

Appendix 5(a): Record of Engagement and Consolidation of Feedback – Key Stakeholders and Community

1. Urban Limits Change

The purpose of Proposed Change 4 (Tauriko West Urban Limit) was to amend the current Urban Limits Line and indicative timing of growth in the Regional Policy Statement to provide for urban development at Tauriko West. Below is a summary of the formal consultation process undertaken.

Public Notification

Proposed Change 4 was publicly notified for submissions on Tuesday 22 May 2018. The submission period closed at 4pm on Wednesday 4 July 2018 and 20 submissions were received.

Public Hearing

On Monday 6 August 2018, a public hearing on the submissions was held at the Bay of Plenty Regional Council, First Avenue, Tauranga in front of three independent hearings commissioners. This public hearing heard from 13 submitters who presented verbal submissions on behalf of their written submissions.

On the 20 August 2018 following the public hearing, the Independent Hearing Panel (Hearing Panel) recommended that the Minister for the Environment approves Proposed Change 4 (Tauriko West Urban Limit) to the Bay of Plenty Regional Policy Statement as notified and make the changes to extend the urban limits to include Tauriko West.

Minister Decision

On the 20 September 2018, the Minister for the Environment approved Proposed Change 4 (Tauriko West Urban Limit) under clause 84 of Part 5 of Schedule 1 of the Resource Management Act 1991 (RMA).

Here is a link to the relevant documents:

<https://www.boprc.govt.nz/your-council/plans-and-policies/policies/regional-policy-statement/change-4-tauriko-west-urban-limit>.

2. Boundary Alteration – Western Bay of Plenty District Council

Once Plan Change 4 to the Urban Limits Line was completed, the Western Bay of Plenty District Council prepared an application to alter the territorial boundary between Western Bay of Plenty District Council and Tauranga City Council. Below is a summary of the formal consultation process undertaken.

On 15 March 2019, the Commission released a public notice inviting alternative reorganisation applications in response to an application for a change to the boundary between Western Bay of Plenty District and Tauranga City.

At its meeting on 23 May 2019, the Commission received seven responses to its call for alternative applications.

Following consultation with affected local authorities and hapū, the Commission adopted a reorganisation investigation process document setting out how it intends to bring the consideration of the proposed Western Bay of Plenty District/Tauranga City boundary changes to a conclusion. The Commission published a consultation document providing information about the proposed change and outlining why the Commission thinks the change would be appropriate. Submissions on the proposal closed on 17 April 2020.

The Commission received 12 responses to its call for submissions on this proposal. These were considered at a meeting on 21 May, following which the Commission agreed to develop and adopt a reorganisation plan to advance the proposal.

On 20 July 2020 the Commission issued a reorganisation plan providing for the boundary alteration at Tauriko West.

On 1 November 2020 the Commission issued a reorganisation implementation scheme setting out detailed transitional matters to assist the implementation of the Tauriko West boundary alteration.

3. Variation 1 to Plan Change 33

The Table below outlines the engagement undertaken as part of these projects and agreements (project leads are bolded).

Group	Date	Type of Engagement	Summary
Tauranga City Council. Landowners with large land holdings within Tauriko West UGA.	2017-present.	Fortnightly meetings. Workshops. Emails.	Project team established to prepare structure plan and plan change to rezone Tauriko West UGA.
New Zealand Transport Agency - Waka Kotahi (NZTA). Bay of Plenty Regional Council. Tauranga City Council.	2020-present.	Fortnightly meetings. Workshops. Emails.	Project team, to develop the transport plan for the Western Corridor, including: - State Highways 29 and 29A improvements/realignment. - A network of safe routes for cycling, walking and personal mobility to allow people to easily reach their local shops, schools, parks and neighbouring communities. - Enabling housing development of Tauriko West.
Bay of Plenty Regional Council. Tauranga City Council. Western Bay of Plenty District Council. Bay of Plenty District Health Board.	2017-present.	6- weekly meetings. Emails. Presentations.	Planning and collaboration efforts for urban growth in Tauranga and the Western Bay of Plenty, including Tauriko West, regarding: - The transport system. - Education facilities. - Health services and facilities. - The principles, planning and policy setting considerations required to create liveable communities and healthy urban environments that promote well-being for all. - The provision of community facilities.

