

Application for Boundary Alteration between Western Bay of Plenty District and Tauranga City

Responses to call for alternative applications (closing date
18 April 2019)

The responses received were:

No.	Respondent
1	Kitchener Trust – prepared by Hayson Knell
2	TBE 3 Ltd and Taurikura Holdings Ltd
3	Peter Kristensen
4	Neil Cavell
5	David Monk
6	Christina Humphreys
7	MBIE/Kiwibuild



Hayson Knell

Our Ref: 1940

16 April 2019

Chief Executive Officer
Local Government Commission
PO Box 5362
Wellington 6140

By email: info@lgc.govt.nz

Dear Sir/Madam

Re: Submission for Boundary Alteration between Western Bay and Tauranga to enable Tauriko for Tomorrow

Submitter Details:

The submitter, Kitchener Trust has land holdings within the Keenan Road Urban Growth Area (KRUGA). The KRUGA currently sits across the district boundary with several land holdings located within the Western Bay district. All the KRUGA land is within the Urban Limit and is a scheduled under Smartgrowth timeline to begin development for residential purposes in 2021.

Change Proposed:

The submitter is putting forward an alternative application to alter the boundary lines to include the Keenan Road Urban Growth Area within the Tauranga City Council district boundary simultaneously with the Tauriko West adjustment. A map of the affected area is attached to this application. The map shows the Keenan Road Urban Growth area which adjoins the Tauranga City Council Boundary.

The Proposal will Achieve:

The applicant is seeking a proposed alternative pathway as a means to achieve efficiency in future process. This change would place the entire KRUGA within one administrative authority, enabling the co-ordination of planning process and infrastructure design. A single authority is best placed to co-ordinate potentially disparate issues arising from individual land ownership within the growth area.

Providing the opportunity for infrastructure and planning issues to be investigated at an early stage is critical to successfully achieving effective and efficient urban growth management particularly where there is fragmented land ownership.

HAYSON KNELL LTD

100 Spring Street - PO Box 381 - Tauranga - Telephone: 07-577 1996

Email: info@haysonknell.co.nz



Hayson Knell

Tauranga has limited land capacity available at this present time and additional UGA land availability is at least 3 years away (Te Tumu, Tauriko West). There is therefore an upcoming period of constrained supply. Relying solely on Tauriko West to meet demand for land in this area is a risk given the potential for delays that can arise in any urban development process. Including Keenan Road within Tauranga City Council district will best enable a suite of contingency options. It would ensure that Council is better positioned to undertake future development and begin the structure planning alongside other Urban Growth Area development.

Improvements which would result from the change:

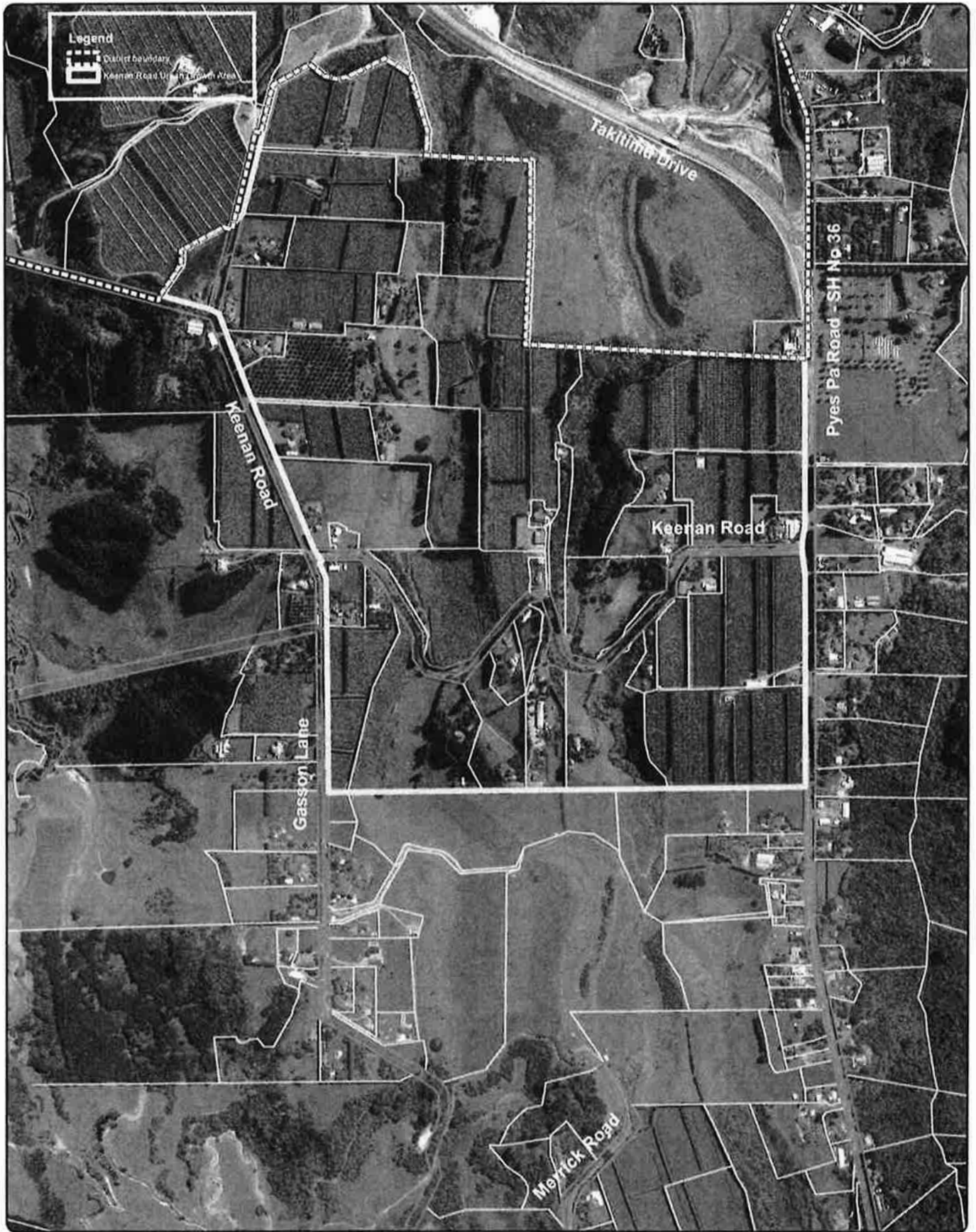
Beginning this process now will ensure that in 2021 when the area is scheduled to begin the re-zoning process, the challenges are understood and a pathway for managing urban growth and development is in place. By not including KRUGA now, Council may be putting themselves in the situation we are presently experiencing where the urban growth areas cannot keep up with the demand and the city is playing catch-up. It is my understanding that at this present time, there is 4-5 years of subdivision capacity and 6-7 years of dwelling capacity remaining in Tauranga¹.

It would be a pro-active approach to growth management. It would place councils in the best position to provide for informed forecasting and give the opportunity for council to be on the front foot of land development.

Yours sincerely

Tracy Hayson
Director
Hayson Knell Ltd on behalf of Kitchener Trust

¹ Tauranga City Council, Tauriko West and Te Tumu Growth Area Presentation



Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.
 Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522.
 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@westembay.govt.nz Scale A4 - 1:10,000
 Date: 13/04/2015
 Operator: mlb
 Map: E:\Shape\MLB\Map\Keenan Road Urban Growth Area - Wide.mxd



KEENAN ROAD URBAN GROWTH AREA



Application to Alter the Boundary Between Western Bay of Plenty District Council and Tauranga City Council

Alternative Boundary Alteration Proposal

Applicant: TBE 3 Ltd and Taurikura Holdings Ltd

18 April 2019

1.0 Introduction

This is an alternative boundary alteration proposal to that set out in the 1 November 2018 document titled: "Application to alter the boundary between Western Bay of Plenty District Council and Tauranga City Council" ("the Original Application"), accepted for consideration by the Local Government Commission. The alternative proposal is made by TBE 3 Ltd and Taurikura Holdings Ltd. Both companies are landholding companies within the affected area and are associated with Element IMF, the developer of the Tauriko Business Estate (TBE).

This alternative proposal involves the incorporation of additional land in to the Tauranga City Council (TCC) jurisdiction beyond that sought in the Original Application.

The additional land sought to be included within TCC's jurisdiction is future industrial land that is to be developed as part of an extension to the TBE. Currently the subject land is rural productive land located within the Western Bay of Plenty District Council (WBOPDC) jurisdiction.

All of the reasoning that supports the boundary adjustment for the Tauriko West residential development is equally applicable to the area subject to this alternative proposal. It is appropriate to address both areas at the same time, rather than go through a duplicate process which would need to follow closely after the Tauriko West boundary alteration process.

This alternative proposal is consistent with the feedback provided to WBOPDC by Element IMF when consultation was undertaken by Council on the boundary adjustment proposal in July 2018.

This alternative application is made pursuant to Clause 10, Schedule 3 of the Local Government Act 2002 (LGA). The following sections of this application set out the information required by the relevant sections of the LGA.

Overall, the proposed alternative boundary alteration represents an efficient and effective process, which is appropriate to manage anticipated future circumstances, which is consistent with the purpose of local government under Section 10 of the LGA.

