



Local Government  
Commission

Mana Kāwanatanga ā Rohe

# **Possible boundary alterations between Western Bay of Plenty District and Tauranga City: Investigation process**

**January 2020**

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### **Purpose of document**

1. In accordance with new legislative requirements, this document sets out the process the Local Government Commission intends undertaking to investigate the reorganisation application it has received for boundary alterations between Western Bay of Plenty District and Tauranga City.

### **Background**

2. On 1 November 2018, the Local Government Commission received an application from the Western Bay of Plenty District Council seeking an alteration to the boundary between the District and Tauranga City, to include approximately 189 ha. of land at Tauriko West within the city.
3. On 29 November 2018, the Commission decided, under clause 6 of Schedule 3 of the Local Government Act 2002, to assess the application. The Commission publicly notified the application and invited alternative applications on 15 March 2019. A total of 7 responses were formally received by the Commission at a meeting on 23 May
4. At its May meeting, the Commission agreed that it was prepared to consider options for boundary alterations, additional to that proposed by the original application, which related to the need for the sub-region to provide an adequate supply of land for residential and industrial development. This meant that the additional boundary alterations proposed by respondents at Belk Rd, Kennan Rd, and Tara Rd, would be considered further in the next part of the process.
5. During June and July the Commission met with the affected local authorities and some of the alternative applicants to explore these possible additional boundary alterations. This resulted in agreement from the local authorities that changes in those additional areas could be appropriate. During August the Commission advised potentially affected landowners and hosted two well attended public meetings to discuss these.
6. On 22 October 2019, legislation to amend the local government reorganisation process as set out in Schedule 3 of the Local Government Act came into effect. This legislation includes transitional provisions relating to reorganisation applications that the Commission has received and decided to assess but, in respect of which, has not decided whether to issue a draft proposal. This was the case with this application.

7. The new legislation requires the Commission to undertake an investigation in relation to the application. But before commencing this investigation, the Commission must prepare a document setting out the process it intends following to carry out the investigation.
8. Before adopting this process document, the Commission was required to consult the affected local authorities and affected iwi and hapū. Accordingly, the Commission wrote to affected local authorities and affected hapu seeking their views on the proposed process during October, and met with affected hapu on 20 December to obtain their input.

### **Matters to be investigated**

9. The process will continue to be concerned with the desirability of alterations to the boundary between Tauranga City and Western Bay District, in four areas identified through the reorganisation process to date. These are at:
  - a. Tauriko West (the subject of the original application), and in the additional options identified through the "alternative application" process at
  - b. Keenan Rd;
  - c. Belk Rd; and
  - d. Tara Rd.
10. The primary driver behind consideration of these options relates to whether the current local governance arrangements are best to manage improved local governance and productivity/performance in regard to the adequacy of the supply of land for urban development in the sub-region. Consequently, the investigation is closely linked to previous and current growth planning work undertaken by the Smartgrowth partnership (councils, and tangata whenua) to plan for the growth of the Tauranga urban area and the RMA's National Policy Statement for Urban Development Capacity, whereby councils are required to prepare a Future Development Strategy (FDS) for the next 30 years that shows how residential and business development capacity will be provided to meet and exceed growth needs. There is also the opportunity to consider changes to other boundaries that are currently anomalous.
11. At the point where this "reorganisation investigation process document" is being adopted, the Commission arguably has the information it requires to consider the adoption of a "reorganisation plan" in relation to the boundary at Tauriko West.
12. Further work is required, however, in relation to the other three areas, with a particular issue in relation to Belk Rd, being the state of supply and demand for industrial land in the sub-region.

### **Affected area and local authorities affected**

7. The affected areas are four specific areas of the Western Bay of Plenty District along its boundary with Tauranga City. These are at:
  - a. Tauriko West;
  - b. Keenan Rd;
  - c. Belk Rd; and
  - d. Tara Rd.

These areas are identified on the maps appended.

8. The affected local authorities are the Western Bay of Plenty District Council, Tauranga City Council, and the Bay of Plenty Regional Council.