Group	Date	Type of Engagement	Summary
NZTA. Ministry of Education.			

In conjunction with the formal project teams and agreements, the table below outlines other engagement that has been undertaken.

Group	Date	Type of Engagement	Summary
Heritage NZ.	8 March 2017.	Meeting .	To provide an update and overview of the Tauriko West project.
External Stakeholders Group.	May 2017. August 2017. October 2017. May 2018. August 2018. March 2019. May 2021. August 2021. November 2021. May 2022. December 2022.	Newsletter.	Providing project updates and seeking feedback at key parts of the process for the SH29 alignment, council boundaries, structure planning and urban limits. https://www.taurikofortomorrow.co.nz/latest-news/
Community.	26 and 27 May 2017.	Open Days.	To share the vision for Tauriko West and hear the community ideas about what is being proposed and an opportunity to talk to the project team about the preferred programme for the SH29 alignment, council boundaries, structure planning and urban limits. The key themes that emerged from the feedback emphasised how

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			important it is to preserve and protect the local environment and rural nature of the wider area and enhance community facilities.
Landowners surrounding Tauriko West.	5 July, 23, 24, 31 August 2017.	Meeting.	Proposals and options were introduced and discussed from each of the project strands. The session was positive, interactive and informative, with staff from each project taking the residents through the proposals, clarifying and answering questions. The attendees understood that the overall planning process will take some considerable time before any decisions are taken, and they are keen to remain engaged.
Tangata Whenua	2016 - ongoing	Meeting/Hui and Email	Refer to Appendix for 'Record of Engagement and Consolidation of Feedback – Tangata Whenua'. Details provided for Iwi/Hapu engagement: Te Kauae a Roopu (hapu-centric forum for mana whenua): • Ngati Kahu • Ngati Rangi • Ngati Pango • Ngati Hangarau • Pirirakau • Ngai Tamarawaho Iwi Authorities: • Ngāti Ranginui Iwi Society • Te Runanga o Ngāi Te Rangi • Te Runanga o Ngāti Pukenga Iwi • Waitaha Iwi - Te Kapu o Waitaha Te Rangapū Manawhenua o Tauranga Moana Partnership: an autonomous body made up of 17 representatives from each of the hapū and iwi in the Tauranga City Council area - provides a forum for tangata whenua within TCC area to discuss and develop Council concepts, procedures, policies, and projects that will impact on Tauranga Moana Tangata Whenua. It also implements initiatives to advance and protect the interests of tangata whenua.

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Ministry of Education. NZTA.	21 September 2017.	Meeting.	Discussion on traffic counts, possible parking extensions, bus options and other highway options
Community (Tauriko Playcentre).	27 September 2017.	Meeting.	To discuss the Tauriko West project and to listen/document any concerns/questions.
Community (Tauriko Playcentre).	2021 – 2022.	Emails and Meetings.	Ongoing discussions regarding options for alternative sites for the play centre.
Western Bay of Plenty District Council.	2 May 2018.	Presentation.	Presentation to Western Bay of Plenty District Council staff on the Tauriko West master plan.
Western Bay of Plenty District Council.	3 and 17 May 2018.	Letters.	Letter from Western Bay of Plenty District Council Mayor following the 2 May 2018 presentation requested further information of the Wairoa Valley River Strategy and transportation. Responding letter from TCC addresses these points and confirms commitment to implementing the project in line the joint Memorandum of Understanding in regard to the boundary alteration process and key commitments and statements including providing for the principles of the Treaty of Waitangi and engaging with hapu/iwi.
Western Bay of Plenty District Council.	2020 – 2021.	Letters and emails.	Ongoing communication regarding the boundary reorganisation for Tauriko West (including Keenan Road and Tara Ave), and correspondence with Local Government Commission on timing, process and transition requirements.
Community.	12 May 2021 – 16 May 2021.	Open Days.	As part of the engagement on the long term Tauriko network solutions, Tauranga City Council prepared a draft land use plan to show the extent of land likely to be developed for: - Residential development areas, proposed to provide for a mix of housing typologies. - Riverside reserve.