2.0 Applicant Details

Clause 5(1)(a) and (b), Schedule 3 of the LGA

Applicant: TBE 3 Ltd and Taurikura Holdings Ltd
Contact person: Bryce Donne (Company Director)
Physical address: 59 The Strand, Level 1, Tauranga
Postal address: PO Box 13289, Tauranga 3141
Phone: (07) 571 4120
Email: bryce@elementimf.co.nz

3.0 The Alternative Boundary Alteration Proposal and Description

3.1 Alteration Sought

Clause 5(1)(c)(i), Schedule 3 of the LGA

Pursuant to Section 24(1)(d) of the LGA, this alternative boundary alteration proposal seeks the alteration of the boundaries of the Western Bay of Plenty District and Tauranga City Councils.

Specifically, this alternative application seeks to alter the boundary between WBOPDC and TCC to enable approximately 153 hectares of WBOPDC rural land on the southern side of Belk Road at Tauriko to be moved into TCC jurisdiction so that it can be planned and developed for future industrial purposes, and adequately serviced.

3.2 Alteration Description

Clause 5(1)(c)(ii), Schedule 3 of the LGA

Appendix 1 provides a map illustrating the land subject to this alternative boundary alteration.

The proposed TBE expansion area is located within the SmartGrowth Western Corridor ("Identified Future Industrial" land) and is identified as being mostly within the Tauranga City Urban Limit ("Start post 2021") under the Bay of Plenty Regional Policy Statement.

The land is currently used for agricultural and horticultural purposes, with a pocket of lifestyle blocks in the north western corner of the subject area. The affected area is bounded by Belk Road to the north, State Highway 29 and the Omanawa River to the west, and generally by a series of escarpment features to the south and east.

The land is located immediately south of the existing TBE, zoned Industrial under the Tauranga City Plan. It is situated approximately 10km from Tauranga CBD.

The territory proposed for transfer (the affected area) is located within the Kaimai Ward of the Western Bay of Plenty District.

The affected area is currently zoned Rural, and the Western Bay of Plenty District Council provides governance and regulatory/administrative services. Private contractors provide rubbish collection services. Landowners in the affected area source their own water and use septic tank disposal systems.

There is one local road (Belk Road) accessing SH29. There are no additional services or infrastructure planned or funded for the affected area in WBOPDC's 2018-28 Long Term Plan. The territorial boundary follows the centreline of Belk Road. Development Contributions have been collected by TCC since 2007 for the upgrading of the first 500m of Belk Road over its entire width to full urban standard.

The affected area is in the Kaimai Ward, which is predominantly rural. The Ward is represented by four Western Bay of Plenty Councillors out of a total of eleven Councillors, plus a Mayor for the whole District. The subject land, as a rural area, is not represented by a Community Board.

4.0 Objectives of the Alternative Application

Clause 5(1)(d), Schedule 3 of the LGA

4.1 Reason for the Alternative Proposal

The existing TBE is located in Tauranga City and, based on current demand for industrial land in the development, has approximately two years of land supply remaining. The logical expansion of the estate, due to topography, infrastructure, and existing/proposed urban development patterns to the north, east and west, is to the south. This is on the southern side of Belk Road, where the land is located within the Western Bay of Plenty District.

To urbanise the area without a boundary alteration would mean the TBE expansion would see the WBOPDC responsible for governance, infrastructure and regulation on one side of the territorial boundary line, which would bisect the industrial estate, and TCC responsible for these matters on other side.

WBOPDC cannot economically or practically provide direct infrastructural services to the affected area for the purposes of urbanisation, because none of its existing urban infrastructure is close to the TBE expansion. If WBOPDC were to provide these services, it would have to enter into complex and inefficient cost sharing arrangements with TCC who service the existing portion of the TBE.

To operate separate plans, bylaws, administration and governance systems for one industrial estate would not be efficient or effective for business, service providers and ratepayers. Conversely, applying a single jurisdiction to the TBE with the entire area being subject to governance, regulation and administration under the TCC, is likely to be more efficient and effective.

The western Bay of Plenty subregion has experienced strong and sustained population growth over the past 20 years, with this trend expected to continue into the future. Through SmartGrowth and its partners (Bay of Plenty Regional Council, TCC, WBOPDC and Tangata Whenua) the region has had extensive population projection work completed. Delaying the development of the TBE expansion would not provide the yield required to meet Tauranga and the Western Bay of Plenty sub-region's future industrial land supply needs.

Critically, there are significant time and cost savings to be realised if the TBE expansion is included in the WBOPDC and TCC boundary alteration at the same time as the Tauriko West alteration. Effectively, the inclusion of both boundary alterations avoids procedural duplication to be undertaken by the Councils, stakeholders and the Local Government Commission.

