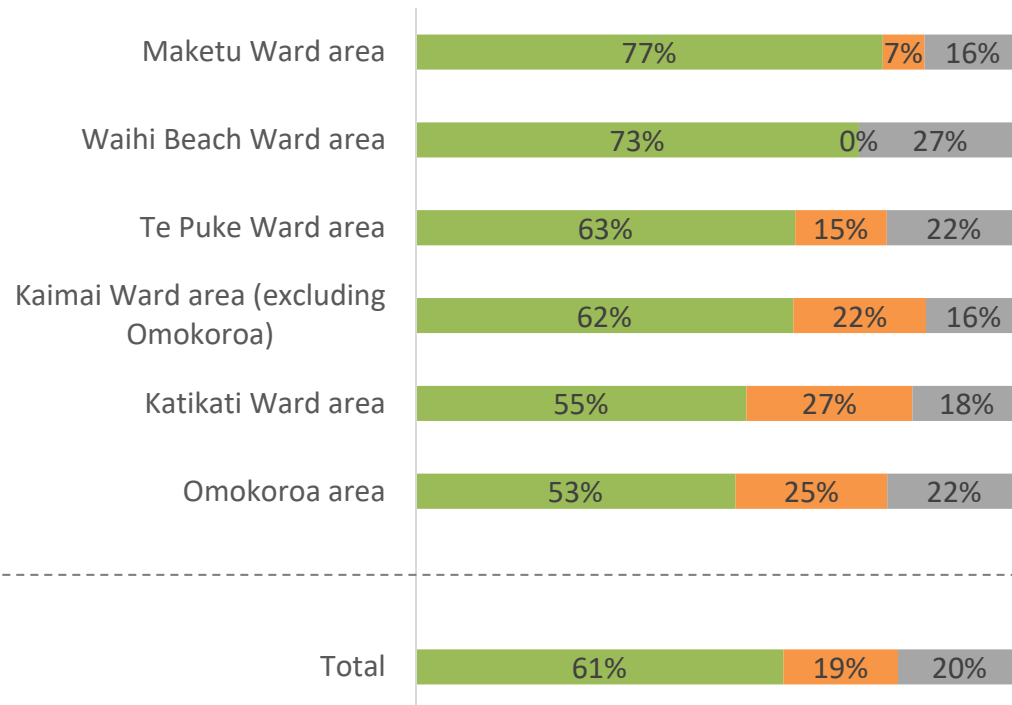
WBOP - Support by ward area

Ward area



Support for proposal

■ Yes ■ No ■ Unsure

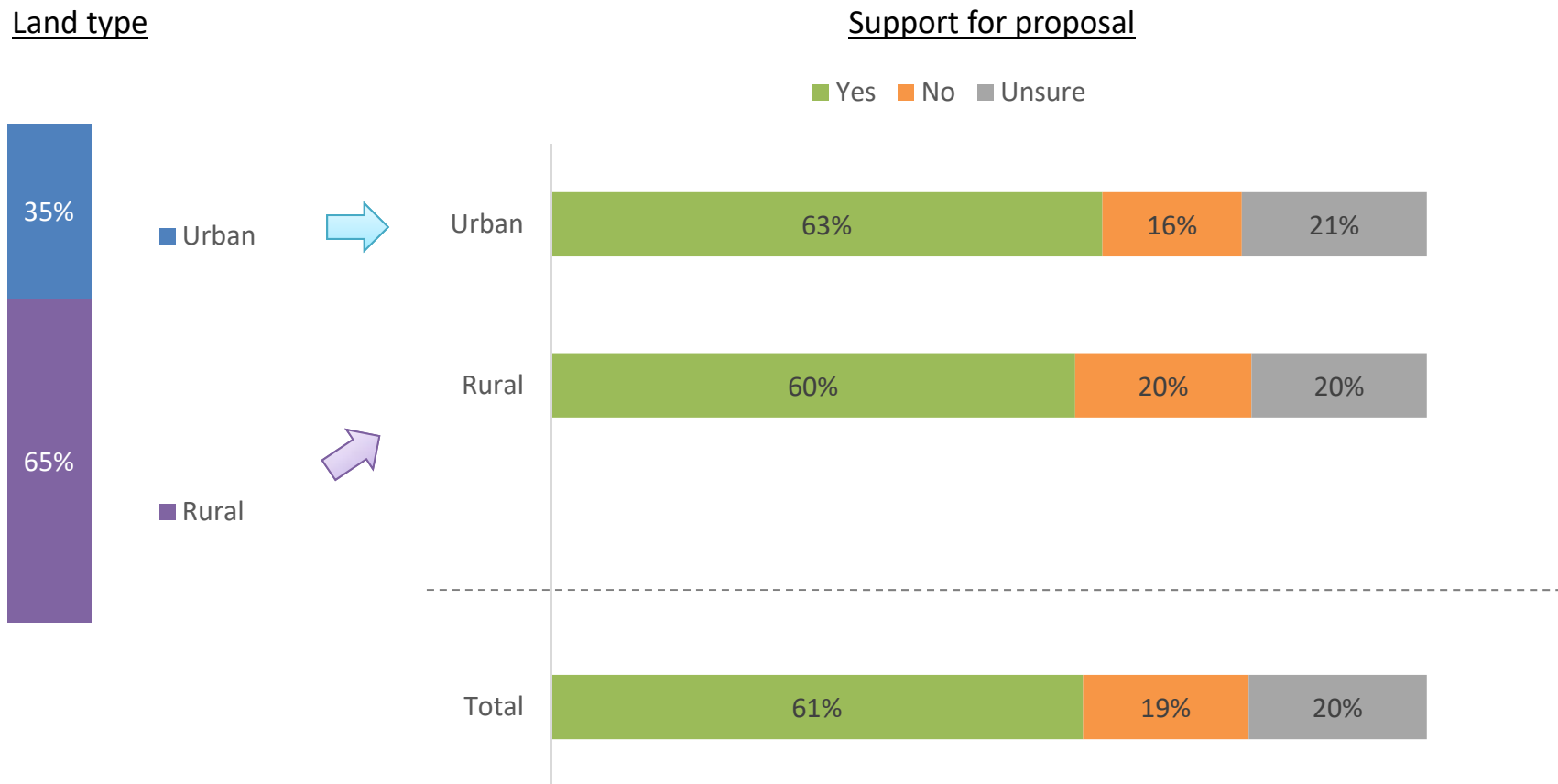


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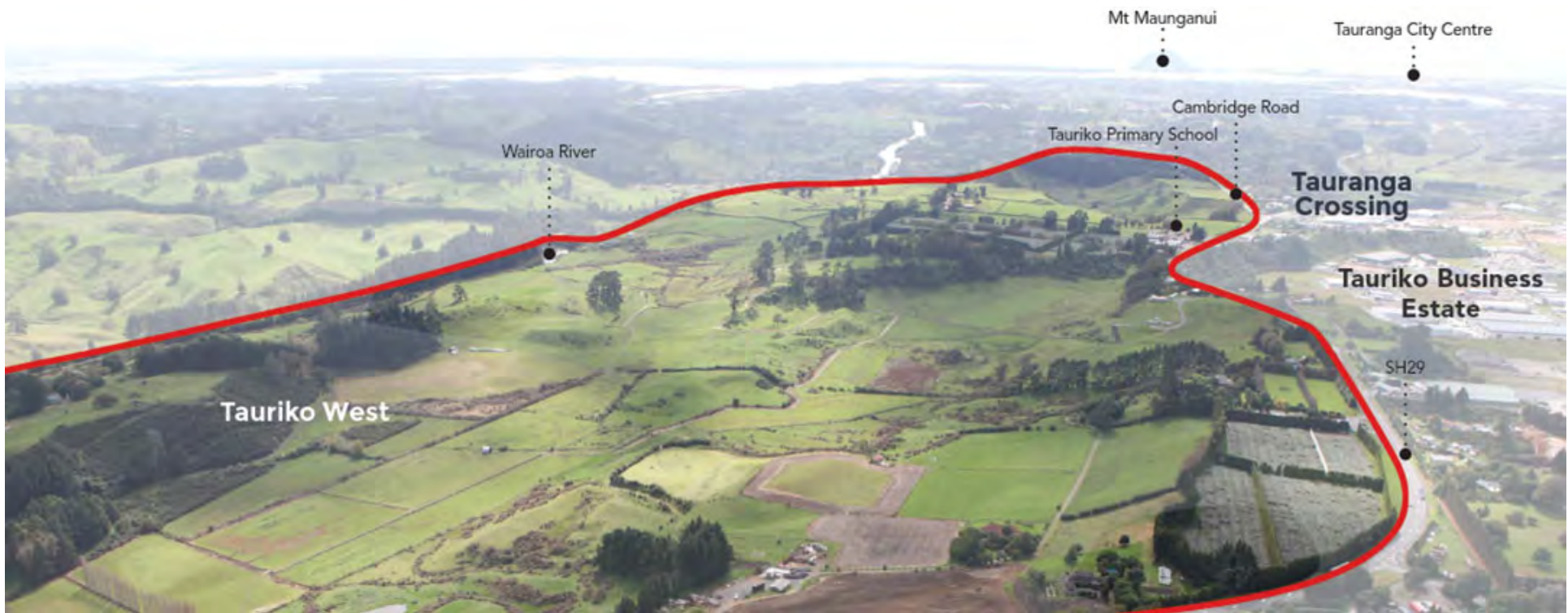
1. Sample n=402
2. Q3. Which Council area are you in?
3. Q7. As proposed, do you support changing the boundary between the Western Bay of Plenty District and Tauranga City?