### **The procedure and timetable**

9. The procedure proposed reflects the extent of investigations and consultation previously carried out under the legislation in place prior to the requirement for this "reorganisation investigation process document" taking effect. It focuses on the steps necessary to complete the process. There are two aspects to this:
  - a. The completion of investigations and consultations that are necessary for the Commission to decide on its direction in dealing with each of the proposed boundary changes; and,
  - b. The need for a public process of the Commission signalling its intentions and calling for and considering submissions. This step is seen as providing the opportunity for public response to the Commission's thinking which would previously have been provided by the issuing of a 'draft proposal'. Information previously given to interested parties describing the process have reinforced the expectation that such a step would be provided.
10. The proposed change to the boundary at Tauriko West sits at a different point in this from the other three possible areas of change. The fuller information presented in the original application, and the prior consultation leading to it, mean that the Commission feels it has the information necessary to proceed to make decisions on this possible change.
11. By contrast, the potential changes at Keenan Rd, Belk Rd, and Tara Rd emerged from the "alternative application" process that was required by the previous legislation. Information is less complete and consultation less advanced in relation to these. Under the legislation previously in force, however, the Commission had no option but to progress all possible changes as part of a single process leading to a single "draft reorganisation proposal"
12. The greater flexibility over process that the Commission is given by the new legislation gives the Commission the option of progressing consideration of the boundary change at Tauriko West separately and in advance of it completing all research and investigations relating to the other three areas. The Commission intends to take advantage of this by advancing the Tauriko West boundary in advance of completing information gathering and consultation on the other three areas.

### **Tauriko West**

13. The Commission will consider issuing a "statement of intentions" to proceed with the Tauriko West boundary change in accordance with the Western Bay of Plenty District Council's original application and will call for submission from the public. This likely to take place early in 2020. It will allow at least one month for submissions. After considering submissions received it will proceed to consider issuing a "reorganisation plan" relating to this area. This is likely to be later in 2020.

## **Other Areas**

14. The Commission will undertake continued contact with stakeholders and information gathering. In particular, the Commission will wait for the results of work being commissioned by Tauranga City Council to obtain an assessment and independent peer review of the state of demand and supply of land suitable for industrial development in the sub-region. This is expected in early 2020.
15. The Commission will then consider whether to issue further "statements of intention" in relation to any or all these areas as a basis for a call for public submissions. This is likely to happen in early 2020 with any decisions on the issuing of "reorganisation plans" in mid-2020.

## **Each affected iwi or hapū and how they will be given the opportunity to engage**

16. In relation the Tauriko West, Belk Rd and Keenan Rd areas, the Commission has sought input from 'Te Kauae a Roopu hapū'. This is a group identified by the Western Bay of Plenty District Council and Bay of Plenty Regional Council as representing hapū with interests in land "western growth corridor" (which includes these three areas). This group has been involved by Western Bay of Plenty District Council in the development of the application for the Tauriko West boundary alteration. It comprises the hapū Ngāti Kahu, Ngāti Rangī, Ngāti Pango, Pirirakau, Ngāti Hangarau, and Ngāi Tamarawaho, who whakapapa to Ngāti Ranginui and Ngāti Te Rangī Iwi of Tauranga Moana. The Commission will continue to seek engagement from this group.
17. In relation to the Tara Rd area, the Commission has established that Nga Potiki is the hapū with interests in the specific area concerned. The Commission has established contact with Nga Potiki and will continue to seek its input.

## **Key stakeholders**

18. The key stakeholders are;
  - a. The three affected local authorities;
  - b. hapū with interests in the areas concerned (as above);
  - c. those who responded to the call for alternative proposals (including the Tauriko Business Estate); and
  - d. landowners in potentially affected areas