4.2 Planning Context

The proposed TBE expansion area is located within the SmartGrowth Western Corridor ("Identified Future Industrial" land) and is identified as being within the Urban Limit ("Start post 2021") under the Bay of Plenty Regional Policy Statement (RPS).

Plan provisions recognise the potential development of this area for urban industrial use. This area was included in the Urban Limit as a result of submissions by the applicant on the review of the RPS. The WBOP District Plan includes text outlining the intent to expand the TBE south of Belk Road.¹

There is a clear planning context enabling the expansion of the TBE as proposed. Key attributes of the TBE expansion include:

- Contiguous development with the existing TBE with associated agglomeration benefits;
- Located on the periphery of Tauranga City with well managed land use conflicts;
- Relatively easy to service with infrastructure
- Adjacent to State Highway 29, being a key corridor between the Port of Tauranga and the Waikato and Auckland regions;
- Titles owned by a relatively small number of land owners
- Will offer further business and employment opportunities to a growing population in the existing residential areas, the proposed Tauriko West residential development and wider Western Bay of Plenty sub-region.

For these reasons, SmartGrowth recognises the need to progress land use planning at this location, in the same context as Tauriko West.²

5.0 Promotion of Good Local Government

Clause 5(1)(e), Schedule 3 of the LGA

5.1 Overview

For the affected area, good local government is currently achieved through the provision of governance, regulatory and administrative services, and access to public services such as roads, reserves, recreation and open space.

The following points indicate how altering the boundary as proposed into the jurisdiction of one territorial authority (TCC) will achieve Clauses 5(1)(e) and 12(1), Schedule 3, of the LGA.

In respect of the process itself, the process of undertaking one boundary alteration, rather than two separate boundary alterations, results in an efficient and effective process which is

¹ WBOP District Plan Industrial Zone Explanatory Statement and "Other Method" 21.7.3

² SmartGrowth, Part C, Action 21C

appropriate to manage anticipated future circumstances. This is consistent with the purpose of local government, as per Section 10 of the LGA.

5.2 Representation and Policy

The area has consistent representation and policy, and reflects the needs and preferences of the community of interest. However, with the ongoing development of the TBE located within Tauranga City, the location of the area will sit adjacent to an urban area. The existing residents have for many years associated with, and utilised, public amenities and services located within Tauranga City.

5.3 Bylaws and Regulation

One set of bylaws and regulation would apply to the area – with the community adhering to same rules. This is operationally cost effective, and is clear and consistent for those providing services within the community.

5.4 Planning Processes and Plans

One simplified planning process, adopting the Tauriko Industry Zone provision from the Tauranga City Plan; i.e. one area with the same rules. Consistent and coordinated approach for business and community, including Long Term and Annual Plan and consistency in the application of Development Contributions. Avoidance of duplication, efficient and operationally cost effective. More efficient and cost effective for stakeholders such as NZTA, network providers and landowners.

5.5 Rating and Charges

One rating and charging methodology and approach applied to one area.

5.6 Provision of Infrastructure

Due to the rural location of the TBE expansion, and with the nearest WBOPDC wastewater and water infrastructure located in Te Puke a distance of 20km from the affected area, it is not cost effective nor feasible for the WBOPDC to provide new water and wastewater infrastructure to service the affected area. However, the transfer of the territory to TCC will enable the expanded industrial estate to be provided with good quality cost effective water and wastewater infrastructure compliant with their development code standards.

Other network infrastructure, such as roading and stormwater infrastructure, could be more effectively provided by TCC than WBOPDC given that this would involve an extension of adjacent infrastructure from the existing TBE rather than the provision of services in an 'isolated' urban pocket of WBOPDC district. Good quality infrastructure planned and delivered to the boundary of the new area to one set of development code standards. Avoidance of inefficient cost sharing agreements with WBOPDC. Consistent service and charges to households.

For new urban growth areas, TCC provides infrastructure to the boundary of the growth area, but all infrastructure within the growth area is funded and delivered by the developer. Such is

the case for the existing TBE within TCC's jurisdiction. This model reduces Council's up-front costs relating to growth management.

5.7 Governance Arrangements

The same governance arrangements as proposed as for the Tauriko West residential development, as set out in the Original Application, would apply to the subject area. This includes both elected member representation and Tangata Whenua representation.

6.0 Community Support

Clause 5(1)(f), Schedule 3 of the LGA

This area should ideally have been included in the original application as an efficient use of the process for making boundary adjustments given it, like Tauriko West, is within the current RPS Urban Limit.

Several public processes have identified the long-term urbanisation of the subject area including SmartGrowth, RPS, WBOP District Plan and the SmartGrowth Future Development Strategy, affording landowners in the additional area the opportunity to raise issues.

