



# **MINUTES**

**Ordinary Council Meeting  
Thursday, 24 June 2021; and  
Friday, 25 June 2021**

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**MINUTES OF TAURANGA CITY COUNCIL  
ORDINARY COUNCIL MEETING  
HELD AT THE TAURANGA CITY COUNCIL, COUNCIL CHAMBERS, 91 WILLOW STREET,  
TAURANGA  
ON THURSDAY, 24 JUNE 2021 AT 9.30AM AND FRIDAY, 25 JUNE 2021 AT 9AM**

**Thursday, 24 June 2021 at 9.30 am**

**PRESENT:** Commission Chair Anne Tolley, Commissioner Shadrach Rolleston, Commissioner Stephen Selwood, Commissioner Bill Wasley

**IN ATTENDANCE:** Marty Grenfell (Chief Executive), Paul Davidson (General Manager: Corporate Services), Barbara Dempsey (General Manager: Regulatory & Compliance), Susan Jamieson (General Manager: People & Engagement), Nic Johansson (General Manager: Infrastructure), Christine Jones (General Manager: Strategy & Growth), Gareth Wallis (General Manager: Community Services), Kathryn Sharplin (Manager: Finance), Tracey Hughes (Financial Insights & Reporting Manager), Jim Taylor (Transactional Services Manager), Andrew Mead, (Manager: City & Infrastructure Planning), Anne Blakeway (Manager: Community Partnerships), Emma Joyce (Policy Analyst), Brigid McDonald (Manager: Strategic Investment & Commercial Facilitation), Jo Stone (Senior Strategic Advisor), Sarah Stewart (Strategic Advisor), Jeremy Boase (Manager: Strategy & Corporate Planning), Coral Hair (Manager: Democracy Services), Robyn Garrett (Team Leader: Committee Support), Raj Naidu (Committee Advisor)

## **1 OPENING KARAKIA**

Commissioner Shadrach Rolleston opened the meeting with a karakia.

## **2 APOLOGIES**

Nil

## **3 PUBLIC FORUM**

NIL

## **4 ACCEPTANCE OF LATE ITEMS**

### **RESOLUTION CO12/21/1**

Moved: Commissioner Bill Wasley

Seconded: Commissioner Shadrach Rolleston

That the Council:

Accepts the following late items for consideration at the meeting:

- Deliberations report – Options for the accelerated delivery of the Papamoa East Interchange;
- Submissions to the Draft 2021/22 Development Contributions Policy – Attachment C – Details regarding the Waiāri Water Supply Scheme.

The above items were not included in the original agenda because they were not available at the time the agenda was issued, and discussion cannot be delayed until the next scheduled meeting of the Council because decisions are required in regard to these items.

**CARRIED**

## **5 CONFIDENTIAL BUSINESS TO BE TRANSFERRED INTO THE OPEN**

Nil

## **6 CHANGE TO THE ORDER OF BUSINESS**

Commission Chair Anne Tolley noted that agenda items may be moved within the meeting depending on progress of the deliberations and availability of staff.

## **7 CONFIRMATION OF MINUTES**

Nil

## **8 DECLARATION OF CONFLICTS OF INTEREST**

Nil

## **9 DEPUTATIONS, PRESENTATIONS, PETITIONS**

Nil

## **10 RECOMMENDATIONS FROM OTHER COMMITTEES**

Nil

## **11 BUSINESS**

### **11.1 Deliberations Report - Options for the Level of Investment and Implications for Rates and Debt**

**Staff** Paul Davidson, General Manager: Corporate Services  
Kathryn Sharplin, Manager: Finance

#### **Introduction**

- Commission Chair Tolley noted the huge amount of work entailed in producing the options and recommendations to be considered during deliberations. The commissioners had been in the community meeting and talking to members of the Tauranga community about the Long-term Plan (LTP), and the costs, benefits and trade-offs required. The commissioners would bring this broader perspective to the deliberations, considering the views of all the community that has engaged during the consultation period for the LTP.
- Chief Executive Marty Grenfell noted that the LTP outlined the need to invest in development of the city and was underlined by sub-regional strategies for growth as well as addressing the needs of the current city population while catering for the growing needs of the city. Since the appointment of the commissioners in February, there had been significant decisions made for the LTP and the commissioners had been fully engaged with the community around the LTP. Decisions made in this meeting would set the programme and budget for the next 10 years for the city.
- Staff reports were written to ensure that the decision-making requirements of the Local Government Act 2002 (LGA) to analyse all options and consider the views of those impacted were met; if the commissioners made a decision different to the staff recommendations then the rationale for the decision must be provided. Noted the process for any decisions made

that were inconsistent with council policies. The LTP approved council's budget; a delegation to the Chief Executive to operate within the draft until final adoption of the LTP was also required.

### Key points

- The report would be received and discussed and then left to lie until the end of deliberations to allow for any changes made during deliberations to be incorporated.
- The options that were consulted on with the community were included with detailed finances provided for Options 1 and 2. There was some limited community support for Option 4 but no detailed workings had been undertaken.
- The staff recommendation was revised Option 1 of \$4.65billion.
- The report acknowledged some of the risks facing the LTP and the delivery of the capital programme, particularly around the role and funding of Waka Kotahi.
- There was currently work going on in the funding and financing area, which may impact future years of the LTP.

### In response to questions

- Para 8 – reduction of \$7m in Waka Kotahi subsidy rates was for the 3-year period.

### RESOLUTION CO12/21/2

Moved: Commissioner Bill Wasley

Seconded: Commissioner Stephen Selwood

That the Council receives the Deliberations Report - Options for the Level of Investment and Implications for Rates and Debt.

**CARRIED**

The remainder of the recommendations for this agenda item were left to lie until the conclusion of deliberations.

## 11.2 Deliberations Report - Rating Structure Proposals for the 2021-31 Long-term Plan

Staff Paul Davidson, General Manager  
Jim Taylor, Transactional Services Manager

### Key points

- The report covered four major areas:
  - targeted rates – choice whether to ringfence rates into a targeted proposal or leave as a general rate. Submissions received generally favoured use of targeted rates;
  - commercial differential – support to move from 1.2 to 1.6; submissions were mainly in favour, also support for a higher differential;
  - rates postponement options and schemes;
  - need to look for further rating opportunities with a proposal to do more work in this area over the next 12 months.