## **How and when members of the public will be consulted**

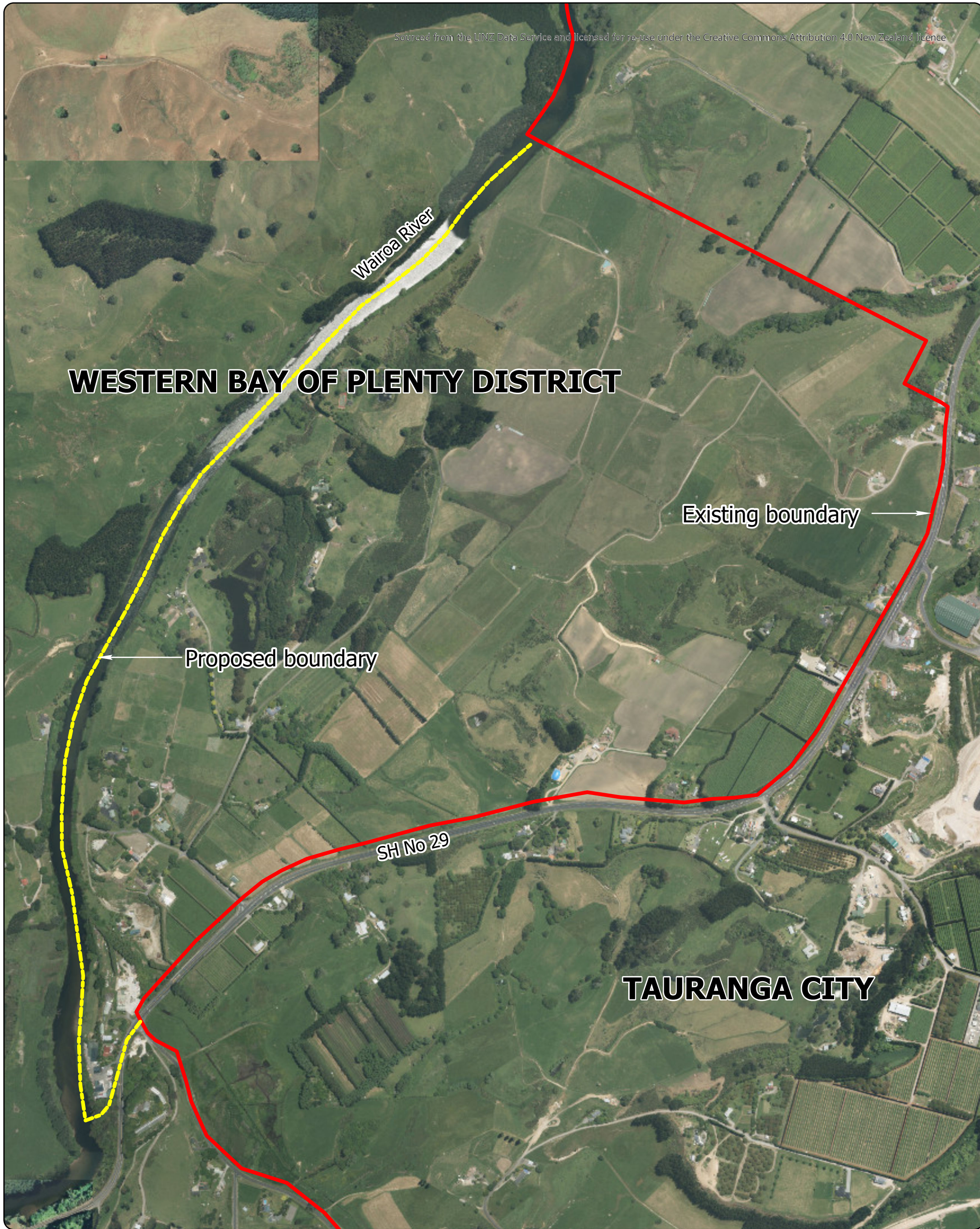
19. Before adopting a "reorganisation plan" affecting any of the relevant areas the Commission will issue a "statement of intentions" as a basis for public input. This document is seen as filling the role formerly played by a "draft reorganisation proposal" in putting a likely course of action into the public domain and seeking submissions from the public. Hearings of submitters may be scheduled.
20. In relation to Tauriko West this is likely to happen in early in 2020. In relation to the other areas any such statement of intentions is likely to be issued later in 2020.

## **Other relevant matters**

21. In identifying this process, the Commission is conscious of the context of the boundary alteration process within broader processes of growth planning in the sub-region. It recognises that earlier Smartgrowth planning exercises have previously canvassed many of the relevant issues. In addition, in the event of boundary changes proceeding, there will be further process around the redefinition of urban limits, and district plan changes which interested members of the public will be able to participate in.
22. In this context the issue of the possible boundary alterations that the Commission is considering are intermediate steps in an ongoing series of processes around planning and providing for growth in the Western Bay of Plenty sub-region, rather than ends in themselves.

## **Appendix: Maps**

- a. Tauriko West
- b. Keenan Rd
- c. Belk Rd
- d. Tara Rd



**WESTERN BAY OF PLENTY DISTRICT**

Existing boundary

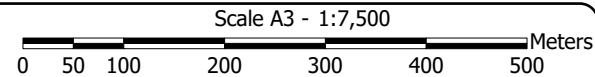
Proposed boundary

SH No 29

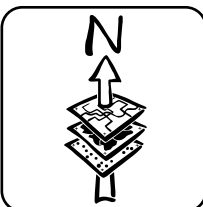
**TAURANGA CITY**

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Email: [gis@westernbay.govt.nz](mailto:gis@westernbay.govt.nz)  
Date: 2/19/2019  
Operator: mlb  
Map: E:\Shape\MLB\2019\Projects\Proposed Tauriko Boundary Change.aprx