Engagement by the applicant with landowners within the affected area is ongoing and is expected to be concluded in early May of 2019. This includes the provision of information and opportunities to meet with the applicant.

Further information pertaining to the level of public support for the alternative boundary alteration will be provided to the Local Government Commission immediately following the conclusion of engagement and before the commencement of further stages of the boundary alteration process.

Appendix 1: Map of Affected Area



Don Mackay

From: Peter.K
Sent: Thursday, 4 April 2019 2:06 PM
To: LGC
Subject: Submission for land growth in the Pyes Pa area.
Attachments: Keenan Road Aerial Photo.pdf

I am a kiwifruit grower living on Keenan Road Pyes.Pa.
Myself and 2 of my kiwifruit orchard neighbors are willing to put our orchards up for development to housing.
The reasons I see our land is more beneficial to immediate development is that we are at the Northern end of Keenan road bordering the Lakes and Tauriko Business Park.
Today the Lakes Crossing Development opens with an increase of 1000 new employees.
Keenan road is an ideal development area for new workers to build and live as we do not have traffic issues that other intended New Developments have.
Takitimu Drive is right next to us and it is a short quick trip even to Downtown Tauranga via the Underused Expressway.

Yours Faithfully
Peter Kristensen

[Redacted]
[Redacted]
[Redacted]

[Redacted]
[Redacted]

Don Mackay

From: Neil Cavell
Sent: Wednesday, 17 April 2019 6:25 PM
To: LGC
Subject: Tauriko Development

Follow Up Flag: Follow up
Flag Status: Flagged

My application is to not proceed with the Tauriko Development but instead replace with developing the Keenan Road Growth Area see Bay of Plenty Regional Policy Statement dated 22nd September 2005 Map 17

Tauranga City Council is placing far too much reliance on the views of the three biggest Developers in Tauranga instead of Consultants views or even Councils own views. There exists a Developers forum which advises Council on development going forward. Astonishing Council listens and is influenced by this group despite the Developers self serving advice. This is a lobby group doing their own bidding.

The three big developers do not own land in Keenan Road so naturally Keenan Road was dismissed by the Developer forum as topographically challenging with fragmented ownership. Of course they failed to reveal that the end of Keenan Road through Dunstan's property (land that they will gift to the Council) is only 65 metres from Takitimu Drive one of the least used arterial routes in Tauranga.

On the question of fragmentation the four northern kiwifruit properties that adjoin the Lakes Development are all for sale at market prices and will yield approximately 700 plus sections in total. On topography, my 6 hectare property is 90% flat.

It could be said that Tauranga has grown too quickly and has overwhelmed the infrastructure particularly the roads. The city has other options to developing Tauriko but if a 3000 home development in Tauriko goes ahead the road out certainly can't be clipped on to Highway 29. A development at Tauriko will need nothing less than a dual carriageway from around Belk Road to the roundabout at Tauranga Crossing to avoid worsening the already congested State Highway 29 at peak hours. This is an unnecessary multi million dollar project.

Tauranga City Council needs to press the reset button hopefully the Local Government Commission can make them see sense.

If I can be of any further assistance I can be contacted at this email or by phone.

Regards
Neil Cavell

191 Keenan Road

Don Mackay

From: David Kath Monk
Sent: Monday, 8 April 2019 11:33 AM
To: LGC
Subject: Subject: Submission for land growth in the Pyes Pa area.
Categories: Transferred to Cohesion

Submission for land growth in the Pyes Pa area

To whom it may concern

I own and live on an orchard at 214 Keenan Rd, this borders on to the The Lakes Subdivision and Tauriko Business Park.

As Neighbours at 250 Keenan Rd have indicated they are prepared to donate the Paper Road which is an extension of Keenan Road for access development onto Takatimu Drive. This would provide direct access to the Tauriko Business Park The Crossing shopping Centre, plus quicker access to Downtown Tauranga and the Mount Maunganui areas e.g. the beach, airport, shopping etc.

As more people choose Tauranga as a place to live this would be an ideal area to subdivide.

Yours Faithfully

David Monk

[Redacted signature block]

Local Government Commission

Chief Executive Officer

Box 5362. WELLINGTON 6140

Email; info@lgc.govt.nz

Alternative Boundary Changes regarding WBOP District Council.17.4.19

By Christina Humphreys [REDACTED]

Local Government is seeking information to alter the boundary between Tauranga City and WBOP District Council. Mainly pertaining to the Tauriko West situation and growth in this area.

I was led to believe there already had been a move by Tauranga Council to WBOP District Council to purchase the land/boundary change from Tauriko to Belk Road [off SHW 29] and so move the boundary in that direction. Once again and quite usual rate payers of WBOP district have never been notified of these suggested changes or what the benefit is to them as ratepayers!