Western Bay of Plenty District Council residents living in an urban area are slightly more supportive of the proposed change compared to those living in a rural environment

WBOP - Support by land type



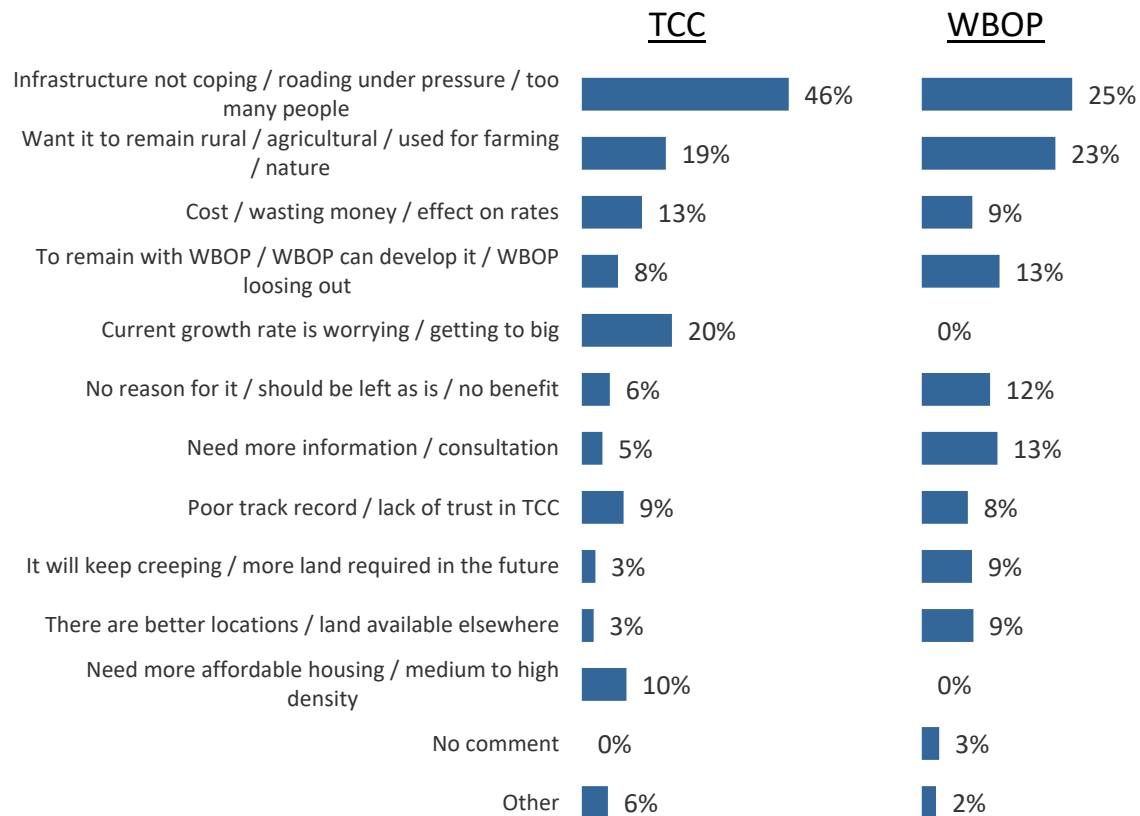
NOTES:
 1. Sample n=402
 2. Q4. Would you consider the area that you live to be either...?
 3. Q7. As proposed, do you support changing the boundary between the Western Bay of Plenty District and Tauranga City?