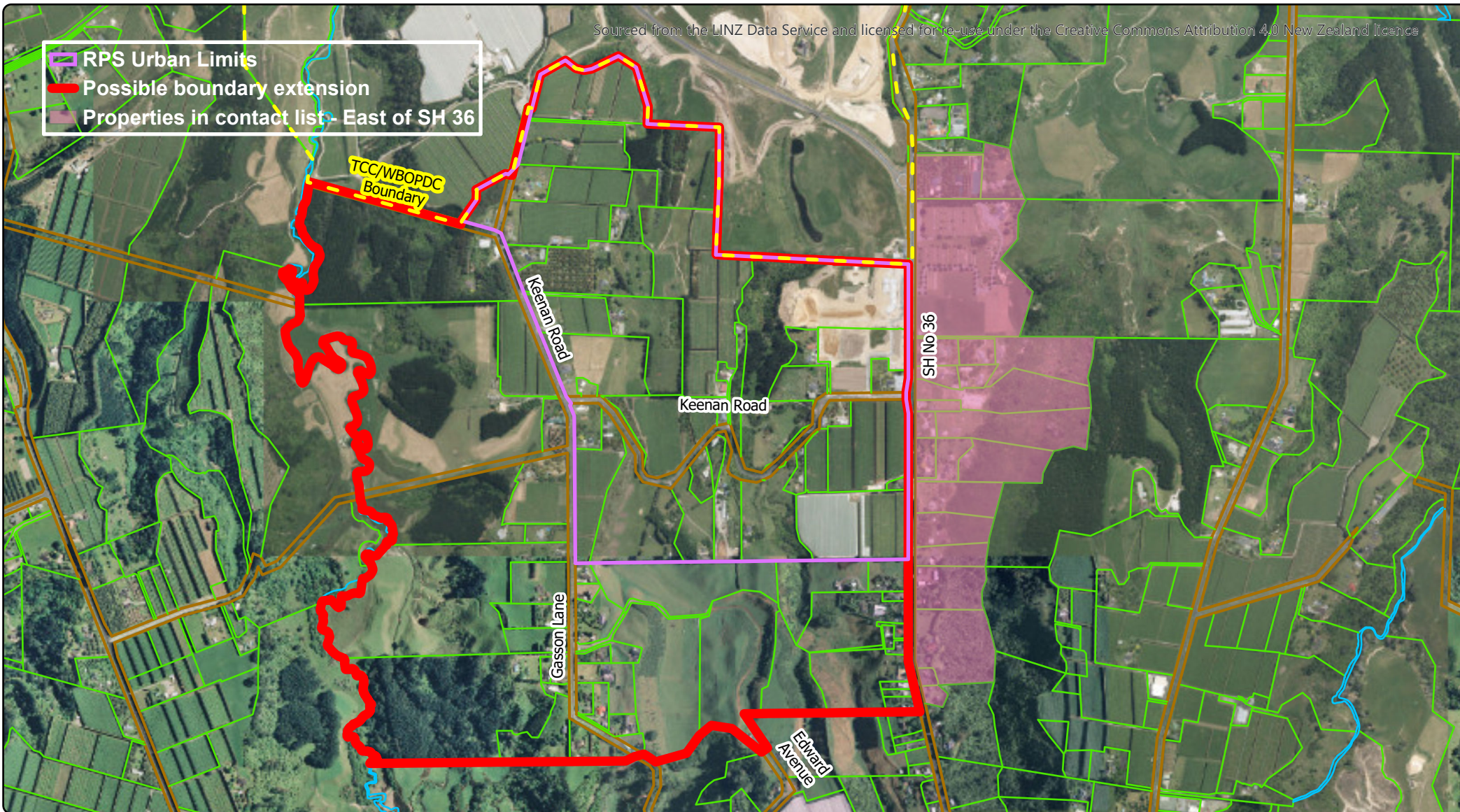


**WESTERN BAY OF PLENTY DISTRICT/TAURANGA CITY  
PROPOSED TAURIKO BOUNDARY CHANGE**



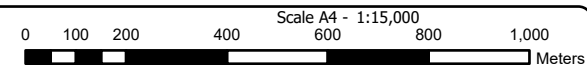


- RPS Urban Limits
- Possible boundary extension
- Properties in contact list - East of SH 36