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			- Multimodal connections to the existing Tauriko Business Estate and wider city. - Opportunities to connect walkways/cycleways along the length of the Wairoa River. This draft plan was put to the community for feedback in May/June 2021. We received over 200 responses to our online survey, and more than 1000 people attended the information days. Here is a link to the summary of feedback https://www.taurikofortomorrow.co.nz/wp-content/uploads/2021/11/Tauriko-for-Tomorrow-Summary-of-Engagement-November-2021.pdf
Community.	April to June 2022.	One-on-one meetings with directly affected parties and Open Days: 22, 26, 28 May 2022.	Tauranga City Council and NZTA jointly met with affected parties whose properties/interests were impacted by the preferred emerging option for the long term SH29 / SH29A upgrades, as well as those within the Tauriko West urban growth area. Details of the land likely to be developed for housing, open space and riverside reserves were provided, as well as for the proposed plan change process to the Tauranga City Plan. After meeting with directly parties, Tauranga City Council and NZTA facilitated combined open days; and a draft land use plan was available for community feedback. Approximately 400 people attended the three open days held at The Crossing. We received 88 pieces of feedback (online, notes, emails). There were 5,823 views of project webpages. The feedback focused mainly on transport improvements, with little feedback received on the planning for the new community. The top 5 themes raised included: - Safety and local road connections. - Short-term traffic improvements. - Long-term roading upgrades. - Traffic effects, and - Walking, cycling and public transport.

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			Here are the links to the summary of feedback: Tauriko for Tomorrow summary of engagement: - April to June 2022 (nzta.govt.nz) https://www.taurikofortomorrow.co.nz/wp-content/uploads/2022/12/Tauriko-for-Tomorrow-summary-of-engagement-April-June-2022.pdf
Landowners surrounding Tauriko West.	March 2022.	Meeting.	Purpose was to provide an update on the urban limits change, boundary alteration and early works package of initial transport improvements to enable the first stages of housing development within Tauriko West and to improve safety.
Toi Te Ora Public Health. NZTA.	6 May 2022.	Meeting.	Meeting to update and discuss transport planning for Tauriko West UGA.
Ministry of Education.	18 July 2022.	Meeting.	Meeting on the issues and associated with planning for and responding to the growth pressures facing Tauranga and wider western Bay of Plenty and how the Ministry of Education through its planning, establishment and management of schools can contribute to addressing these, including discussion on Tauriko West UGA.
Ministry of Education. Element IMF. Tauranga City Council Spaces & Places. Kainga Ora.	2022 – 2023.	Additional meetings, discussions, workshops and emails.	Discussions on potential primary school site options, secondary school site opportunities, and landowner involvement meetings/workshops, as well as liaison with Tauranga City Council Spaces and Places Team regarding possible co-location and proposed shared facilities. Ongoing discussion for school site options and possible adjoining sports fields and community facilities.
BOPRC.	2018 – 2023.	Emails and Meetings.	Engagement with BOPRC on Plan Change 4 to the Regional Policy Statement (RPS) to increase the Urban Limits to include Tauriko West. Further discussion with BOPRC after Plan Change 4 became operative, regarding subsequent

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			changes to the RPS through Plan Change 6 to change the urban limits provisions, thereby removing the urban growth area related plans.
BOPRC.	2 March 2023.	Meeting.	Workshop on approach to Comprehensive Stormwater Consent for the Tauriko West Urban Growth Area.
BOPRC.	8 March 2023.	Meeting.	Overview on structure plan for Tauriko West Urban Growth Area and agreement on key topics to workshop being: - Natural hazards. - NPS-FM. - Stormwater Management and Flood Modelling.
BOPRC.	8 June 2023.	Meeting.	Discussion on plan change process, timing, and key topics to be addressed. Structure planning approach, Method 18 RPS, integrated land use planning under the RPS and also NPS-FM. Key topics traversed included wetlands/watercourses under NPS-FM, earthworks and responsibility of developers, and multimodal transport and public transport.
BOPRC.	12 July 2023.	Workshop: Natural Hazards.	Natural Hazards workshop, with GHD input on the range of natural hazards assessed for Tauriko West urban growth, the RPS risk assessment under Appendix L, and determination of a low risk for each natural hazard, except flood (to be addressed separately). Risk assessment approach confirmed by BOPRC, and follow up details provided for the fault rupture avoidance zone.
BOPRC.	4 August 2023.	Site Visit and workshop: Freshwater & NPSFM.	Landowners facilitated a site visit with opportunity to see low lying areas, artificially constructed watercourses and wetlands. Followed by a workshop focused on NPS-FM and NES Freshwater requirements, Option 5 concept landform, structure planning, stormwater management and wetlands impacts/offsetting.
BOPRC.	9 – 21 August 2023.	Emails.	Email communications to follow up on the workshop, with TCC providing ecological assessment report, and draft SMP details. Detailed feedback received from BOPC, and follow up on ecological report by Boffa Miskell, and updated SMP prepared by WSP.