### In response to questions

- Wastewater charges could also be considered. Options to a “pan tax” could be more equitable.
- Worth signalling to the commercial sector that there was a high likelihood that commercial rates would increase in future years.
- A rates postponement scheme could be implemented for July 2022 as it could be consulted on with the community during the Annual Plan process. Review of existing arrangements should include the process people must go through under the current rates postponement policy. There were some implications of a successful rates postponement scheme in that council debt rises. Direct debit options and payment spreading arrangements could be

promoted.

### **RESOLUTION CO12/21/3**

Moved: Commission Chair Anne Tolley

Seconded: Commissioner Stephen Selwood

That the Council:

- (a) Receives the Deliberations Report – Rating Structure Proposals for the 2021-31 Long-term Plan.
- (b) Agrees to targeted rates to ring-fence specific investment areas of council vs general rates - option 1.
- (c) Agrees to commercial differential to be applied during the period of the LTP – option 1.
- (d) Agrees to a further \$150,000 budget to undertake further work on possible rating categories that reflect different affordability and benefit profiles within the community, including, but not limited to, the Central Business District, Port and related industries, a wider industry grouping, Airbnb, wastewater charging and location-based groups. This would also include future changes to differential levels across these categories and is likely to lead to proposals for higher commercial rates in future years.
- (e) Agrees to undertake further work on possible amendment to rates postponement involving both a review of Tauranga's rates postponement policy including financial implications, and support for the development of a national rates postponement scheme or other third party schemes before February 2022.
- (f) Agrees to contribute \$50,000 from existing finance budget to the design of the national rates postponement scheme referred to in resolution (e).

**CARRIED**

### **11.3 Deliberations Report - Pitau Road Village and Hinau Street Village**

**Staff** Christine Jones, General Manager: Strategy & Growth

#### **Key points**

- Substantive issue was around separating out these two properties from the wider elder housing portfolio.
- Welfare of tenants was the guiding principle; assured they would have safe and affordable housing.
- Submissions were 75% for and 25% against.
- If the sale was confirmed, the allocation of the sale proceeds would require consideration; the recommendation was to hold the proceeds in a distinct fund. A further paper would be brought to Council in August.

#### **In response to questions**

- Divestment would not preclude a freedom of action in terms of considering future utilisation e.g. possible joint ventures between private companies and the council. Decisions on how to utilise the land could be made later.
- The draft Acquisitions and Disposals Policy would apply and local iwi had expressed interest. If council decided to use the land for strategic purposes, then the right of first refusal would not apply as the key objective was not limited to financial return but to achieve other strategic outcomes.
- A transition plan would be created for each tenant.

**Discussion points raised**

- Many submitters noted the lack of diverse types of housing for Tauranga's aging population.

**RESOLUTION CO12/21/4**

Moved: Commissioner Bill Wasley

Seconded: Commissioner Stephen Selwood

That the Council:

- (a) Resolves that Pitau Road village and Hinau Street village are separated from the elder housing portfolio and sold for private redevelopment.
- (b) Resolves that the net proceeds from the sale of Pitau Road village and Hinau Street village are retained, together with the net proceeds from the sale of the elder housing portfolio, in an elder housing and social/public housing reserve, until such time as Council confirms its application.

**CARRIED**

**11.8 2021-31 Long-term Plan Deliberations - Economic development and growth management matters**

**Staff** Christine Jones, General Manager: Strategy & Growth  
Nic Johansson, General Manager: Infrastructure

**Key points**

- Film sector - a substantive submission was received from Film BOP and several other submissions were received that related to the local film industry. The recommendation was to establish a \$100,000 fund for development of the film industry as a contestable fund overseen by Priority 1; with an emphasis on collaboration and bringing the various industry groups together.
- City Centre Development Fund – would show tangible commitment to the city centre sector but could be seen by developers outside the city centre as inequitable. The recommendation was to create an incentive fund, particularly to encourage residential development.
- City centre parking – the free parking trial was to provide CBD stimulus post-COVID but there was an impact on revenue from the parking activity. No clear correlation between increased spending in the CBD and the free parking was evident; spend lift was observed in other parts of the city as well. However, re-imposing parking charges was likely to create confusion; the recommendation was to leave the free parking in until the wider parking strategy was finalised and implemented.
- Gloucester Road – noted that this was shared funding with developers and Waka Kotahi.
- Lakes Community Association – the recommendation was to not bring forward development of a community centre; the request should be considered in the context of the community facilities investment strategy. Work was in progress looking at the need for community halls and centres across the city.
- Tauriko Playcentre – current lease expired in 2024 and would not to be renewed as it was not possible for the facility to stay due to road development requirements for Tauriko. Any access through the local school required Ministry of Education permission. Recommended to carry out further investigations and report back to Council.
- Te Reti Trust funding application - provided papakainga housing, aspirations to build up to 20 more homes but needed to widen the access road; the recommendation was to contribute funding.
- Crown-owned land in Greerton (the racecourse) – a range of submissions had been received on this topic. The land was owned by the Crown but vested in Council; there was about 80ha in total. The Te Papa Spatial Plan addressed this site and identified the need for a study on the future use of the site; a report had been provided to SmartGrowth partners. The recommendation was that an assessment be done on all options, including the status quo; redevelopment of the site with the racecourse retained but addition of community facilities



and commercial/residential development; and relocation of the racecourse and use of the site for residential development. Noted the need to engage with mana whenua.

### Questions and discussion points

- Commissioners felt that the local film industry needed a structure before any individual funding was provided and that Priority 1 could help develop that structure. TCC would specify a strategic approach and provide a clear definition of outcomes required in their contract with Priority 1.
- Some concern that a city centre development fund might not provide affordable housing outcomes but more luxury properties. The fund would provide a way for Council to influence the way the city centre develops/looks; definition of criteria for the fund critical.
- The city-wide benefits of having a vibrant city centre were assessed into development contributions(DCs). DCs were generally a small cost to developers in the overall development cost. The fund provided some flexibility with other mechanisms apart from DCs. The Development Contribution Policy already included a deferral process. Noted that a quicker path through the process could be as important as the actual dollars, could have dedicated staff/resource for large significant projects to provide support throughout the process.
- Free parking – more signage needed to ensure it was clearly understood by the public. Need to ensure that the time limits were enforced. Council had foregone a significant amount of revenue as a result of the trial.
- Gloucester Rd –was subject to Māori Land Court approval and would still need shareholder sign-off. TCC contribution was \$865,000.
- Lakes Community Association - there were a number of existing budgets and funds available to deliver smaller local recreational facilities. Key was to develop a working relationship with the Association. A more detailed understanding of the completion/delivery of various pieces of work around provision of community facilities to particular city areas such as Welcome Bay would be useful for the commissioners as provision of local community facilities was a common theme throughout submissions.
- Wairakei Community Centre Trust - needed to be assessed in context of the wider strategy work around community centres. Possibility of temporarily accommodating at Gordon Spratt Reserve, opportunities to provide short term homes for various organisations could be explored.
- Tauriko Playcentre – the requirement to provide a comprehensive business case was considered by the commissioners to be overly onerous for the playcentre. Playcentre funding and regulatory set-up was different to private early childhood education providers. Noted frustration of the community about the time and effort taken to try and resolve this issue. Emphasised the need to move forward expeditiously and in full consultation with the playcentre community; clear timeframes were required to find options. The Reserve Management Plan provisions in relation to voluntary groups such as the playcentre should be reviewed.