Reasons given for not supporting the proposal

Infrastructure not coping with the growth, pressure on roading, and retaining rural land for agricultural purposes are main reason given by those not in support of the boundary change

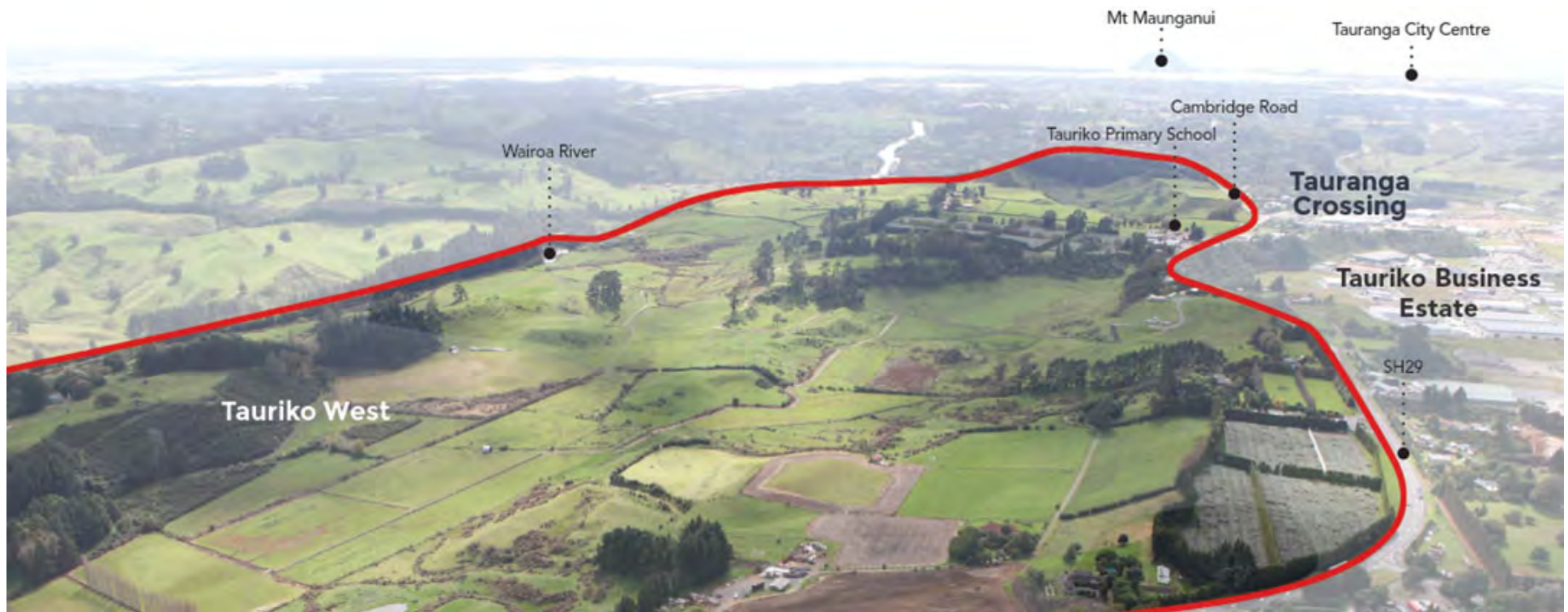
Reasons given for not supporting the proposed boundary change



NOTES:

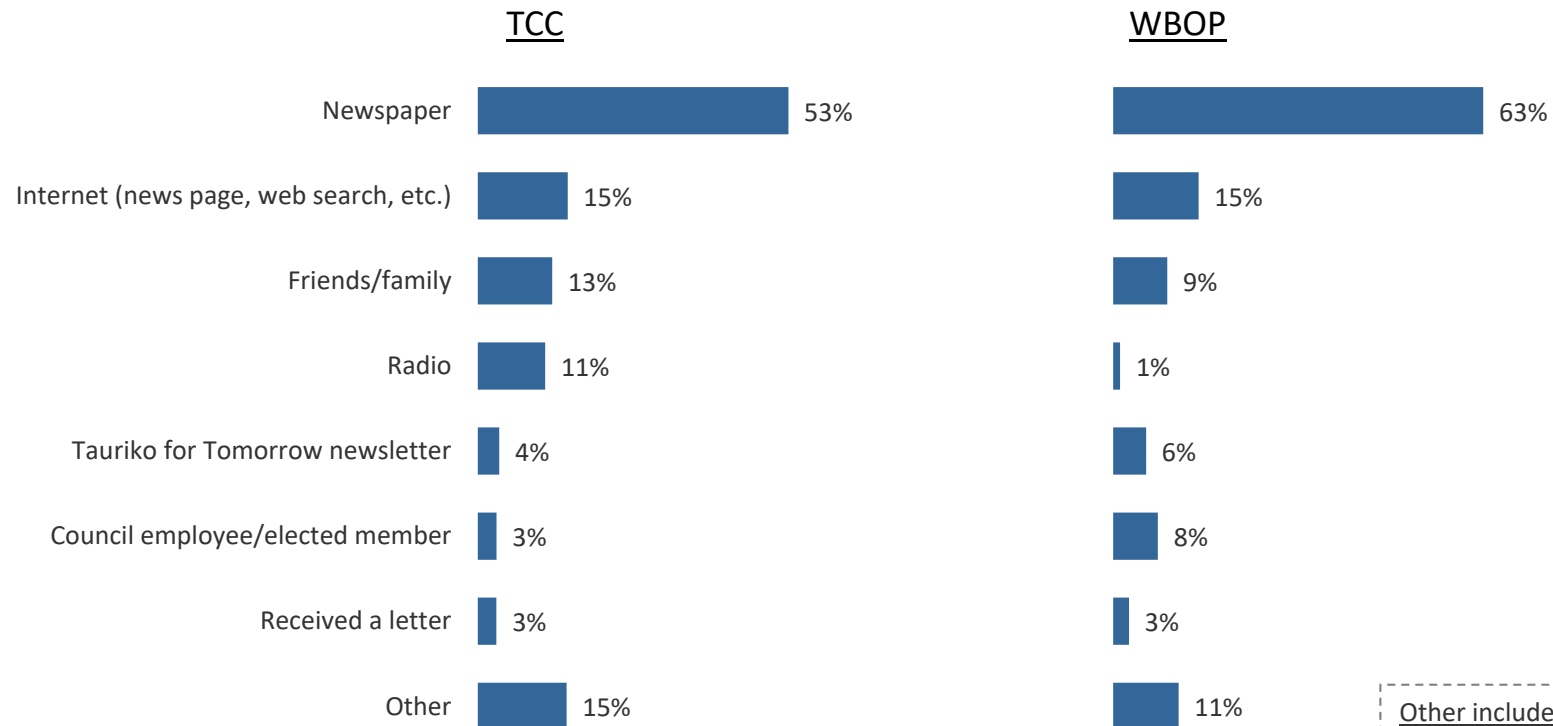
1. Sample TCC n=65; WBOP n=77

2. Q7A. Why do you not support changing the boundary between the Western Bay of Plenty District and Tauranga City? [verbatim comments received coded into a multiple response set]



Levels of awareness of proposed change

How did you become aware of the proposed boundary change?