When on the campaign trail [4 years ago] I came across a woman landowner there On Belk road who was objecting and not wanting to be moved into the Tauranga Council district. Her reasoning may have been she didn't want the City moving closer, but I had commented to her that her rates would be cheaper if she did! She had already been approached by the Councils on this expansion. Obviously and because of the development in the Tauriko subdivision this is the direction the expansion must go, but the question is does WBOP need to forgo that land, can it still belong to WBOP? Also, if given over to Tauranga city there should be some recompense to WBOP! The main detriment to WBOP Council would be loss of rate revenue!

It is inevitable that the City will spread as it grows to cope with the huge population increase here, so many changes must be made.

While on this subject of Boundary changes several of us at Katikati would like to put forward more options for the LGC to consider, we have not done any feasibility studies or in-depth research on how we could achieve the changes [as this is early stages] only that we have discussed it among our Rate Payers group.

Many Katikati residents and Te Puke are totally unhappy and frustrated by the arrogant and dismissive attitude that comes from the WBOP District Council and particularly one Mayor who is so often on his own agenda. Katikati and Te Puke are so often neglected and treated as the poor relations.

WBOP District is the highest rated area in NZ with no signs of abating. The amendment consultative document that has come out now is saying not a large rate increase ONLY between 3.41%- 4.67% rate increases, which given that the council says inflation is 2.2%, [But we believe that the CPI is 1.9%] these rate increases are way to high! For many years we the ratepayers have lobbied and responded to these documents with 'Freeze our Rates'. We are the highest rated in NZ and if CPI is 1.9% then we should not be subject to any higher rate increases than that.

Our voices continue to fall on deaf ears!

Not to mention that Katikati Village now has new water meters installed so this is an additional cost over and above the set charge for water on rate payers rate account.

It's looking like the rubbish collection is going the same way, asking for people's opinion when all is 'a fete complete'. Life is becoming unbearable under this council and many people that retired to Katikati for a comfortable life style are becoming disillusioned. Katikati recently was nominated as one of the nicest villages in NZ to live, but many are having to sell and move because they can no longer afford the high rates.

Some of us having been on the local Rate payers Assn in a bid to lobby council are finding it impossible to get the Council to appreciate what the people are saying.

Examples are; a huge number voted to have our old Katikati Library renovated and expanded not to build a new one for 5 Million plus, but No the Mayor decided to build a new library so that's what we have got.

We had a petition saying a resounding NO to Maori wards, which was passed unanimously.

Then just before Christmas the Mayor has a big meeting day, 19 Maori on a committee all unelected, but paid attendance money for meetings, mileage and a swept up dinner at the 'Nautilus'. No other rate payer gets this treatment at the Rate payers' expense.

These are just two examples of our Mayor and Councils extravagant lifestyle at the rate payers' expense! Hopefully he will just be voted out!

Many of us feel we must change something to be rid of this high spending mindset and mismanagement by our extravagant WBOP Council, Katikati/Waihi Beach want out, so we wish to suggest some options of boundary changes;

1. We would like to see Katikati/Waihi Beach go back to the old- style management of a Borough Council, where we manage our own affairs and employ local people, have self-Government. This can be done as happened to Kawerau in 1954 [In terms of Section 3 of that Act, the Governor General by Order in Council dated 31 March 1954, established the Borough of Kawerau comprising some 1330 acres]. Kawerau District Population is now 7,080 a lot less than Katikati/Waihi Beach.

2. Some in Te Puke are of a mind to have the old-style Borough Council reinstated too and manage their own affairs.

If this were to happen WBOP District Council would be no more!

We realise there would have to be a referendum on his subject and major research and work to achieve this. Some areas in Australia have moved back to their old shires again so the people can have more control over their destiny, instead of the high-flying big spending Corporate system.

Ipswich City [Aust] does not even have a council now the whole lot were fired on grounds of embezzlement issues, this is what comes of big Corporation type Councils.

3. Omokoroa and maybe TePuna could be incorporated into Tauranga City. Maybe all WBOP is to be incorporated into Tauranga Council as Tauranga is going to continue coveting WBOP land to expand. The downside here is Tauranga's huge debt.

The other concern is Matakana's Pane Pane Point issue on the Southern end of Matakana Island which belongs to WBOP District Council. There is much controversy over this now, it was purchased in 1920 by the Tauranga Harbour Board under the Public Works scheme for two reasons. Maybe this should be returned to the Tauranga Harbour Board.

a. For a sand stabilising programme, planting first marram grass then eventually Pine trees to stop the silting of the entrance way of the channel into the Tauranga Harbour [Which has worked].

b. Also for the setup of lights along the entrance into the Harbour for Ships travelling into the Port. Both situations are still what it is all used for today.