**At 12.37pm the meeting adjourned.**

**At 1.25pm the meeting reconvened.**

- Te Reti – was part of a larger block of land that was severed under the Public Works Act for the delivery of Route J.
- Racecourse/Greerton land – development of the racecourse was not included in the LTP; however, the use of this land was frequently raised during the consultation process. Some submitters noted the importance of green space as an amenity when looking at residential intensification. The racecourse reserve was a significant piece of land in Tauranga City; a conversation with Tauranga residents about their aspirations for the land was needed. Noted the need to engage with the Trust that managed the land and with mana whenua.
- Council should lead the conversation with its community and tangata whenua about the future of the reserve. Engagement and analysis should be led by Council not by a government agency like Kainga Ora. All options should be explored, but in the context of

other planned residential development. Council at the time made the decision not to reflect the view of the Racecourse Trust Board regarding inclusion of the racecourse reserve in the Te Papa Spatial Plan.

- Iwi did not put in a claim for the racecourse land due to its reserve status; if that status was to change then likely the iwi position would also change.
- Papakainga housing – noted that this was different to market-driven house ownership as the houses would always stay connected to the land and to those families.

#### **RESOLUTION CO12/21/5**

Moved: Commission Chair Anne Tolley

Seconded: Commissioner Bill Wasley

That the Council:

#### **Funding for film sector (Attachment 1)**

- (a) Provides Priority One with \$100,000 per annum to provide industry co-ordination and distribution to the film and media sector against an agreed set of criteria (Option 3).

**CARRIED**

#### **RESOLUTION CO12/21/6**

Moved: Commission Chair Anne Tolley

Seconded: Commissioner Shadrach Rolleston

#### **City centre development initiatives (Attachments 2 and 3 (confidential))**

- (b) Creates a \$500,000 City Centre Development Incentive Fund with a range of criteria that can target the costs of development, especially promoting affordable residential development, covering the likes of development contributions, consenting fees, parking fees during development and public amenity in the vicinity of developments (Option 6).

**CARRIED**

#### **RESOLUTION CO12/21/7**

Moved: Commissioner Bill Wasley

Seconded: Commissioner Shadrach Rolleston

#### **City centre parking trial (Attachments 4 and 5)**

- (c) Retains the two-hour free parking until February 2022 when the parking strategy is implemented (Option 2).

**CARRIED**

#### **RESOLUTION CO12/21/8**

Moved: Commissioner Shadrach Rolleston

Seconded: Commissioner Stephen Selwood

#### **Gloucester Road link (Attachment 6)**

- (d) Approves the request to bring forward funding for the Gloucester Road link, subject to land transfer and with revised conditions for funding contributions (Option 2).

**CARRIED**

#### **RESOLUTION CO12/21/9**

Moved: Commissioner Bill Wasley

Seconded: Commissioner Shadrach Rolleston

#### **Lakes Community Association (Attachment 7)**

- (e) Does not bring forward development of a community centre in the Western Corridor, at this time (community centre timing – Option 1).

- (f) Does not add \$2.5 million funding to deliver dispersed smaller recreational facilities in The Lakes but instead, utilises existing budgets, where possible, to support the delivery of recreational facilities (funding request – Option 1).
- (g) Continues to work with The Lakes Community Association on projects, which may include the establishment of a Council-Residents working group (working group – Option 1).

**CARRIED**

#### **RESOLUTION CO12/21/10**

Moved: Commissioner Bill Wasley  
Seconded: Commissioner Stephen Selwood

#### **Wairakei Community Centre Trust (Attachment 8)**

- (h) Undertakes a planned review of community centre provision, services and models, and engages with the Wairakei Community Centre Trust through that process (Option 1).

**CARRIED**

#### **RESOLUTION CO12/21/11**

Moved: Commission Chair Anne Tolley  
Seconded: Commissioner Stephen Selwood

#### **Pukehinahina/Gate Pa Community Centre (Attachment 9)**

- (i) Undertakes a planned review of community centre provision, services and models, and engages with the Accessible Properties' Limited through that process (Option 2).
- (j) Supports the development of a pop-up park/play space (P3) at 899 Cameron Road, by providing a \$20,000 one-off funding grant (Option 3).

**CARRIED**

#### **RESOLUTION CO12/21/12**

Moved: Commission Chair Anne Tolley  
Seconded: Commissioner Bill Wasley

#### **Tauriko Playcentre (Attachments 10, 11 and 12)**

- (k) Undertakes a two-stage investigation and reporting process:

Stage One:

- i. Confirms the current Tauriko Playcentre land lease expires in 2024 and that the Playcentre is permitted by that lease remain on site until end of the lease term.
- ii. Commits to working with the Tauriko Playcentre & Tauriko Playcentre Association to investigate options for the continuation of the Playcentre in its current location, relocation of the Playcentre to another Council-owned property, or land provided by another entity or new site (either inside Tauriko West or in proximity), commencing following the adoption of the Long Term Plan.
- iii. Notes that the Tauranga Reserve Management Plan requirement for a business case to demonstrate need for and ongoing viability of a facility has been addressed through the LTP submission process (and accepted by the Council as being met).
- iv. Ensures that the issue of land provision and funding of Playcentres is specifically addressed within the review of the "Community, Private and Commercial Use of Council-Administered Land Policy" which is current underway.

Stage Two:

Reports back to Council and seeks direction on findings of investigations regarding the following:

- i. The outcomes roading improvements/State Highway 29 alignments and options being progressed by Council and Waka Kotahi NZTA.
- ii. The pros/cons of those options, including consideration of whether Council funds (in part/whole) any of the options, and whether other funding opportunities are available (if required).
- iii. This occur within the 2021/22 financial year, ready for decision by Council on the outcomes through the 2022/23 Annual Plan development.