Other includes:

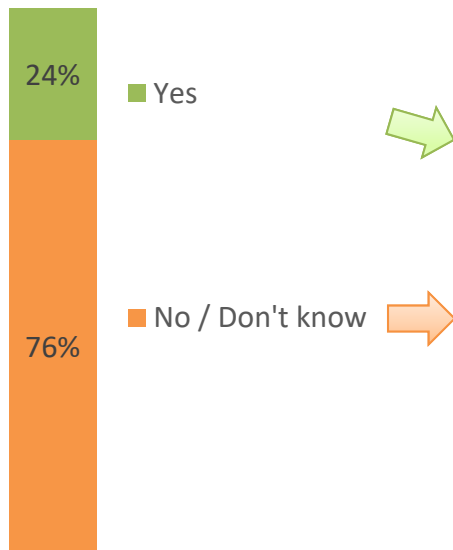
- TV
- Community group
- At work
- Pamphlet, leaflet, brochure

NOTES:
 1. Sample TCC n=103; WBOP n=133
 2. Q6. How did you become aware of the proposed boundary change? [unprompted; multiple response]

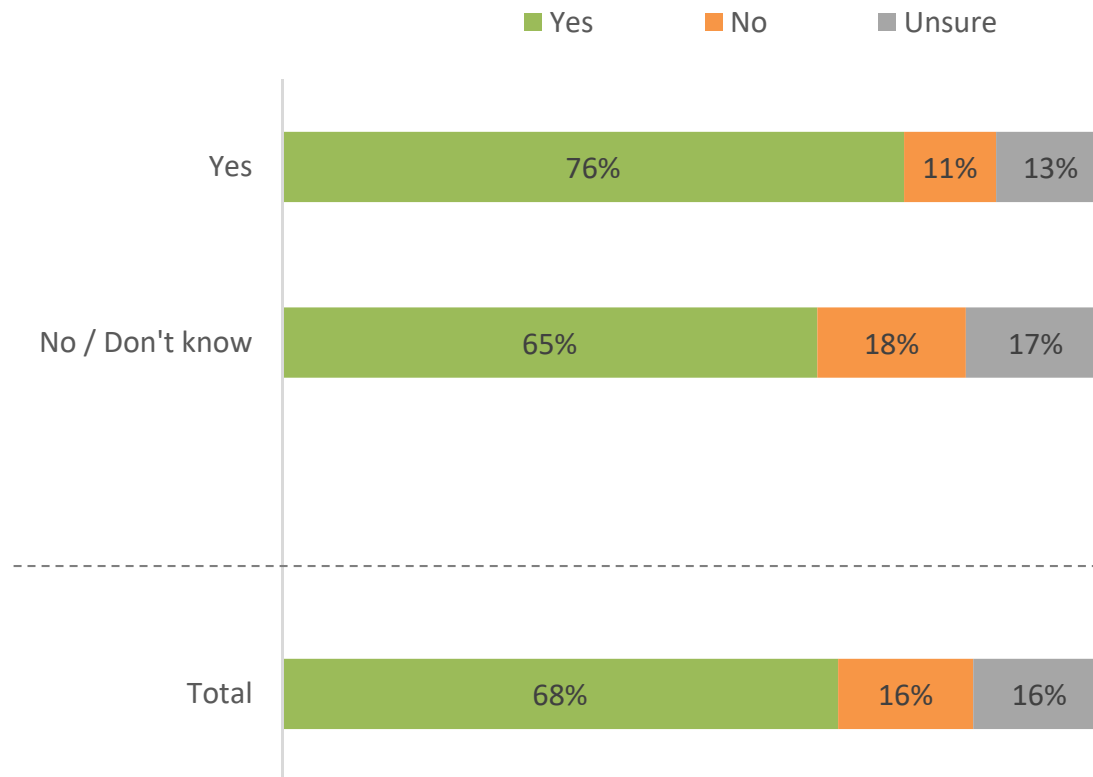
One quarter (24%) of Tauranga residents are aware of the proposed boundary change, and just over two thirds (68%) of residents in total are in support of changing the boundary

TCC - Support by level of awareness

Are you aware of the proposal?



Do you support the proposal?



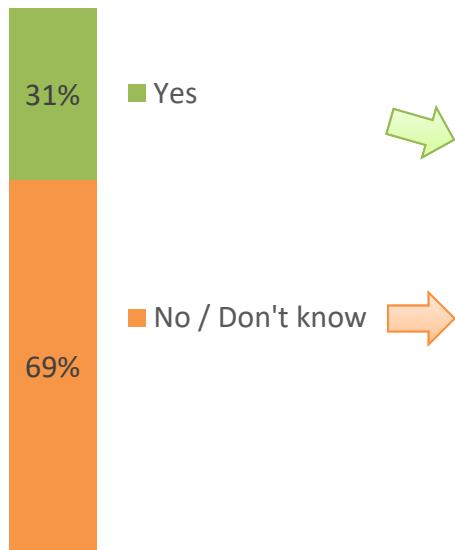
NOTES:

1. Sample n=402
2. Q6. Are you aware that Western Bay of Plenty District Council and Tauranga City Council are discussing a proposed boundary change at Tauriko West?
3. Q7. As proposed, do you support changing the boundary between the Western Bay of Plenty District and Tauranga City?

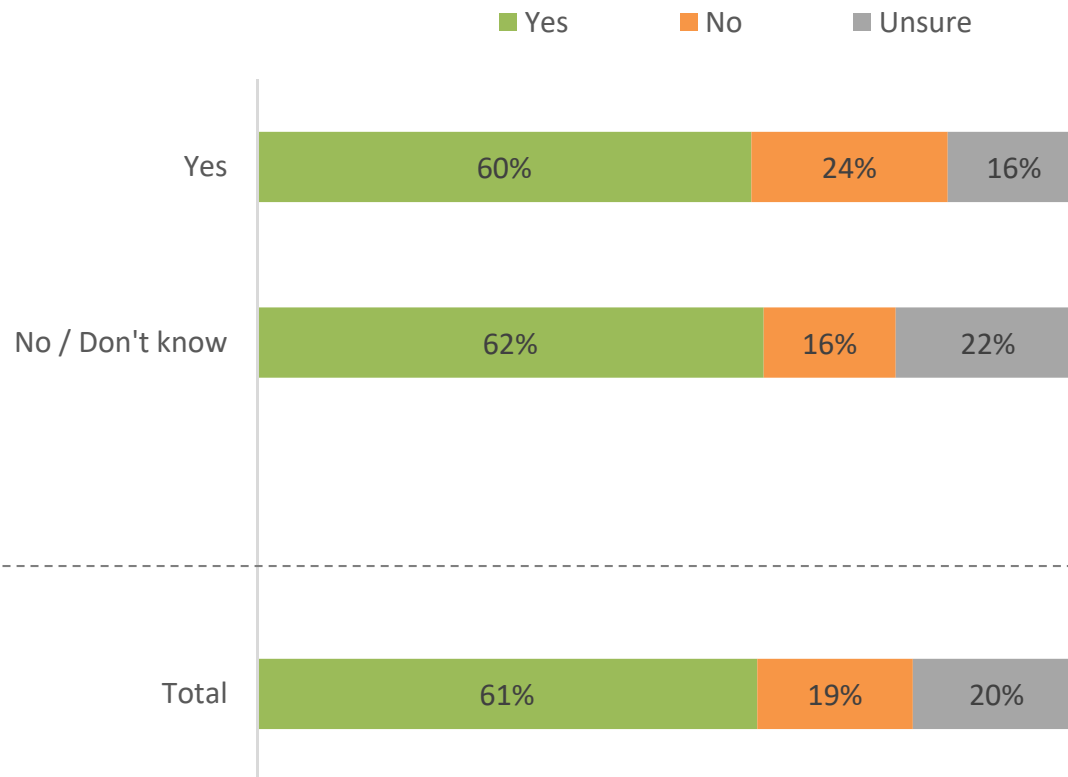
Nearly two thirds (31%) of WBOP residents are aware of the proposed boundary change, with three in five (61%) residents in total being supportive of changing the boundary