The other option our Rate payers have discussed and have done some investigation on is joining a neighbouring Council.

We really do admire the system 'Thames Coromandel' use and have managed their council affairs. They decided there would be no rate rises and have managed their business accordingly. This council has managed to keep the lid on Rates for something like ten years. It's all about good management!

Waihi Beach seriously investigated this but were told they could not join Thames Coromandel as it did not physically adjoin their Council boundary. There is a narrow land strip between belonging to Hauraki Council [Maybe that boundary could be moved also?]

Katikati/ Waihi Beach ward does however also physically adjoin Hauraki Council boundary. Maybe another consideration is that Hauraki district, Thames Coromandel and Katikati/ Waihi Beach are what makes up the Coromandel Political boundary area. This could become a combined Council. Travel in the area maybe not be so easy.

I trust you will consider the options given as alternative boundary changes here other than solely what you were asking for?

District Populations;

Hauraki District – 17,811

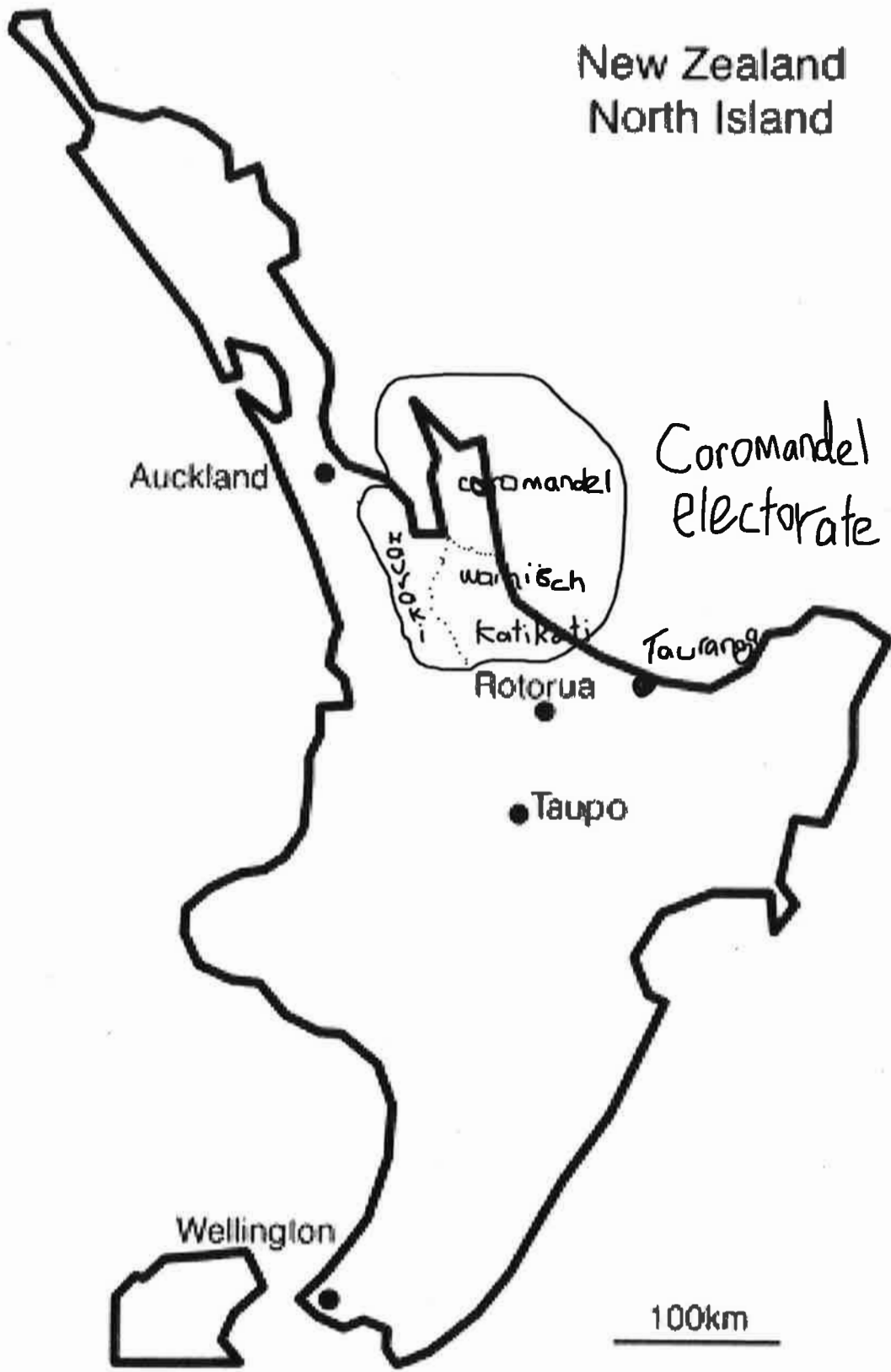
Thames/Coromandel District – 26,178

Katikati/Waihi Ward – 12,165

WBOP district – 46,000

Kawerau – 7,080

New Zealand
North Island



Auckland

Coromandel
electorate

Coromandel

Wairarapa

Kaitiaki

Tauranga

Rotorua

Taupo

Wellington

100km

T.