**CARRIED**

#### **RESOLUTION CO12/21/13**

Moved: Commissioner Stephen Selwood

Seconded: Commissioner Bill Wasley

#### **Grants for development contributions on papakāinga housing and community housing (Attachment 13)**

- (l) Agrees to double the two grant funds to \$500,000 per annum each for three years (total of \$3 million in years 1-3) (Option 2).

**CARRIED**

#### **RESOLUTION CO12/21/14**

Moved: Commissioner Stephen Selwood

Seconded: Commissioner Shadrach Rolleston

#### **Crown-owned land in Greerton (Attachment 14)**

- (m) Engages with existing users, mana whenua, key stakeholders and the Tauranga community to undertake an options study to explore the most appropriate and efficient use of the Recreation Reserve – Tauranga Racecourse land in the short, medium and long term (Option 1).
- (m)(2) Includes \$100,000 within the 2021/22 financial year to fund engagement with mana whenua, community and key stakeholders and the undertaking of an options study for Greerton Racecourse, noting that there is a possibility of co-funding with central government.

**CARRIED**

#### **RESOLUTION CO12/21/15**

Moved: Commissioner Shadrach Rolleston

Seconded: Commissioner Bill Wasley

#### **Te Reti B&C Residue Trust (Attachment 15)**

- (n) Agrees to fund \$84,790 in year 1 of the LTP to construct the widening of the entrance to papakāinga housing between Cambridge Road and Waihi Road (Option 1).

**CARRIED**

### **11.4 Long-term Plan Deliberations - Draft Community Funding Policy and proposed Community Grants Fund**

**Staff** Gareth Wallis, General Manager: Community Services  
Anne Blakeway, Manager: Community Partnerships  
Emma Joyce, Policy Analyst

#### **Key points**

- The draft Community Funding Policy (recommendations (c) and (d)) would be deferred to be considered by the Strategy, Finance and Risk Committee and/or Council.

- Financial allocation decisions would be made as part of the LTP deliberations process. Two options to consider for funding grant operational expenditure – full rates funding or partial loan funding – loan funding spread the cost intergenerationally. What could be loan funded could not be identified until the applications to the Fund were received.
- Rating implication of the fully rates funded option was an increase of \$500,000. The staff recommendation was for Option 1.2.2 which had a neutral rates impact in the LTP. Levels between rates and loan funding would be clarified during the first year of operation of the fund and could then be addressed in the Annual Plan. If an application was for a community facility, then it made sense for cost to be spread over future generations.
- Staff would bring a report back to a future Council meeting on the Community Funding Policy 2021.

#### **RESOLUTION CO12/21/16**

Moved: Commissioner Bill Wasley

Seconded: Commissioner Stephen Selwood

That the Council:

- (a) Approves the inclusion of a contestable community grants fund in the Long-term Plan 2021-2031.
- (b) Confirms the amount of the contestable community grant funding that will included in each year of the Long-term Plan 2021-2031 as \$1.81m of which \$500,000 is loan-funded (with rates-funded amount increasing and loan-funded amount decreasing by \$100,000 per annum from year 2 onwards) (option 1.2.2).
- (e) Revokes the Community Investment Policy.

**CARRIED**

#### **11.5 Deliberations Report - Location of Civic Administration Premises**

**Staff** Brigid McDonald, Manager: Strategic Investment & Commercial Facilitation

##### **In response to questions**

- Noted the significant level of community support for this proposal; it was an important decision for stimulus of the city.
- As the design reached finalisation, it would come back to the commissioners for a final check in.
- Thanked staff for managing being scattered across different locations for a considerable length of time. Noted the costs incurred from running the organisation across different venues.

#### **RESOLUTION CO12/21/17**

Moved: Commissioner Stephen Selwood

Seconded: Commissioner Bill Wasley

That the Council:

- (a) Receives the Deliberations Report – Location of Civic Administration Premises;
- (b) Approves the selection of 90 Devonport Road as the preferred location for Council's administration premises for the medium term, with updated capital budget of \$16.7m over years 2022-2024 of the Long-Term Plan;
- (c) Delegates to the Chief Executive the authority to negotiate an agreement to lease, and development agreement regarding the fit-out of the office space for Council's purposes, with the developer, Willis Bond.

**CARRIED**

## 11.6 Deliberations Report - Options for the accelerated delivery of the Papamoa East Interchange

**Staff** Christine Jones, General Manager: Strategy & Growth  
Andrew Mead, Manager: City & Infrastructure Planning

### Key points

- The Papamoa East Interchange (PEI) linked into Golden Sands and Wairakei Town centre and provided access into Te Tumu. The PEI was part of the transport corridor development plan.
- Would unlock a significant number of new houses for the city; alleviate transport pressure and link to Rangiuru industrial area.
- Feasibility of bringing the PEI forward and investigating alternative funding arrangements was being considered. Council was in positive discussions with Waka Kotahi. Bringing forward the PEI recognised the importance of unlocking the residential development opportunities.
- Waka Kotahi funding would come out of the Housing Infrastructure Fund (HIF) and be repaid by Waka Kotahi allocated funding. There was significant advantage in being able to utilise the HIF for this purpose as HIF funding was interest-free.
- The installation of another toll gantry would be investigated. A portion of the PEI cost should be fairly recovered by users; mitigated the balance sheet risk. The balance would be covered by development contributions and sit on council's balance sheet.
- Initial works brought forward would be about \$4m. \$11.8m allocated funding was potentially at risk if the project never proceeded.
- Noted that the HIF funding was a loan not a grant and must be repaid, and did not replace need for development contributions.
- The PEI provided significant additional service for all current Papamoa residents as well as providing for growth. If such infrastructure was not provided, then lack of housing supply would contribute to house prices continuing to rise.

### In response to questions

- Other planned development such as Wairakei Township or Bell Rd required the development of the PEI even if Te Tumu did not proceed; however, there was still an amount of risk if Te Tumu did not open up in the expected timeframe. Ways of mitigating council's financial risk through use of other financial tools were being investigated.