WBOP - Support by level of awareness

Are you aware of the proposal?

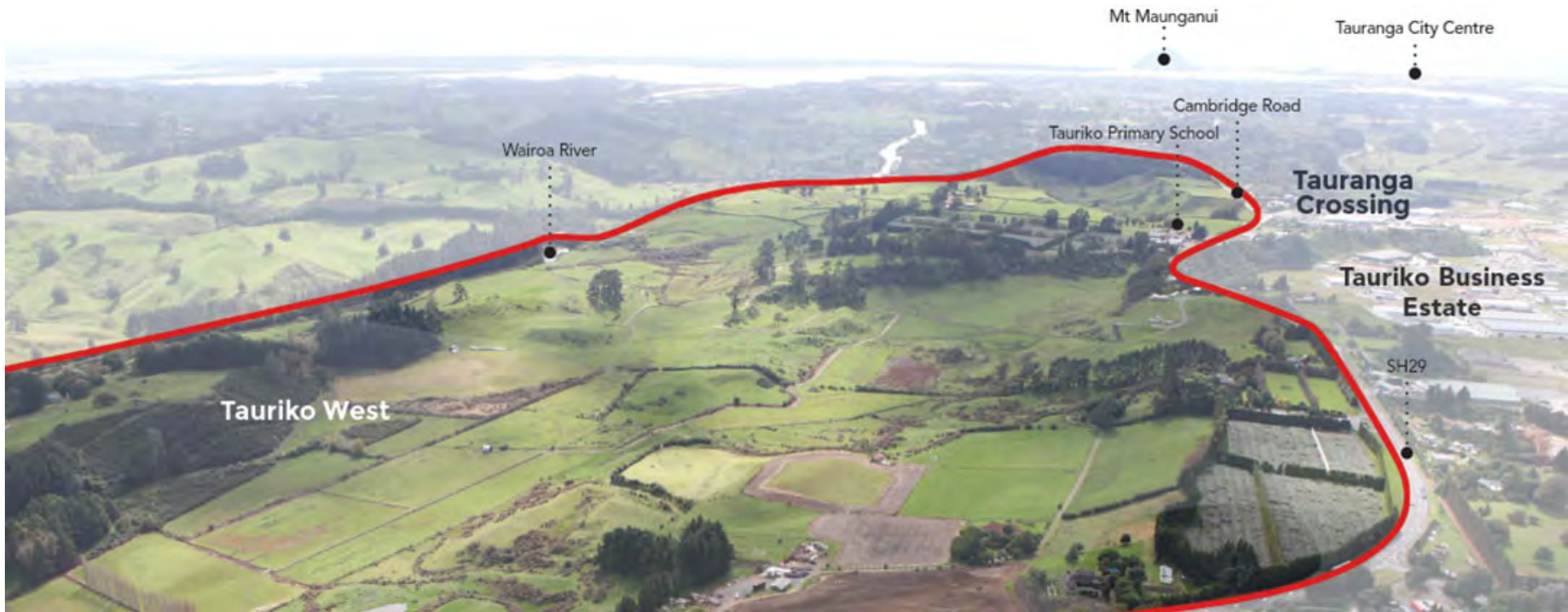


Do you support the proposal?



NOTES:

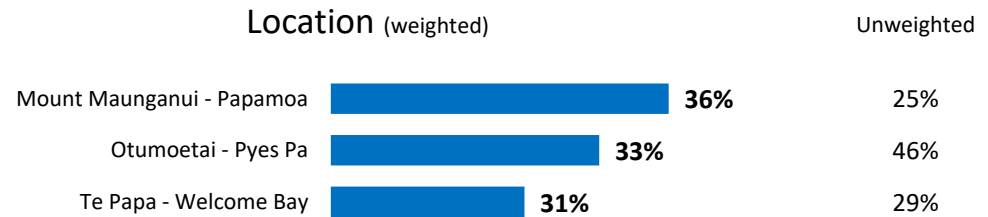
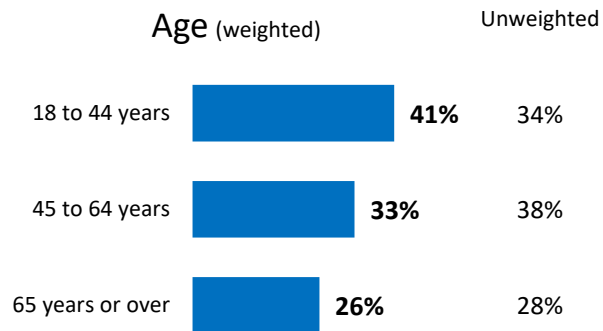
1. Sample n=402
2. Q6. Are you aware that Western Bay of Plenty District Council and Tauranga City Council are discussing a proposed boundary change at Tauriko West?
3. Q7. As proposed, do you support changing the boundary between the Western Bay of Plenty District and Tauranga City?



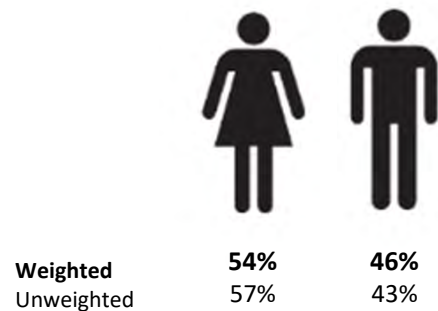
Sample

Sample quotas were set prior to interviewing with the final data set being weighted to know population distributions so as to be representative of the demographics of the area