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BOPRC.	October – November 2023.	Emails, meetings and workshops: Flood Modelling.	Details of flood modelling for Option 5 concept landform discussed with BOPRC. Draft Flood Risk Assessment details discussed, further information requested by BOPRC, and follow up on modelling results and analysis by TCC.
BOPRC.	6 December 2023.	Workshop: Stormwater management and flood risk.	Presentations and discussion on comprehensive stormwater consent (CSC) and draft stormwater management plan (SMP), the stormwater design philosophy statement (DPS), low impact design (LID), and flood risk assessment (FRA), in relation to Option 5 concept landform and the extent of residential zoning proposed. Discussion on earthworks and consenting required by developers, certainty of Option 5 landform, and confidence in FRA, being supported by plan change, CSC and supporting SMP, with LID tool box approach – and their interrelationship.
BOPRC.	13 December 2023	Meeting .	Discussion on RPS Method 18 requirements for structure plan, rezoning extent, wetland impacts and offsetting.
BOPRC	February 2024	Email and follow up	Ongoing discussion with regional council on Method 18, Variation 1 to PC33, Flood Risk Assessment and CSC.
Ultra Fast Fibre.	21 October 2020. 27 January 2021.	Meeting. Email.	Discussion focused on city growth, intensification and greenfield development for the future growth area for Tauriko West. Key aspects traversed included requirements in the road cross section design for Ultra Fast Fibre, PowerCo and any gas mains in same roading corridor (depth and likely buffer widths). Ultra Fast Fibre prefer to stay closer to surface for easier access of underground cables, and main start at northern end. Details of TBE Stage 4, TBE 3A, and Tauriko West structure plan provided, with indicative sectors shown for staging, the spine road and timing for being joined from north to south.
PowerCo.	29 October 2020.	Meeting.	Meeting to advise of Tauriko West urban growth area and plans for urban development. Noted that Whiore Ave has cables present, and that ducts can be built in advance. Acknowledged that PowerCo in discussions with Element IMF about a substation site. Should need two connections. Road corridor IDC dimensions for power to be considered by PowerCo. Discussion traversed other

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			growth area aspects including TBE stage 4, future proofing for connector roads, and future aspects for Keenan Road and Belk Road areas and likely yield from such growth areas.
Network Utilities: Tuatahi First Fibre. PowerCo. First Gas. Telecom. Transpower.	2022 – 2023 ongoing.	Emails, meetings, and workshops.	Ongoing network utility operators liaison by TCC in conjunction with NZTA regarding the enabling works for the southern and northern connections. Coordination of services provision required for roading contract (new roundabout at Redwood Lane/SH29/Kaweroa Drive, closure of Belk Road, new access at Tauriko Village and signalised intersection at Cambridge Road/SH29, with bus priority measures down Whiore Ave to The Crossing). Discussions required on development timing for construction, coordination during construction, sizing/capacity and design. Coordination required with NZTA on procurement contracts for northern and southern connections and all enabling works for services connections – inclusive of TCC's water, wastewater, and all network utilities. PowerCo have acknowledged the growth in western corridor in the 2023 Asset Management Plan. This has identified a site in the Tauriko Business Estate stage 4 to provide electrical supply for both the future industrial and residential demands. Discussion is ongoing for the acquisition of land and cable routes in conjunction with Transpower network to provide for long-term security.
Minister for the Environment. Associate Minister for the Environment. Minister of Housing.	23 November 2023. 8 December 2023.	Email.	Correspondence to Ministers to meet Schedule 1, Clause 3 RMA requirements for consultation, pre-notification. On 23 November '23, an update was provided on Variation 1 to PC33 and the statutory engagement required under Clause 3 of Schedule 1, RMA; and details of Variation 1 to PC33 were provided on 8 December 2023
Local Authorities: BOPRC.	23 November 2023. 8 December 2023	Email.	Correspondence to BOPRC and WBOPDC to meet Schedule 1, Clause 3 RMA requirements for consultation, pre-notification.