### RESOLUTION CO12/21/18

Moved: Commissioner Stephen Selwood

Seconded: Commissioner Bill Wasley

That the Council:

- (a) Notes that the 2018 Housing Infrastructure Fund arrangement between Tauranga City Council, Waka Kotahi (NZTA) and Ministry of Business Innovation and Employment has not been finalised and expires June 2021 (funding was agreed to enable infrastructure to support Te Tumu Urban Growth Area, including delivery of the Pāpāmoa East Interchange);
- (b) Provides in the LTP for the delivery of the Pāpāmoa East Interchange by 2024 (accelerated timing) and continues to actively explore alternative funding and financing options with central government partners (noting that staff will report back to Council with funding and financing options for decision before proceeding past the preloading and design stage) as outlined in Option 4; and
- (c) Approves \$4million to be brought forward in the LTP to cover Pāpāmoa East Interchange preloading and design costs in the 2021/22 financial year to allow for delivery in 2024 if appropriate funding and financing is determined.

**CARRIED**

## 11.7 Submissions to the Draft 2021/22 Development Contributions Policy

**Staff** Christine Jones, General Manager: Strategy and Growth

### Key points

- A significant amount of feedback was received on the size and impact of the proposed increase in development contributions and the level of knowledge/understanding of the increase. An increase of between \$5000 and \$9000 was consulted on as part of the last Development Contribution Policy development. While larger developers were aware of the signalled change, smaller developers (e.g. one off individual developers) might not have been aware of the proposed increase. Transitional arrangements were proposed for individual circumstances.
- Waiāri Water Supply Scheme – citywide ratepayer benefit of about 10% had been assessed; therefore development contributions (DCs) were only attributable for 90% of costs. Approval of a reduction from 100% to 90% development contribution funded was sought.
- Growth elements to some community facility development would allow DCs to be charged.
- Approval of responses to external submissions received on the Development Contribution Policy (recommendation (b)) was deferred to be considered at a later date as part of the responses provided to all LTP submitters.

### In response to questions

- The increase in charges was indicated in the Policy available on TCC's website. The Chief Executive had delegated discretion to make decisions in individual cases where the increase may impact more adversely.
- Need to balance between perceived unfair application of the increases with the common submission theme of developers bearing more cost.
- Responses to external submissions to the Policy would be considered along with the responses to all submitters and be issued at the same time. An indication of decision could be provided to interested parties.
- Noted the need to communicate the infrastructure breakdown of the Waiāri scheme to all stakeholders.

## RESOLUTION CO12/21/19

Moved: Commissioner Bill Wasley

Seconded: Commissioner Stephen Selwood

That the Council:

- (a) Approves that the 2021/22 citywide development contribution increases be implemented as per Options 3 and 4 being:
  - (i) From 1 August 2021 based on an increase of \$7,500, for a 3+ bedroom dwelling (and adjusted accordingly for smaller dwellings and non-residential development); and
  - (ii) From 1 February 2022 based on a further increase of the lower of \$10,500 or approved development contributions for 2021/22, for a 3+ bedroom dwelling (and adjusted accordingly for smaller dwellings and non-residential development); and
  - (iii) Delegates authority to the Chief Executive or his sub-delegate to consider and where appropriate approve on a case-by-case basis further exemptions or reductions in situations where there are warranted by exceptional circumstances (as determined at the discretion of CE or his sub-delegate).

**CARRIED**

**RESOLUTION CO12/21/20**

Moved: Commissioner Bill Wasley

Seconded: Commissioner Stephen Selwood

- (c) Approves the reduction in the funding allocation of Waiāri Water Supply Scheme including associated trunk watermain projects from 100% development contribution funded to 90% development contribution funded.

**CARRIED**

**RESOLUTION CO12/21/21**

Moved: Commissioner Stephen Selwood

Seconded: Commissioner Shadrach Rolleston

- (d) Notes that where applicable the draft Development Contributions Policy will be amended to reflect other resolutions made through the Long-Term Plan and that changes to Capital Expenditure budgets for growth projects will have an impact on the development contribution levies.
- (e) Signals to the development, building and general community that there may be further increases to city-wide or local development contributions from 1 July 2022 including (but not limited to) the growth share of new community facilities, transport projects and Te Papa investment planned for within the 2021 – 2031 Long Term Plan.

**CARRIED**

Item - 11.8 2021-31 Long-term Plan Deliberations - Economic development and growth management matters - has been moved to another part of the document.

**11.9 2021-31 Long-term Plan Delierations - Community Partnerships**

**Staff** Gareth Wallis, General Manager: Community Services

**Key points**

- Sydenham Botanical Park – request for funds to enable completion of the agreed Park development plan. The tenure of the Group was about to end; management then returned to TCC.
- Age Concern – assisted shopping service – recommendation to refer the request to the Community Grant Fund. Noted the need to refine/approve the Community Grant Fund policy and criteria so that referrals/requests could be processed.
- Arataki Community Liaison Group – no specific funding requested but there were a number of actions that they would like to be followed up. There was a feeling that Arataki was being treated like a thoroughfare rather than a place with its own identity where people lived. Actions requested were covered by activities already included in the LTP.
- He Kaupapa Kotahitanga Trust – funding sought allowed extension of the Trust's support for homeless women.

**Questions and discussion points**

- Noted concerns expressed in submissions about security of tenure of grant funding – e.g. three years rather than annually. Also some concern about inconsistency or confusion around what could be covered by the Community Grant Fund.
- Arataki Community – had their own community vision – should facilitate their input into council's visioning process. Noted the suggestions raised by the Group regarding positioning and visibility of pedestrian crossings. Noted the importance of proactively engaging with communities on how their local community/neighbourhood should look and work. Noted a significant shift in approach with council's engagement processes, and importance of partnering with communities to determine issues, priorities and actions.



- Kainga Tupu – Community Wellbeing Hub was agreed to in principle and would be followed up with specific details of cost. Current financial commitments should be completed and then revisited to determine an ongoing quantum once feasibility studies were completed.
- Kainga Tupu – noted the funding request to look at the issue of people sleeping in cars. Should also be looking for central government funding but need to be mindful that the target beneficiaries (homeless people) might not want to engage with central government agencies.
- Kainga Tupu – funding was sought for a full-time equivalent permanent position. Great initiative by the council to be a facilitator and co-ordinator. Noted the contribution to this work by former mayor Tenby Powell.
- Age Concern Wellness Centre – suggestion that this could have been better addressed under council's strategy for community centres rather than the Community Grant Fund.

**RESOLUTION CO12/21/22**

Moved: Commissioner Bill Wasley

Seconded: Commissioner Shadrach Rolleston

That the Council:

**Sydenham Botanical Park (Attachment 1)**

- (a) Approves the request from Sydenham Botanical Park for investment in Park development, and Council to complete spatial planning to help guide the future development of the Park once the Trust is formally wound up (Option 2).

