



Local Government  
Commission

Mana Kāwanatanga ā Rohe

# Western Bay of Plenty

Proposed Local Government  
Boundary Alterations

**KEENAN ROAD AREA**



July 2020

[lgc.govt.nz](http://lgc.govt.nz)

# Proposed Boundary Alterations between Western Bay of Plenty District and Tauranga City around Keenan Road

## What is the change?

The proposed change would result in an area of approximately 260 hectares that is currently within the Western Bay of Plenty District becoming part of Tauranga City. The area is bounded by State Highway 36 (a.k.a. Pyes Pa Road) to the south and includes Keenan Road, Gasson Lane and part of Merrick Road. 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 Keenan 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 Keenan Road, along with others around Belk Road and Tara Road at Papamoa. There are separate documents for these.

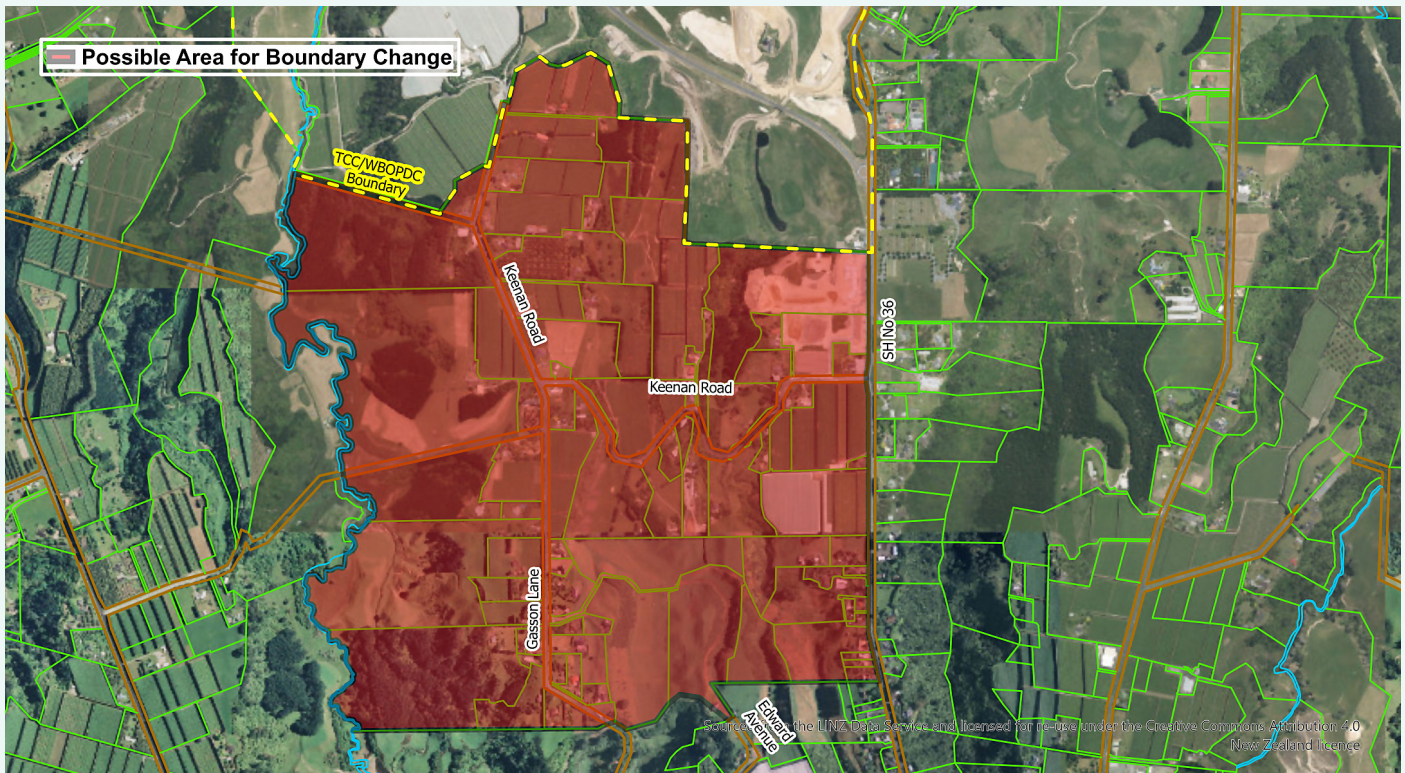
## Reasons for the Change

The Western Bay of Plenty sub-region is facing increasing demand and constrained supply of residential land to accommodate current and foreseeable population growth. Estimates in 2018 were that Tauranga City faces a shortfall of around 600 houses in the short to medium term (3 to 5 years) and up to 3,500 houses over the period to 2029.

Growth planning for the sub-region has been undertaken by the Smartgrowth partnership involving the Western Bay of Plenty sub-region's three local authorities and tangata whenua. This work has identified a "western corridor" which includes the area around Keenan Road as the appropriate location for urban development in the short to medium term.

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 residential development will take place, 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 becomes part of the city.
- It is expected that future residents will for all practical purposes be part of the urban Tauranga community and it makes sense for them to vote and pay rates as part of the city, and to be subject to the same planning and other local regulations as the rest of the city.

## 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 advantages of the proposed boundary change can be summarised as being that it will allow the sub-region's councils to move ahead in implementing their strategy for providing sufficient land for residential development in the Tauranga urban area. Making the boundary change now will allow this to happen more efficiently than not having the boundary change.

There would be significant negative consequences across the community if the supply of land for residential development in the sub-region is not able to meet demand. It has been estimated that failure to provide sufficient residential land could result in significant house price appreciation with the potential for foregone GDP of over \$179 million over 3 years, and over \$500 million over 10 years, and result in large increases in median house prices.

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.

## 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 Belk Road area.

## 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](mailto:info@lgc.govt.nz)

Submissions close on 31 July 2020.

## 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.