



Local Government
Commission

Mana Kāwanatanga ā Rohe

Western Bay of Plenty

Proposed Local Government
Boundary Alterations

BELK ROAD AREA



July 2020

lgc.govt.nz

Proposed Boundary Alterations between Western Bay of Plenty District and Tauranga City – Belk Road area

What is the change?

The proposal is that an area of approximately 150 hectares extending west and south of the current Tauriko Business Estate that is currently within the district would become part of the city. This is shown in the map.

Why is this change being considered?

In November 2018 the Western Bay of Plenty District Council applied to the Commission for a change in the boundary between the district and the city at Tauriko West. The Commission's early engagement with the community on this proposal resulted in proposals being put to it for three additional boundary changes to be made. One of these related to the area around Belk Road. Following discussions with the Commission the Western Bay of Plenty District Council and Tauranga City Council both agreed that it was timely for these additional changes to also be considered.

The Commission has already advanced the change at Tauriko West. It is now consulting on the additional proposed changes, this one at Belk Road, along with others around Keenan Road and Tara Road at Papamoa. There are separate documents for these.

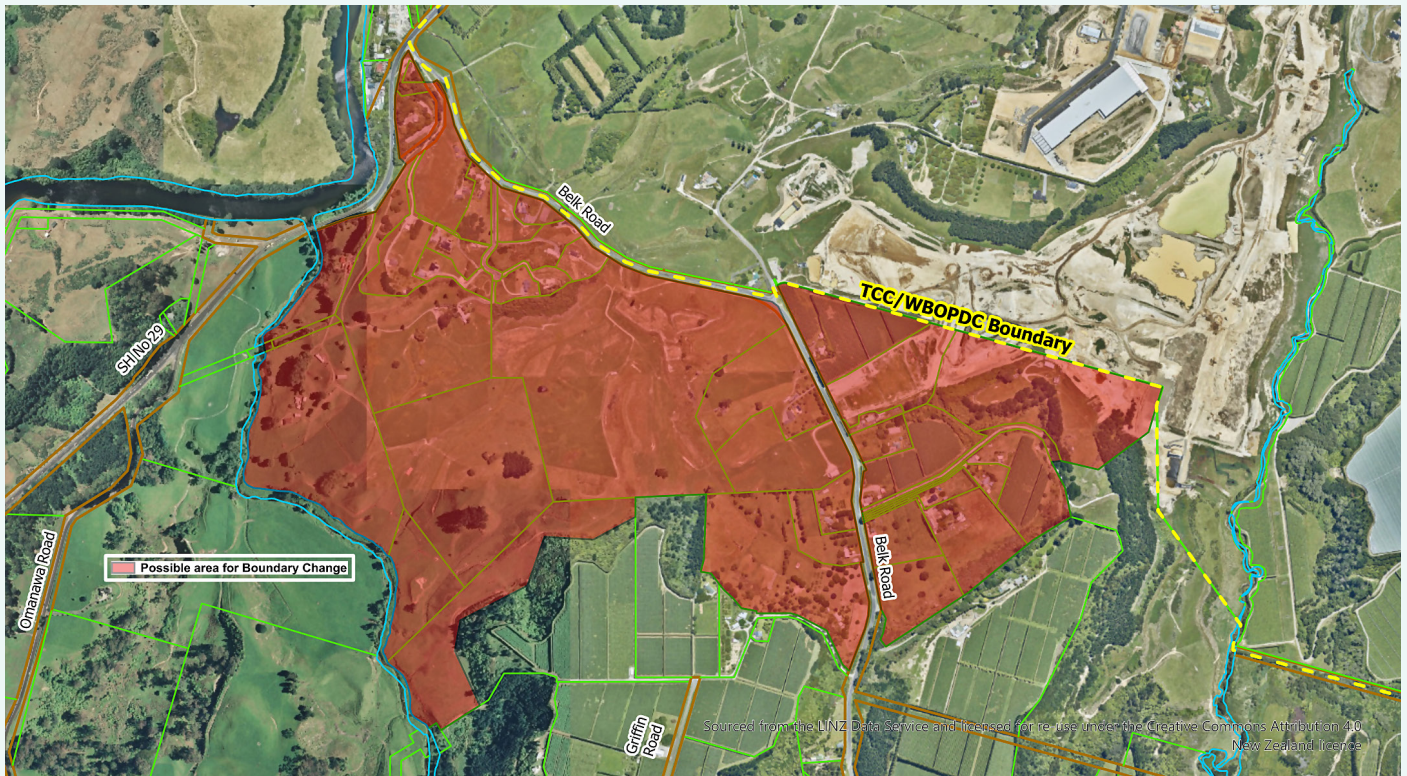
Reasons for the Change

Growth planning for the Western Bay of Plenty sub-region has been undertaken by the Smartgrowth partnership involving the sub-region's three local authorities and tangata whenua. This work has identified a "western corridor" within which the area around Belk Road was identified for the future expansion of the Tauriko Business Estate.

The Western Bay of Plenty sub-region is facing a constrained supply of land for industrial development relative to current and foreseeable population and business growth. The Housing and Business Capacity Assessment undertaken by Smartgrowth in 2017 identified that there was sufficient industrial land for the short term (3 years to 2020) but that further industrial land would be required for the medium term (2021 to 2027). Developable land in the existing business estate is now largely committed.

The preferred approach of the local authorities is that areas of land being made available for urban development should first come under the jurisdiction of Tauranga City, rather than straddling the boundary between the district and the city.

The effect of the boundary change would simply be to include the land in question in the city rather than the district. While it is expected that this would then lead to its development as an extension to the business estate, the boundary change process itself does not itself determine how and when this development will occur. This will depend



upon a series of later council decisions about the provision of infrastructure and district planning.

Bringing the area within the boundaries of the city will enable its future development to be planned in an integrated manner by Tauranga City.

This is seen as desirable because:

- The land will need to be connected to Tauranga City infrastructure networks as it is not practicable for Western Bay of Plenty District to develop new infrastructure from scratch in this area;
- While it is theoretically possible for there to be arrangements for infrastructure networks to be provided across council boundaries this would be a rather cumbersome approach – it is simpler if the land simply becomes part of the city.
- It makes sense for any future extension of the industrial area to be part of the same jurisdiction as the existing business estate, paying rates as part of the city, and to be subject to the same planning and other local regulations.

Effect of the change

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

- be subject to Tauranga City bylaws and plans;
- pay rates to the Tauranga City Council in accordance with the city's rating system and policies; and
- vote at future elections to elect councillors for the Tauranga City Council. It is not considered that changes to the ward arrangements of either local authority will be necessary. The area would simply move from the Kaimai Ward of the District into the Otumoetai-Pyes Pa Ward of the City.

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

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

Advantages and disadvantages

The advantage of the proposed boundary change is that it will allow the sub-region's councils to move ahead in implementing the strategy that has been foreshadowed for providing sufficient land for industrial development in the Tauranga urban area.

There could be significant negative consequences if the supply of land for industrial development in the sub-region is not able to meet demand, in terms of reduced employment and economic activity and price escalation for currently available industrial land.

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

Interests of iwi and hapu

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

How to make a submission

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

PO Box 5362
Wellington 6145

or by email to info@lgc.govt.nz

Submissions close on 31 July 2020.

Public meetings

Two public meetings will be held where you can seek further information and express views. These will be at the offices of the Western Bay of Plenty District Council at 7pm on 22 and 23 July 2020. These meetings will also be for those interested in the Keenan Road area.

What happens next?

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