**CARRIED**

**RESOLUTION CO12/21/23**

Moved: Commissioner Stephen Selwood

Seconded: Commissioner Shadrach Rolleston

**Age Concern – assisted community shopping service (Attachment 2)**

- (b) Refers the request from Age Concern Tauranga for an assisted community shopping service to the new Community Grant Fund (Option 1).

**CARRIED**

**RESOLUTION CO12/21/24**

Moved: Commission Chair Anne Tolley

Seconded: Commissioner Bill Wasley

**Age Concern – Tauranga Wellness Centre (Attachment 3)**

- (c) Undertakes a planned review of community centre provision, services and models, and engages with Age Concern Tauranga and others through that process regarding the development of a Wellness Centre.

**CARRIED**

**RESOLUTION CO12/21/25**

Moved: Commission Chair Anne Tolley

Seconded: Commissioner Stephen Selwood

**Citizens Advice Bureau (Attachment 4)**

- (d) Supports the request for partnership funding from the Citizens Advice Bureau Tauranga for ongoing operational funding to the new Community Grant Fund (Option 3).
- (e) Acknowledges the need to work with the Citizens Advice Bureau Tauranga to find a suitable location for their operation, once the civic precinct development commences.

**CARRIED**

**RESOLUTION CO12/21/26**

Moved: Commissioner Bill Wasley  
Seconded: Commissioner Shadrach Rolleston

**Water Safety Bay of Plenty (Attachment 5)**

- (f) Supports the request for partnership funding from Water Safety Bay of Plenty for \$25,000 to the new Community Grant Fund (Option 3).

**CARRIED****RESOLUTION CO12/21/27**

Moved: Commissioner Bill Wasley  
Seconded: Commissioner Shadrach Rolleston

**Arataki Community Liaison Group (Attachment 6)**

- (g) Continues to support the Arataki Community Liaison Group and the associated short- and medium-term work noted in the attachment that is underway.

**CARRIED****RESOLUTION CO12/21/28**

Moved: Commission Chair Anne Tolley  
Seconded: Commissioner Stephen Selwood

**Kāinga Tupu – resilience (Attachment 7)**Tauranga City Food Security Hub

- (h) Revisits the decision to provide an in-principle commitment to financially support the Tauranga Food Security Hub project, once the current feasibility study is completed (Option 2); and

Tauranga Community Wellbeing Hub

- (i) Revisits the decision to provide an in-principle financial commitment to the Kāinga Ora Community Wellbeing Hub project, once the commercial and financial feasibility tests are completed (Option 2).

**CARRIED****RESOLUTION CO12/21/29**

Moved: Commission Chair Anne Tolley  
Seconded: Commissioner Stephen Selwood

**Kāinga Tupu – community spaces and places (Attachment 8)**People sleeping in private motor vehicles

- (j) Refers the request to support mobile wellbeing checks for people residing in private motor vehicles, in partnership with central government agencies, to the Community Grant Fund.

Increased access to basic amenities

- (k) Requests staff review existing public amenity to look for opportunities to support broader community access, and update Council's website to provide better information about public access to 24/7 showers, toilets and drinking water (Option 1); and

Paid personnel at destination parks

- (l) Requests staff source existing funding to undertake a feasibility study of activation personnel/organisations at key destinations across Tauranga City, to support active play and mitigate safety concerns (Option 2).

**CARRIED**

**RESOLUTION CO12/21/30**

Moved: Commissioner Bill Wasley  
Seconded: Commissioner Stephen Selwood

**Kāinga Tupu – enabling delivery (Attachment 9)**

- (m) Confirms a full-time equivalent role (included in the draft LTP) for the ongoing coordination of Kāinga Tupu (Option 1).

**CARRIED**

**RESOLUTION CO12/21/31**

Moved: Commissioner Stephen Selwood  
Seconded: Commissioner Shadrach Rolleston

**He Kaupapa Kotahitanga Trust (Attachment 10)**

- (n) Supports the request for partnership funding from He Kaupapa Kotahitanga Trust for funding support to the new Community Grant Fund (Option 1).

**CARRIED**

**11.10 2021-31 Long-term Plan Deliberations - Spaces and Places: sport**

**Staff** Gareth Wallis, General Manager: Community Services

**Key points**

- Common theme of requests for land/space and delays in response from council in providing solutions.
- Roller sports – proposed to undertake a citywide stocktake of roller sports and facilities, complete short-term upgrades and develop a design for a skatepark facility.
- Arataki sports/cultural facility – proposed to link in with Bay Venues Limited to see if the existing Arataki facility could be more effectively used than currently and accommodate this request.
- Basketball – council was aware of the need for further indoor court facilities. A conversation with Toi Ohomai could be encouraged in the meantime.
- Welcome Bay had been a neglected suburb; recommendation to provide funding for short-term projects (including provision of cricket nets at Waipuna Park) as well as linking Welcome Bay into the longer term strategies.
- Gordon Spratt Reserve – there were high levels of demand for limited space. Council actions had been ad hoc and uncoordinated; various pieces of work needed completion to be able to give consistent direction including the development of a Gordon Spratt masterplan. Noted that the two facilities of Gordon Spratt reserve and Blake Park were interdependent and would impact on the wider sports field network. Timeframes would be put in place to complete meaningful consultation with the community clubs and codes to inform the next Annual Plan.
- Blake Park – several significant submissions were received around Blake Park, there was high interest and a high number of competing demands. Blake Park was the city's most significant sports asset, crucial to get the overall planning right. Various sporting codes had been waiting for some time for decisions and resolution of their issues.
- Council was working within existing budgets to maintain facilities at Bay Oval. The Bay Oval Trust was motivated to improve facilities before the Women's World Cricket Cup; there was currently no extra funding allocated in the LTP for pavilion extension. This could be debt funded. Council's commitment would be to a third of the total cost; the opportunity was there to develop the pavilion to access international and national events.

**Questions and discussion points**

- Further clarification was sought about delivery of the sport, recreation and active living strategies and appropriate facilities. Staff were completing a piece of work pulling together

all requests/projects/aspirations and co-ordinating work with an agreed timeframe. For many submissions, these facilities were top priority; need to provide certainty of timing for these groups and submitters. Noted the substantial effort by many sports clubs and volunteer groups to grow their sports/activities but not with timely support from council. Council should develop an investment policy to sit behind the investment decisions in this area.