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WBOPDC.	18 December 2023.		On 23 November '23, an update was provided on Variation 1 to PC33 and the statutory engagement required under Clause 3 of Schedule 1, RMA; and details of Variation 1 to PC33 were provided to BOPRC on 8 December 2023, and to WBOPDC on 18 December 2023
Iwi Authorities	23 November 2023. 7 December 2023	Email	Correspondence to Iwi Authorities to meet Schedule 1, Clause 3 and 4A RMA requirements for consultation, pre-notification. On 23 November '23, an update was provided on Variation 1 to PC33 and the statutory engagement required under Clause 3(1)(d) and Clause 4A of Schedule 1, RMA; and details of Variation 1 to PC33 were provided on 7 December 2023 to the four respective Iwi Authorities: • Ngāti Ranginui Iwi Society • Te Runanga o Ngāi Te Rangi • Te Runanga o Ngāti Pukenga Iwi • Waitaha Iwi - Te Kapu o Waitaha Ngati Ranginui Iwi Authority responded on 22 January 2024, and advised that they assume everything is to best practice, and that they seek TCC's protection of the natural environment, meeting the council's responsibilities of the New Zealand Planning Framework and Te Mana o Te Wai principals. A further hui was proposed in February 2024 to continue the korero on stormwater management and TCC's CSC for urban development of Tauriko West. An update on the plan change process/timing, being Variation 1 to PC33, would also be provided by TCC. Ngati Pukenga responded on 24 November 2023, and advised that the position remains unchanged despite this wider context – i.e. that the Tauriko West UGA is outside the Ngati Pukenga rohe. Details of Variation 1 to PC33 were provided on 7 December 2023, however, no further response was needed. Waitaha had previously advised that they respectfully support their whanaunga Ngati Hangarau, Ngāi Tamarawaho, and Pirirakau in respect of the rezoning proposed; and again responded on 23 November 2023 to acknowledge receipt, with one query in regards to where the water supply will come from in respect of

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			the development? TCC responded that same day to advise the water supply is to be linked to the Kennedy Road reservoir, which is supplied from the water takes and treatment plants for the Waiorohi and Tautau rivers. Waitaha confirmed receipt that same evening, thanking TCC for the answer provided. Details of Variation 1 to PC33 were provided on 7 December 2023, however no further response was needed. Te Runanga o Ngāi Te Rangi did not respond to the update on 23 November '23, nor provide feedback on the details of Variation 1 to PC33, which were provided on 7 December 2023. The same details for Variation 1 to PC33 were also provided to hapu members of Te Kaue a Roopu: • Ngati Kahu • Ngati Rangi • Ngati Pango • Ngati Hangarau • Pirirakau • Ngai Tamarawaho
Requiring Authorities: NZTA Ministry of Education	1 November 2023 (NZTA) 8 November 2023 (Ministry of Education)	Email	Correspondence to Requiring Authorities to meet Schedule 1, Clause 4 RMA requirements for written notice regarding designations that have not lapsed (to be inserted prior to notification of proposed district plans). On 4 December 2023, NZTA confirmed that the designations listed by TCC (NZTA 6 in TCC's City Plan, and NZTA 60 & NZTA 61 in the current WBOPD's District Plan) are required to be included as part of the Variation to Plan Change 33 without modification. On 20 December 2023, Ministry of Education confirmed acceptance of the proposal to retain the designation for Tauriko School (ME24) without