Sample: TCC



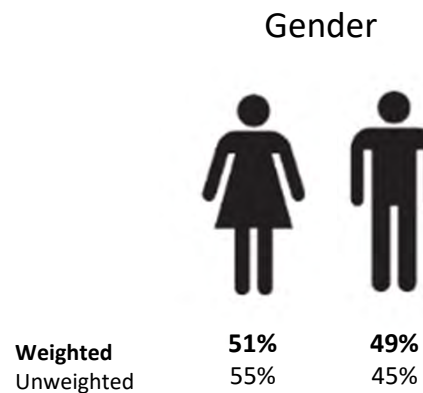
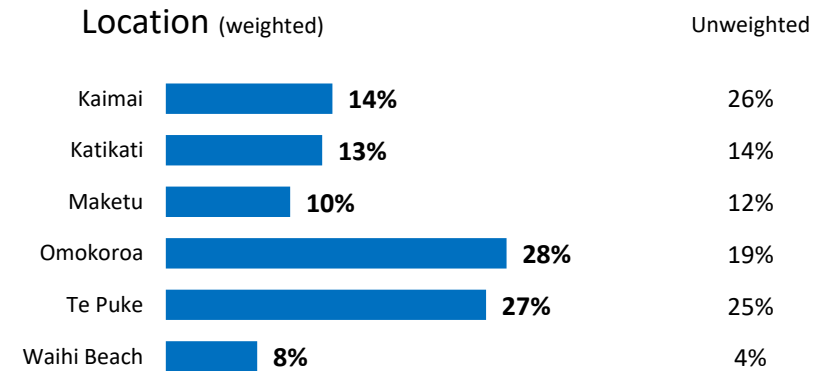
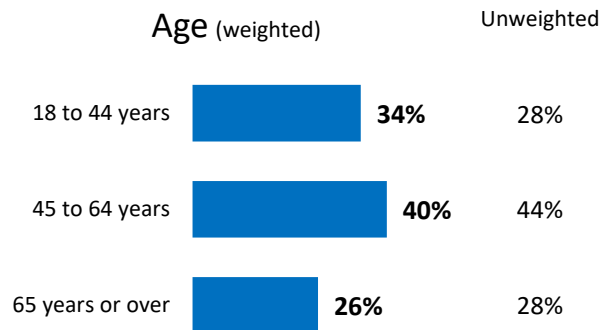
Gender



NOTES:
1. Sample TCC n=402

Sample quotas were set prior to interviewing with the final data set being weighted to know population distributions so as to be representative of the demographics of the area

Sample: WBOP



NOTES:
1. Sample WBOP n=402

Contact Us



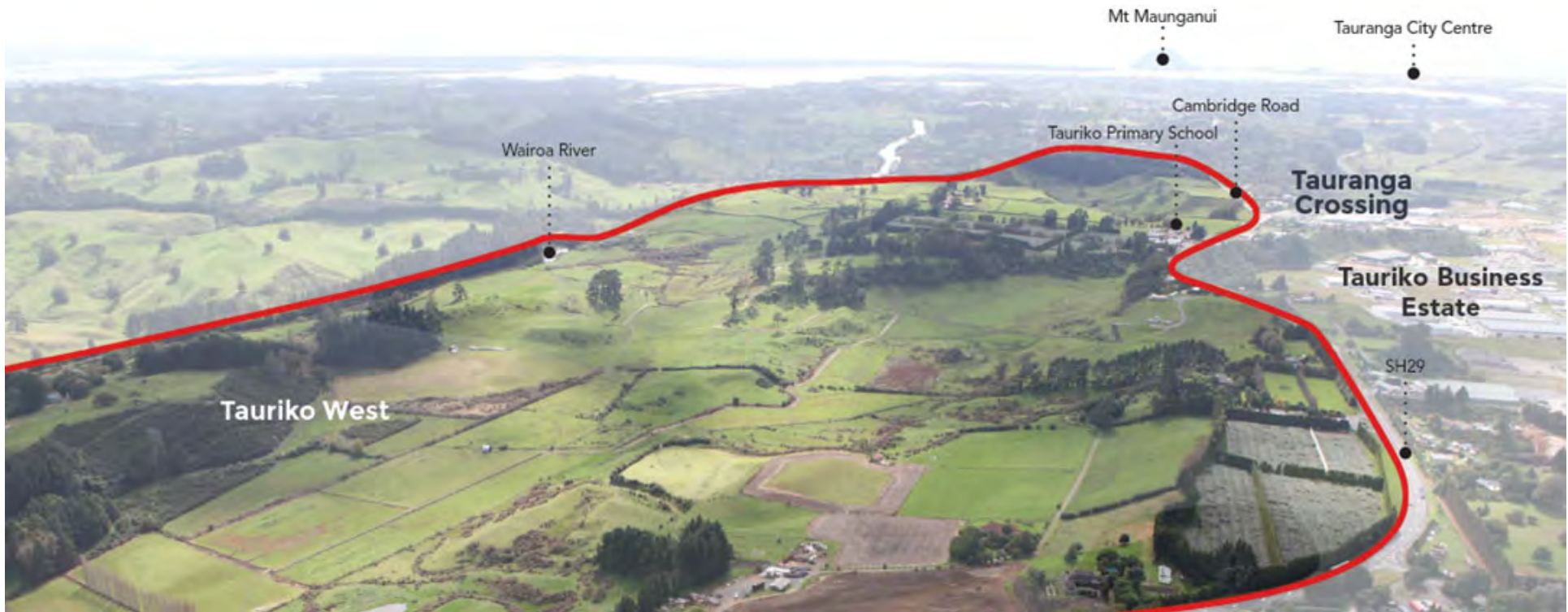
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Please make full use of the resources at our website, and call us at any time for advice or input into your next project.



Appendix: Verbatim comments from those not in support

TCC - Reasons for not supporting the proposal (1 of 3)

Mount Maunganui – Papamoa Ward

Because the Tauranga Council are not developers and purely just there for benefit of the rate payers. I'm not very impressed with the Tauranga City Council and they need to get their act together, and act responsible, as they don't run the council like a business intersperse as they should

Because with the areas I am in, they have tried to develop the area but the service, such as the roading isn't developed enough to access to housing. I think they should continue fixing up other areas that they have started, before starting a new one

Don't know enough

Don't want any increase in rates or other fees because of the costs associated with new roads & infrastructure. All for new development, but why can't Western Bay of Plenty just develop it in their district. Don't trust Council's motivations, can't they just develop it anyway?

