



Local Government  
Commission

Mana Kāwanatanga ā Rohe

# Western Bay of Plenty

Proposed Local Government  
Boundary Alterations

**TARA ROAD AREA**



July 2020

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

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

## What is the change?

This is an area of a little under 57 hectares situated between Tara Road Papamoa and the State Highway 2 expressway. 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 Tara 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.

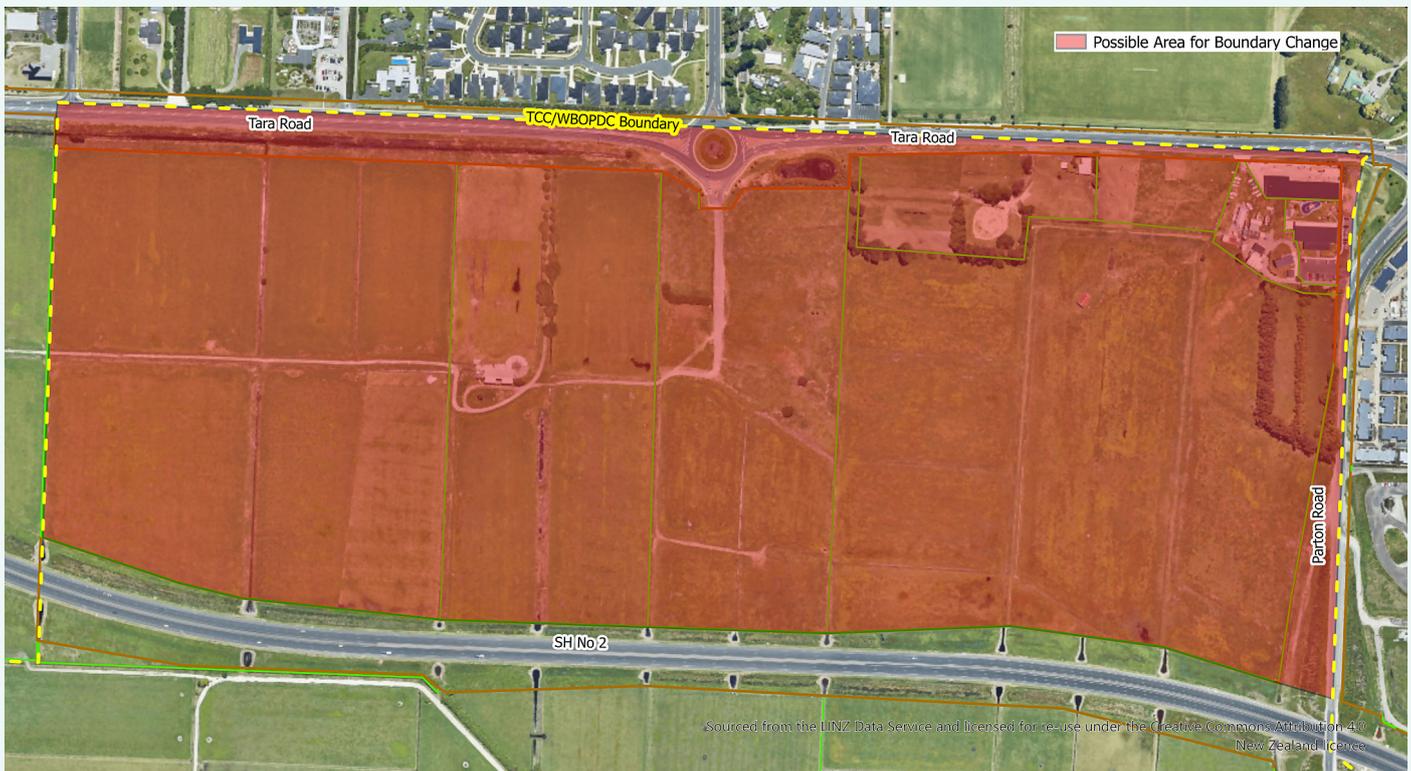
The Commission has already advanced the change at Tauriko West. It is now consulting on the additional proposed changes, this one adjoining Tara Road at Papamoa, along with others around Belk Road and Keenan Road. There are separate documents for these.

## Reasons for the Change

There are two reasons for considering this change. The first is that since the realignment of the State Highway 2 expressway this is a small area of Western Bay of Plenty District that is effectively "landlocked" and no longer directly accessible from other parts of the district. This is anomalous and it seems more sensible to transfer the area into Tauranga City.

The second reason is that there is interest in the potential development of part of this area for housing. The Western Bay of Plenty sub-region is facing increasing demand and constrained supply of residential land to accommodate current and foreseeable population growth.

The boundary change process does not ensure that such development will take place or determine how and when this development will occur. This will depend upon a series of later local authority decisions about the provision of infrastructure and district planning. What the boundary change would do is simply bring the area in question within the boundaries of the city so that any future development can be planned for as part of the city.



This is seen as desirable because:

- This land is cut off from the rest of the district by the State Highway 2 expressway and is accessible only from Papamoa;
- If the land is to be developed
  - it 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;
  - future residents will for all practical purposes be part of the Papamoa community and it would make sense for them to vote and pay rates, and to be subject to the same planning and other local regulations as Papamoa.

## 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 Te Puke-Maketu Ward of the District into the Mount Maunganui-Papamoa 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 change would address an obvious anomaly and remove an impediment to the further consideration of the future residential development of the area.

Were such development to occur this would contribute to addressing the serious issues faced by the City and sub-region in providing sufficient land for residential development.

A potential disadvantage for some of the members of the community is that they may experience a loss of amenity from this area of open land were development to occur.

## Interests of iwi and hapu

The Commission acknowledges the interests of Ngā Pōtiki in this 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.

## Public meeting

A public meeting will be held when you seek further information or express views. The will be held at the Papamoa Community Centre at 2.30pm on 23 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.