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			modification; and reserved the right to comment on the underlying zone, under Variation 1 to PC33.
Redwood Lane residents	2021 – 2024 (ongoing).	Individual and group landowner meetings, emails.	Since March 2021 there have been numerous meetings with Redwood Lane residents to provide updates on the various components of the Tauriko West project. These meetings have involved Tauranga City Council, NZTA, and consultants working on behalf of these organisations. Main topics for these meetings have included: • Enabling works. • SH29 Long Term investigations. • Plan Change. • Potential development staging and scenarios.
Redwood Lane residents.	March and April 2021.	Individual landowner meetings.	Individual meetings were held with the following landowners: • 4, 15, 15B, 15C, 24 and 25 Redwood Lane. These meetings covered the planning being undertaken by Tauranga City Council, zoning changes and infrastructure provisions, and SH29 enabling works.
Redwood Lane residents.	May 2023.	Individual landowner meetings.	Individual meetings were held with the following landowners: • 15, 15B, 17, 24 and 25 Redwood Lane (met in person). • 4 Redwood Lane (spoke on phone). These meetings covered potential development aspirations of the landowner, and implications of Stage 1 vs Stage 2 development.
Redwood Lane residents.	October 2023.	Individual landowner meetings.	Individual meetings were held with the following landowners to clarify any questions the landowners may have had regarding the Veros Property Development Feasibility reports: • 15, 17 and 24 Redwood Lane.

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Redwood Lane residents.	13 October 2021.	Group landowner meeting.	Location options and the preferred option for the enabling works Redwood Lane roundabout were presented, along with options for a future alignment for Redwood Lane and the Spine Road were presented to the landowners.
Redwood Lane residents.	16 February 2022.	Group landowner meeting.	Agenda items for this meeting were to provide updates to the residents on the following: • Tauriko West Business Case – Long Term Option and Enabling Works. • Redwood Lane roundabout, Spine Road connections, Northern Access. • Plan Change update. • Southern Bypass option.
Redwood Lane residents.	March 2022.	Group landowner meeting.	NZTA led meeting, providing an update on enabling works.
Redwood Lane residents.	25 July 2022.	Group landowner meeting.	NZTA led meeting, providing an update on enabling works.
Redwood Lane residents.	1 September 2022.	Group landowner meeting.	NZTA led meeting, providing an update on enabling works, specifically focusing on Redwood Lane roundabout drawings.
Redwood Lane residents.	26 April 2023. 13 October 2021.	Group landowner meeting.	TCC led meeting to update residents on progress since 2022. Agenda items included: • Project Status / Update. • Redwood Lane landowner concerns. ○ Previous / resolved concerns. ○ Outstanding concerns. • Working through concerns collaboratively with 3 main developers, TCC and Redwood Lane landowners.

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Redwood Lane residents.	6 June 2023.	Group landowner meeting.	TCC led meeting to discuss development staging options for Redwood Lane landowners. - Option 1: Funding and a 'fair share' principal would need to be developed in order for landowners to be included in Stage 1. - Option 2: No development rights for Stage 1. Discussed opportunity for development of property specific development feasibility reports.
Redwood Lane residents.	16 November 2023.	Group landowner meeting.	TCC led meeting, to present to landowners TCC's proposed approach for the Plan Change notification. Due to no agreement reached thus far of costs of development for landowners, TCC would be notifying the plan change with no development rights for Redwood Lane landowners in Stage 1. Explained that ongoing discussions and agreements could be reached in 2024.
Redwood Lane residents.	14 September 2023.	Email correspondence.	Emails to all landowners who had Veros feasibility reports developed. Offer of a meeting with TCC to discuss any questions they may have regarding the reports.
Other Private Landowners.	16 February 2022. 26 April 2022. 28 April 2022. 1 & 9 November 2022 15 and 16 February 2023 20 and 21 February 2023 1 August 2023, 25 & 30 & 31 August 2023 and 5 September 2023	Meetings Emails	Discussion on structure plan, rezoning and plan change – as a variation to PC33, discussion on process/timing under RMA, Road Closure aspects (maintaining legal access), and future subdivision options. Update on enabling works, earthworks timing and other developers for Tauriko West. Provision of details for proposed plan change for rezoning Tauriko West from rural to residential, and how there will be an open space zone along the river corridor, as well as an Important Amenity Landscape (IAL) plan area overlaying the open space zone to control any buildings therein. The discussion also covered the proposed IAL buffer area (20m); and the RMA process / likely timing for notification, submissions, and a hearing – for Variation 1 to PC33 for medium density residential development.

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	7 September 2023 21 and 22 December 2023 7 February 2024		