- Welcome Bay estuary/Forrester Drive walkway – this area should be taken into account in the wider Welcome Bay facilities considerations. The best use of funding for the wider community reserves and facilities should be considered.
- Gordon Spratt – there was enough money in the LTP budget to be able to fairly deal with the various facility requests, should end up in a better situation. Noted that timing was critical for some of these organisations.
- Badminton – were allocated 5000sq metres of Tatua Park but the Association's changing needs had led to a request for the use of all Tatua Park; had a flow-on effect for Playcentre and the Men's Shed. The Association had a narrow focus with only badminton and table tennis catered for; council's preference was for more multi-use facilities. If badminton had their own site it would free up booked space in other indoor facilities.
- Mount Playcentre would prefer to stay at Blake Park or Golf Road rather than move to Tatua Park; both reserves would need reserve reclassification to accommodate the playcentre. The Men's Shed required 500 square metres. Consideration could be given to co-locating the playcentre and Men's Shed with the surf lifesaving and bridge clubs on Golf Rd Reserve. Clear timeframes were needed around this work to provide certainty to the users.
- Agreed that cricket nets would be provided at Waipuna Park.

#### **RESOLUTION CO12/21/32**

Moved: Commissioner Bill Wasley

Seconded: Commissioner Stephen Selwood

That the Council:

#### **Bay of Plenty Sport Climbing Association (Attachment 1)**

- (a) Works with the club to investigate options to provide a location for a climbing facility to be constructed for bouldering training and competitions, in parallel to completing a review of the Sport and Active Living Strategy (Option 1).

**CARRIED**

#### **RESOLUTION CO12/21/33**

Moved: Commissioner Stephen Selwood

Seconded: Commissioner Shadrach Rolleston

#### **Memorial Park Aquatics and Recreation Hub (Attachment 2)**

- (b) Retains the current proposed capital expenditure programme and assess opportunities to bring forward the indoor courts project, as the development of the aquatics project progresses (Option 2).

**CARRIED**

#### **RESOLUTION CO12/21/34**

Moved: Commissioner Shadrach Rolleston

Seconded: Commissioner Bill Wasley

#### **Roller sports facilities (Attachment 3)**

- (c) Adds \$25,000 into year 1 of the LTP to undertake an assessment of the specific needs of outdoor roller sports, which will inform future strategic investment to be delivered through a combination of existing spaces and places projects in the draft LTP, and/or potential new projects in the 2024-34 LTP; and

- (d) Adds \$50,000 per annum into the first three years of the LTP to support the community to undertake short-term upgrades to existing skatepark facilities, subject to the demonstration of need for the upgrades, and
- (e) Add \$75,000 into year 1 of the LTP to develop the design for a destination skatepark facility for the city, with a further \$670,000 provision in year 2 for construction (assumed 50% externally funded); and
- (f) Through implementation of the Community Facility Investment Plan (CFIP) for indoor sports centres, engage with roller sports representatives/stakeholders to ensure their aspirations are reflected in the CFIP and future LTPs (Option 1).

**CARRIED**

#### **RESOLUTION CO12/21/35**

Moved: Commissioner Bill Wasley

Seconded: Commissioner Stephen Selwood

#### **Arataki Park sports, cultural and wellbeing facility (Attachment 4)**

- (g) Requests staff commence a Sport and Active Living Strategy review and Community Facilities Funding Policy review, with urgency, and delays project commitment via a letter of support, pending the review outcomes; and
- (h) Requests staff work alongside the Arataki Community Liaison Group, Tatai Ora Charitable Trust, Tauranga Whalers Sports Club and Bay Venues Limited, to investigate options to enhance/develop the current Arataki community centre to meet the aspirations of all current and potential future user groups.

**CARRIED**

#### **RESOLUTION CO12/21/36**

Moved: Commission Chair Anne Tolley

Seconded: Commissioner Bill Wasley

#### **Tauranga City Basketball (Attachment 5)**

- (i) Continues to engage with Tauranga City Basketball and other key stakeholders as Council develops plans for the indoor courts network across the city (Option 2).
- (i)(2) Agrees to co-fund a feasibility assessment of indoor courts at the Toi Ohomai Windermere campus to a value of up to \$35,000.

**CARRIED**

**At 3.25pm the meeting adjourned.**

**At 3.45pm the meeting reconvened.**

#### **RESOLUTION CO12/21/37**

Moved: Commissioner Stephen Selwood

Seconded: Commissioner Shadrach Rolleston

#### **Welcome Bay reserves investment, including Waipuna Park (Attachment 6)**

- (j) Requests staff undertake an active reserve study and review of Sport and Active Living Strategy to inform future investments opportunities:
  - (i) within the active reserve network, including Waipuna Park, and

- (ii) for skateparks, pump tracks, mountain bike facilities and outdoor basketball facilities across the City, including Welcome Bay;
- (k) Requests staff work with the Welcome Bay community and key stakeholders to give effect to the objectives and management statements in the Tauranga Reserve Management Plan, including Forrester Drive;
- (l) Adds \$309,000 in 2023 FY towards the development of reserves in Welcome Bay, in accordance with the development proposals identified (as per (k) above);
- (l)(2) Makes the Forrester Drive encroachment budget of \$443,000 in FY22 available to support outcomes of the engagement (as per (k) above) with the Welcome Bay community; and
- (m) Requests staff identify further development proposals (as per (k) above) for consideration for funding through the 2024-2034 LTP (Option 1).

**CARRIED****RESOLUTION CO12/21/38**

Moved: Commissioner Stephen Selwood

Seconded: Commissioner Bill Wasley

**Gordon Spratt Reserve (Attachment 7)**Buildings

- (n) Commences the Sport and Active Living Strategy review, Gordon Spratt and Alice Johnson Reserve future state project, and Community Facilities Funding Policy review. Slightly delay commitment to both the cricket pavilion and shared club facility projects, pending the outcome of the reviews (Option 1); and

Lights and shelter

- (o) Adds \$375,000 capex funding into year 1 of the LTP to reflect the full replacement cost of the lights at the Gordon Spratt tennis and netball courts, recognising a 75% club contribution, and delays investment in the shelter structure by one year (Option 1); and

Pump track public facilities

- (p) Retains funding of \$235,000 in year 1 to install pump track public facilities, as per the draft LTP (Option 1); and

Supply and demand analysis

- (q) Brings forward to year 1 of the LTP, an operational budget of \$45,000 for a citywide supply and demand review, including investigating the potential for an artificial turf (Option 1).

**CARRIED**

Recommendation (r) – Blake Park - for this agenda item was left to lie until the conclusion of deliberations.