For about 10 to 12 years I have lived in Tauranga and I am disgusted how fast Tauranga has grown. It has grown too fast, the city is not ready for it. Hence the lovely small city is gone and now we are getting the aggression of a big city, we left a big city overseas to come home to a small city. This is not progress with a good style of living

I have just recently moved back here, raised and born here, been in Australia for 10 yrs. and have come back to find it's changed so much and I don't want anymore people moving here, I'm just not happy about it becoming over-populated, from what I've witnessed the traffic has become too congested here

It should just stay in the Western Bay. Prices are a lot higher in the Tauranga City Council

*Leave at rural as there too many housing projects. The infrastructure cannot handle it
Need more housing, and fix transport issues*

Rural farming area, it would depend on if it was being developed for affordable housing, then I would agree. If it is for sky rocketing prices then no

Six years ago Bob Clarkson wanted to do the same thing, City Hall declined him, they reckon the land out there was not suitable for residential and only for commercial as the ground was not stable enough. Bob Clarkson wanted to start off with one hundred low cost houses, and looking at extending further out

Tauranga City is already quite jammed with people now

The less people moving here the better

Think we should not be putting more housing in the area as the infrastructure for what we have clearly does not work and there are many problems with it

Want everyone to go back to Auckland, more houses and more traffic, and we are already bombuddled

Why make changes now, why didn't they do that years ago. More discussion with local iwi is needed. They need to focus on The Lakes (Bella vista) rather than changes to the boundaries. As all that drama at The Lakes is part of the Tauriko area and they need to make sure that is does not happen again as they are dealing with peoples lives

Will be too expensive, cost of the housing

Would be worried about roading infrastructure

Would like it to stay as a rural area, because it will just end up like Tauriko all built up. And then it will just end up coming out this way (referring to Matapihi) in 20 yrs. Time

Otumoetai – Pyes Pa Ward

Against putting in more housing until roading is sorted first

As long as rates don't go up, I'd support it

Because that is really moving way into the country I know exactly where you mean. If the area gets developed where does the rates go. We are building on the land that feeds us and have major traffic issues now with the creation of more roading and housing development, current development is enough

Because I don't think we need to urban develop it

Do not feel they contribute enough. The main road should go through The Lakes and come out at Belk Road

I do know and not approve of what the developer has done out on the Western Bay, his processes and ways he has bullied people around. Also the Land Transport NZ, I do not agree in what they do bullying people into selling land for roading, this could have been done years ago for roading. I can not understand that Western Bay did not sort out roading before opening up the commercial and industrial land at The Lakes

TCC - Reasons for not supporting the proposal (2 of 3)

Otumoetai – Pyes Pa Ward (cont.)

I do not believe they should extend the boundary as Tauranga is already big enough as it is and working in Tauranga I see the traffic and pollution everyday, adding more houses = more people = more traffic jams = more road works, I understand the City wanting to expand but how far will you end up going before you look back and see a concrete jungle, no more natural land. Tourists come here because of the beautiful sites and places not because of the Cities. Please fix areas of Tauranga before trying to bring more people in. If you guys get enough support to go ahead with this please at least make it affordable for first home buyers and first picked not foreigners. Remember we are like you just trying to make a living off minimum wage. Thank you

I don't see the benefit of it, but I wouldn't oppose it

I don't think the road is capable of coping. I don't want the green belt to shrink

I have no problem with the development, however I am concerned about the roading, what it will look like and how safe it is going to be. The roads out that way are so dangerous and busy

I need to know the type of housing. I would be in favour if it was for affordable housing about \$600k or under

I think we are over committed and infrastructure is not handling what we have already and is chaos already and this chaos will get worse not better

I think we should have a stop moratorium, a hiatus to all development in Tauranga for a period of 4-5 years till we sort out the roading, sewerage and the infrastructure. We do not have the facilities to take the large numbers of people coming in to Tauranga. By having this new subdivision the council and the developers are going to make a lot of money at the expense of the people that already live here

I would like to keep the status quo. I don't want to see an increase in rates

Increasing urbanisation without protection of greenbelt areas. They need medium to high density housing not sprawling big houses where you have a 5 bedroom home with two people living in it. It needs to be affordable and not just a property developers profit

*Infrastructure already insufficient for population as is it is e.g. Roading and medical care
It's right where I live, there is enough development here and over the last 8 years the area*

has grown comprehensively

More housing and sounds like a descent idea and have not heard anything specifically negative about it

Not even managing what we have got. It is just a mess, the traffic is terrible

Probably should be with Western Bay District Council, because they could have developed it the same way

Productive land, need to stop taking it for housing

Roading system needs to be better before they should consider this proposal

Roads already congested, further development would only worsen things

The changing should be the same and stay under Western Bay

The community that's there currently

The council is always taking land for this and that and they don't even use it for what they say they're going to use it for

They need to concentrate on Tauranga central in regards to roading and parking before opening up new areas

Think the city is growing too fast

We don't need any more development, the infrastructure can't handle it, it is bad enough now

We have property in both areas. We are better off with the Western Bay Council, they are more effective. TCC bumble through and hope for the best e.g. Bella Vista debacle, car parks removed at Mt Maunganui and Tauranga. Tauranga CBD use to be vibrant now only see about 4 people in Devonport Road. TCC not effective, embarrassing, false and silly promises

We need housing, but can't they do it under WBOP jurisdiction? Roads are currently under pressure

TCC - Reasons for not supporting the proposal (3 of 3)

Te Papa – Welcome Bay Ward

All very well filling every bit of green grass into housing, we also need plenty of green grass and recreation areas around them for all ages to enjoy. This is also including their well being. Parks and reserves etc. increase and keep property values up and people living in a town

Because it is all getting too big and too much and the infrastructure is not there to cope with the growth that is there already

Because it is just spreading out too far. Why not build on land closer to the city?

Because it's taking away rural property. Don't have the infrastructure to support further housing

Because they need to sort out other priority stuff before going into something else

Depends, who pays more rates and if it costs to the community

Further consultation, I have not had any consultation. Consultation as far as I am concerned aligns itself with the Te Riti o Waitangi, the contemporary participation, partnership and protection of the treaty. And the fourth article. I travel to work in Matamata and there is a huge trail guard of vehicles now, and secondly, what about the people who have the land now, because that is good agricultural and horticultural land there now. How are we going to sustain the proposed growth in houses as those houses will be built on good valuable agricultural ground?

I don't want to see anymore developments going up

I think Tauranga is getting to big they keep pushing further out and the roads don't cope now

I think the city is pressured, need to put more focus on infrastructure & roading

Important to have rural land for food, horticulture, live stock etc. Tauranga can't support more people in the region on rates currently taken

Personal really

Tauranga has grown too quick and we don't have the infrastructure. Therefore it is silly to open up more land until this is sorted

The city is getting bigger and bigger

Western Bay is a much better council to work with

WBOP - Reasons for not supporting the proposal (1 of 3)

Kaimai Ward area (excluding Omokoroa)

Already too busy out this way now, we have come out to the country, don't need Auckland to start encroaching on us in the country

Because I think it should stay as Western Bay of Plenty

Because if you change the demographics in the WBOP into the jurisdiction of Tauranga it will basically mean that there will be fewer people in our rates demographics, so TCC will be taking half of our rates catchment away. Why would we give our rural land to TCC for nothing. Also we are not responsible to NZTA to build new roads anyway

Because it is turning into a city in a rural area. Don't want it. I look at The Lakes and couldn't bear to live there. The beauty of the Kaimais is dissolving. The sections at Papamoa are down to 400 sqm. Will be the same out here. Small sections, two units together with two stories