From: Benjamin Speedy
Sent: Tuesday, 7 May 2019 11:07 AM
To: Don Mackay
Subject: Tauranga / Western Bay of Plenty boundary adjustment [IN-CONFIDENCE]

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Don,

I am contacting you in regard to the territorial authority boundary adjustment currently being considered in Tauranga / Western Bay of Plenty.

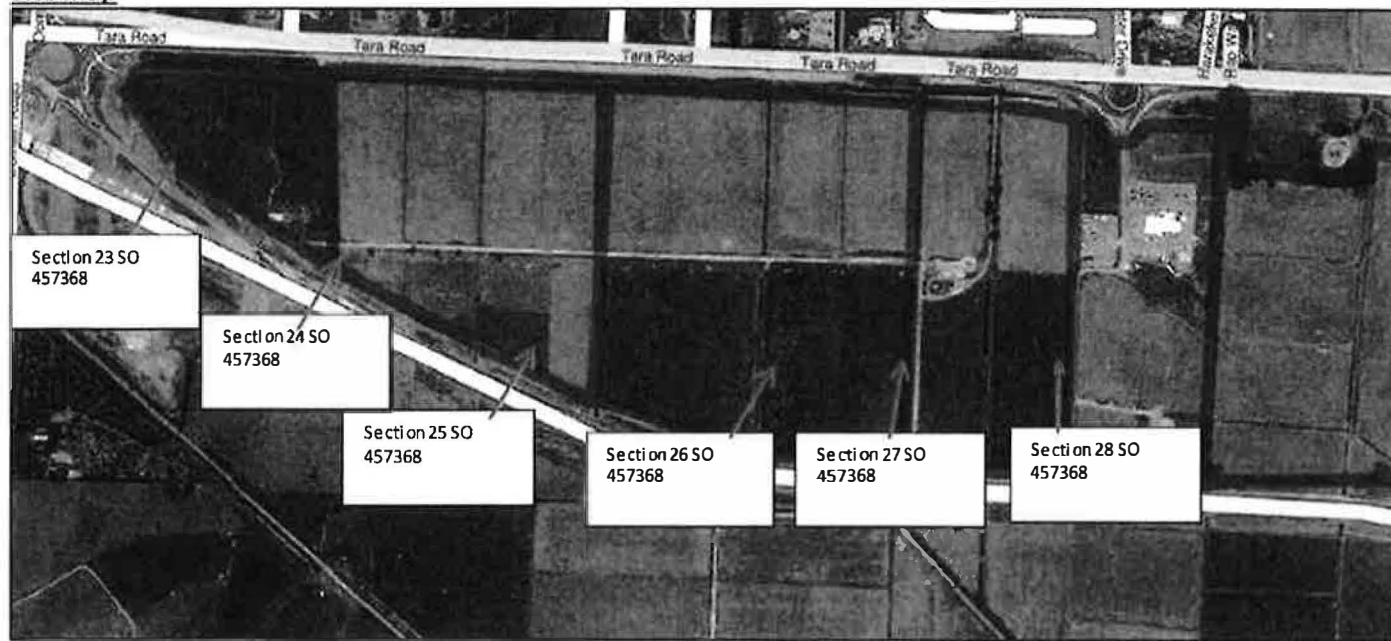
There is a site of approximately 66ha of land that straddles the boundary between Tauranga City Council and Western Bay of Plenty District Council on Tara Road (please see site map below). Approximately 52ha of this site lies in the Western Bay of Plenty District (sections 25 through 28). We are entering a process for the urbanisation of this land and it is likely that the services for this site would be provided by TCC, therefore the site should be included in the boundary adjustment to be included under TCC jurisdiction.

Please let me know if you have some time to discuss this and I can contact you.

Kind regards,

Ben

Site map



Benjamin Speedy
DEVELOPMENT MANAGER, KiwiBuild Land Supply

benjamin.speedy@kiwibuild.govt.nz
Tel: +64 9 928 2920 | Mob: +64 27 706 5740
Address: Level 6, 45 Queen Street, PO Box 106 483, Auckland 1143
www.kiwibuild.govt.nz

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