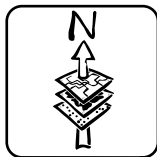


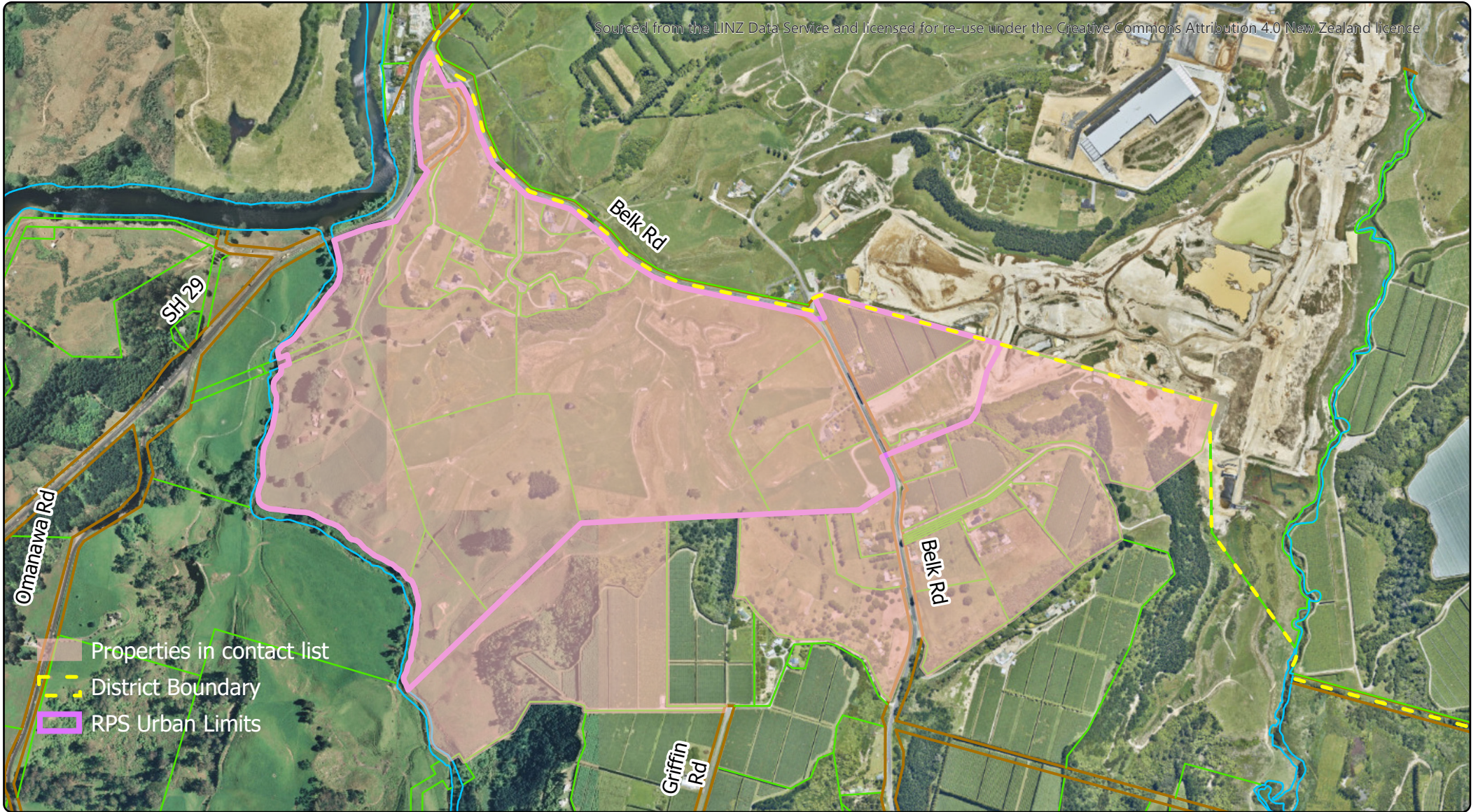
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Email: [gis@westernbay.govt.nz](mailto:gis@westernbay.govt.nz)  
Date: 8/7/2019  
Operator: mlb  
Map: E:\Shape\MLB\2019\Projects\Keenan Road.aprx



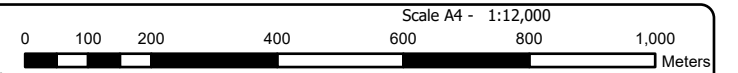
# KEENAN ROAD POSSIBLE BOUNDARY EXTENSION