Because it's taking income away from Western Bay with the job. Allowing Tauranga to have land that's not benefiting Western Bay, not going to get rates from that land, that means debt goes up instead of going down

Because that is the main road out to the Waikato

Because the city council has made some grave errors in the administrations of traffic solutions

Because the city council needs to utilise the land that it has before starting to cut into rural areas

Because, it's taking over rural land, city style is coming into country life further & further and encroaching on your lifestyle. The rural roads aren't designed to cater for level of vehicles now using, you would prefer to have fewer houses

Current boundaries finish at the river, my concern is the boundary would easily creep. This happened in Bethlehem they took a lot of land then. Very against this. The river needs to remain a boundary and be left alone

Definitely not, we would like to remain as an area designated as rural. We are farmers Expansion is too big, infrastructure is not there and it is populous

Have not seen development handled well on a large scale between WBOP/TCC yet

I don't think it's necessary, as the councils have not provided the necessary infrastructure required for the existing neighbourhoods of Welcome Bay e.g. rural/residential suburbs

already. Councils should be looking after the existing communities first instead of going ahead with further developments. People are moving out of the area because we have no large supermarkets, the facilities are lacking in this community. People are moving in but they don't stay long and move out because of the lack of facilities. Even we're moving out!

I support development however, I still would like to know how it will affect us, how will our place fit in demographic area. Will our property be put into the Tauranga City Council jurisdiction or will we still be Western Bay of Plenty Council? So I put "no" but it depends on these issues I have as to whether I say yes

I think there is enough new development already, we have had enough problems in The Lakes !!!

If farmers are going to be forced out and lose land it is a no

It puts an end to farmers as they would be forced out

No need to, why can't it fall under the WBOP, I can not understand the reason for changing it

The road is heavily used now, more housing would just add to the congestion

Think they need to be able to fulfil their commitment of infrastructure to much stress of what have established e.g. Roading & Sewage

Too many people and poor infrastructure

We do not have the infrastructure

Katikati Ward area

Because a lot of that land is good land and it should be carried on for agriculture purposes

Because Tauriko is more country than city

Because that puts more burden on the people in the Western Bay of Plenty area, we need more population in the Western Bay of Plenty area than less

Because they can't just keep using all the rural land up. They've got to think of something else

WBOP - Reasons for not supporting the proposal (2 of 3)

Katikati Ward area (cont.)

Because urban sprawl, they want to go up not out

Because, would be healthy to having more urban people who can vote etc., give Western Bay additional strength & rates. We need all the help we can get out this end

Doesn't really concern me

Far too much land is being taken up for housing which is not productive

Is it a possibility it would affect the rates? Would ours be cheaper in the Western Bay if we are losing 189 hectares?

Keep moving along the other way. It is so pretty as it is, do not change into housing

No Comment

There is enough land for housing that has been put aside

Unless there's more info

Want them to be separate. Don't want Tauranga to be apart from Western Bay of Plenty

You need infrastructure first because it's just going to be a headache for everybody

Maketu Ward area

A lot of people keep taking over land, have rates keep going up for no particular reason, along Maketu Road, plastic bags keep been thrown along road, keeps happening all the time, need cameras put up in street. Surveillance of sorts, due to elderly couple having to pick up mess on their own property

It wont benefit where we live, and we will miss out more

No if it is Maori land what does it leave my kids with? I need more information as the Wairoa river is quite significant to us. If not Maori land than yes

Omokoroa Area

Because they spend money all the time, and are too highly in debt

Because I think once you have built right to the edge of the river you have lost that natural beauty. Build into the hills. Those locations are kind of special

Because I think that the Tauranga City Council is a bunch of parasites to do this. It is the most terrible thing to do. I am not against development but I am against the Tauranga City

Council putting this town into debt. I am totally opposed by the development of the Council. They have no responsibilities to the future children of this country

Because it is just ridiculous. When are they going to stop?

Cannot stand what they are wanting. Do not ruin the area and beautiful scenery

Do not use prime land for residential. At present roading is already shocking .Why make it worse than what it is

Don't think it is necessary

Feel council didn't do enough homework, finish infrastructure etc. roading. Be nice to have community board, active and a go to who's local

I do not support them taking the land, should be left as is

Just don't want them to do it. I would like to know where their money goes (council). Why can't they just buy land that is not Council land and leave along the river side

Needs to be concentrating on roading & infrastructure first

Not enough information. Considering something after the meetings is when we should be asked. I don't think the public has been openly informed. Whose land is it ?

Not for housing, Hamilton & Tauranga used to go travelling along country side, now just housing. Concerned with the valuable land disappearing, knowing that more land is needed but needs to be looked at more carefully

Roading needs to be sorted before you say yes to more housing

They are taking good land to build more houses, no it should stay as farmland

They need to sort out the roads for the population we already have before bringing in more population

They're going to need more land, running out of room

Unfortunately more and more of rural land is being allocated to housing and it's putting too much pressure on our infrastructure. The more houses we get the more problems with sewage, pollution and traffic

WBOP - Reasons for not supporting the proposal (3 of 3)

Omokoroa Area (cont.)

We will always be rural people, and I'm not interested in the town centres, and I don't agree with losing rural land to developers. I'm a kiwifruit owner and I am concerned about good rural land changing for housing purposes and the sizes of properties being reduced to accommodate housing. We need to rethink how we allocate land for future development, because developing that land is cutting back on land being utilized for horticulture, farming etc. in the future. There is so little land available from the Kaimais down to the coast as it is, and if we keep swallowing it up it will reduce horticulture in the BOP moving forward. They would be better to look for land that is not suitable for horticulture or farming and develop that land

Western Bay & Tauranga should tidy up their problems, biting off more than they can chew, as rate payers, not happy just need to look at the current infrastructure etc. that need looking over first. Infrastructure don't cater for the population growth as it is

Te Puke Ward area

Because I do not like to change things

Because I don't see any reason for it. How are the rates going to be affected? It's a too simple question for a very complicated answer

Cause I don't like the Tauranga Council controlling my area

I have to read into it a bit more, but I have concerns about Western Bay Council joining up with Tauranga City Council

If the Tauranga City Council change the boundary the Bay of Plenty wont have anything - facilities

It is not needed at all

No Comment

Stop using good farmlands for housing

Tauranga is getting overloaded with people & traffic, getting like Auckland. Farmers are losing farmland, due to making more housing, for immigration people. There's old halls that are no longer used, can put in toilets, showers - have people shelter

They're having enough trouble with traffic

Too much housing

Want it to stay rural

We pay a lot in rates, if it means generating more in the district, how is it to benefit Western Bay rate payers by doing this by moving boundary

Western Bay is unique, and it shouldn't be altered

You have the likes of Te Puke etc. in middle towards Tauranga, it's either east or west, rather silly what your doing

You would be getting rid of nature, love walking in the countryside. All for trees, bush walk etc., not housing, so no