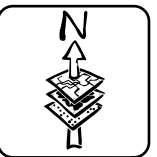


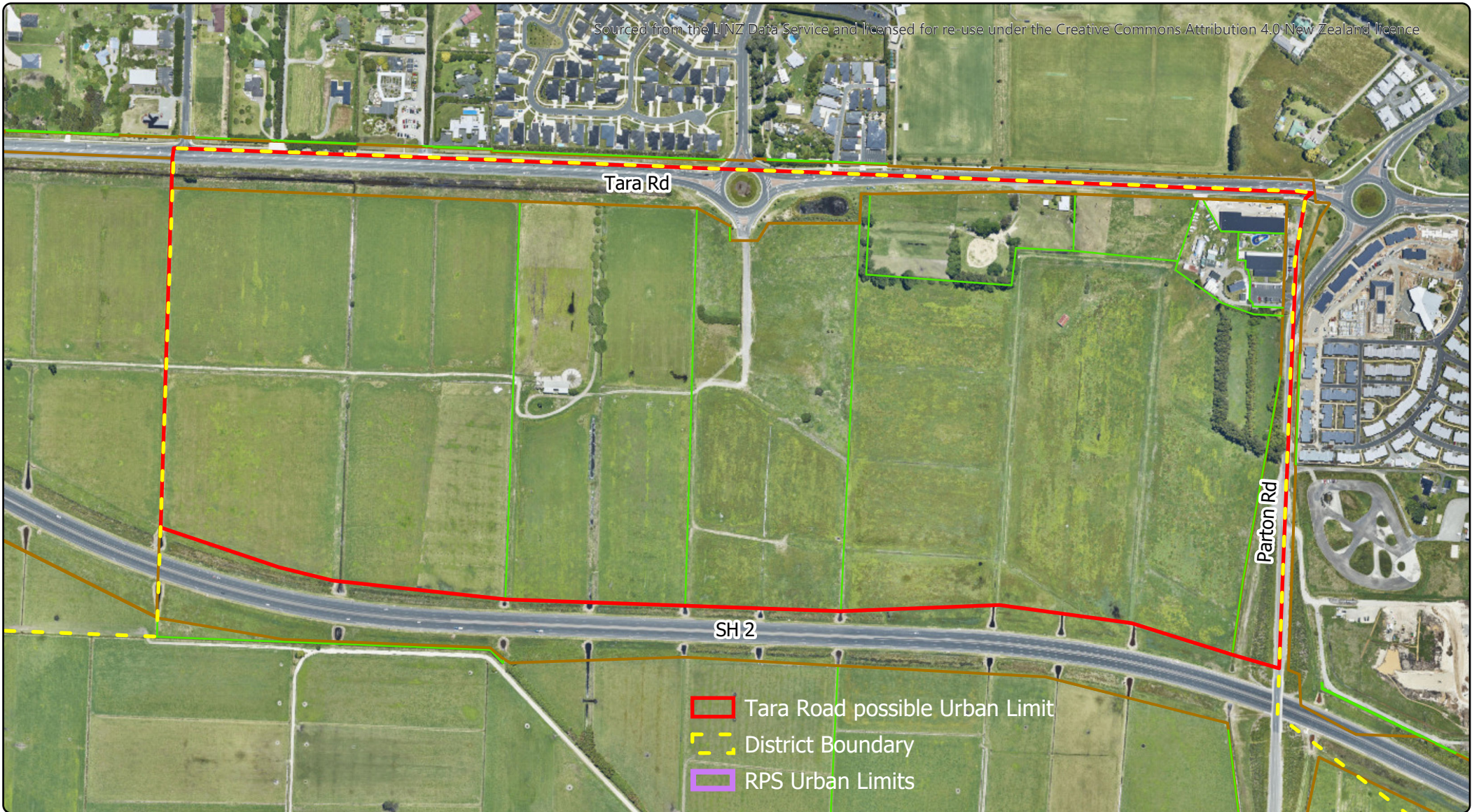
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
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Date: 8/7/2019  
Operator: mlb  
Map: E:\Shape\MLB\2019\Projects\Belk Road.aprx



## BELK ROAD PROPERTIES IN CONTACT LIST

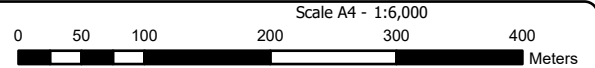




-  Tara Road possible Urban Limit
-  District Boundary
-  RPS Urban Limits

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Operator: mlb  
Map: E:\Shape\MLB\2019\Projects\Tara Road.aprx



# TARA ROAD POSSIBLE URBAN LIMIT