**11.11 2021-31 Long-term Plan Deliberations - Spaces and Places: other**

Staff Gareth Wallis, General Manager: Community Services

**Key points**

- Predator Free BOP – would be referred to the Grant Fund when established, but recommended operational funding be provided specifically in the meantime. There was wide community support for the organisation's initiatives.
- Public amenity – the additional funding would deliver two additional toilet facilities in the next financial year.

- Taumata School – noted the innovative approach from this submitter; council would work with the school to further this idea.
- Te Ranga Reserve – considered that the cultural and historical significance of the site warranted bringing forward the funding for this enhancement. Funding had also been received from Bay of Plenty Regional and Western Bay of Plenty Councils.
- Natural burial - currently Whakatane provided the only option for a natural burial. Legislation was being reviewed centrally; recommendation to wait for the outcome of that review before any further decision was made.
- Provision of a neighbourhood reserve in Te Atea was considered the responsibility of the developer not of council.

**In response to questions**

- Waiariki Park Region – challenged TCC policy in that it requested funding for staff wages; the value proposition was not clear. Responsibility could sit with Bay of Plenty Regional Council.

**RESOLUTION CO12/21/39**

Moved: Commissioner Bill Wasley

Seconded: Commissioner Stephen Selwood

That the Council:

**Predator Free Bay of Plenty (Attachment 1)**

- (a) Provides operational funding to Predator Free Bay of Plenty for a three-year period, to be reviewed at the next LTP (Option 1).

**CARRIED**

**RESOLUTION CO12/21/40**

Moved: Commissioner Stephen Selwood

Seconded: Commissioner Shadrach Rolleston

**Public amenity in reserves and/or open space network (Attachment 2)**

- (b) Retain the drinking fountain budget in the LTP and increase it by \$290,000 in year 1 only to include an allocated amount for the installation of additional public amenity/facilities (Option 2).

**CARRIED**

**RESOLUTION CO12/21/41**

Moved: Commissioner Shadrach Rolleston

Seconded: Commissioner Stephen Selwood

**Neighbourhood reserve provision in The Lakes (Attachment 3)**

- (c) Engages with Taumata School to investigate innovative opportunities for Council and the school to work together on the delivery of community infrastructure in the surrounding area, including the purchase of Neighbourhood Reserve #6.

**CARRIED**

**RESOLUTION CO12/21/42**

Moved: Commissioner Bill Wasley

Seconded: Commissioner Stephen Selwood

**Shade provision in open space (Attachment 4)**

- (d) Retains the existing project in the LTP to enable shade audits and the installation of artificial shade coverage, but also adds an operational budget of \$60,000 for planting more natural shade via larger trees (Option 1).

**CARRIED**

**RESOLUTION CO12/21/43**

Moved: Commissioner Bill Wasley  
Seconded: Commissioner Shadrach Rolleston

**Te Ranga reserve (Attachment 5)**

- (e) Increases and brings forward budget to support the enhancement of Te Ranga Reserve (Option 1).

**CARRIED****RESOLUTION CO12/21/44**

Moved: Commission Chair Anne Tolley  
Seconded: Commissioner Stephen Selwood

**Waiariki Park Region funding request (Attachment 6)**

- (f) Refers the request from Envirohub BOP for support for Waiariki Park Region to the new Community Grant Fund (Option 1).

**CARRIED****RESOLUTION CO12/21/45**

Moved: Commissioner Shadrach Rolleston  
Seconded: Commissioner Stephen Selwood

**Welcome Bay estuary/Forrester Drive walkway (Attachment 7)**

- (g) Place the project on hold to re-engage with the Welcome Bay community, including Forrester Drive residents, to identify future development opportunities for community amenity in Welcome Bay; using funds allocated per recommendations 11.10 (l) and (l)(2)

**CARRIED****RESOLUTION CO12/21/46**

Moved: Commissioner Bill Wasley  
Seconded: Commissioner Shadrach Rolleston

**Natural burial cemetery (Attachment 8)**

- (h) Does not agree to co-fund a feasibility assessment for a natural burial cemetery in Tauranga (Option 1).

**CARRIED****RESOLUTION CO12/21/47**

Moved: Commissioner Stephen Selwood  
Seconded: Commissioner Bill Wasley

**Te Atea neighbourhood reserve in the Manawa subdivision (Attachment 9)**

- (i) Agrees to work with the developer to agree a plan for development of Te Atea; however, do not directly fund the development (Option 1).

**CARRIED****11.12 2021-31 Long-term Plan Deliberations - Other issues and options papers**

**Staff** Nic Johansson, General Manager: Infrastructure  
Gareth Wallis, General Manager: Community Services



**Key points**

- Road resealing – there was a level of service discussion between asphalt and chip seal; council policy was to provide “fit for purpose”.
- NZ War Memorial Museum Trust – considered this should be funded by central government; other priorities for Tauranga City.
- Western Bay Museum – the museum had offered to display taonga from the Tauranga City collection (for a fee); the staff recommendation was to instead provide funding for a temporary display within the city.
- Taonga Tu – had an opportunity to explore the use of a soon to be developed CBD building to house and display local taonga. Asked for commitment to a feasibility study; the staff recommendation was is to establish a small fund to address opportunities that arose in relation to heritage and taonga collections rather than commit to a specific piece of work.

**Questions and discussion points**

- Road seal was an issue raised by a number of submitters, particularly in Papamoa. There was concern both about the size of chip and the quality of work done. The use of chip seal on major collector roads was determined by a level of service with the need to spread funding across an asset every year. Seal was based on “fit for purpose” criteria. Asphalt required a strong pavement underneath it; if the underlying pavement required replacement then costs increased significantly. Level of service provided depended on the level of funding received; trying to optimise outcomes across the whole roading network. Was an affordability issue.
- Papamoa Beach Rd was a good example – usage justified asphalt, but there was no underlying pavement so asphalt would not last; would be spending significant funding on a five-year road life.
- Contractor quality had been variable; a new contract was to go to market in August and would be prescriptive upfront about council’s expectations.
- A targeted rate was possible for residents in a particular area but was complicated in terms of the level of the rate and administration of separate targeted rates. Would need neighbourhood agreement; cost could be quite considerable per household.
- Suggested that the display of Tauranga taonga from the Heritage Collection could be an activation mechanism for the city centre.

**RESOLUTION CO12/21/48**

Moved: Commissioner Shadrach Rolleston

Seconded: Commissioner Bill Wasley

That the Council:

**New Zealand War Memorial Museum Trust (Attachment 1)**

- (a) Declines the request for funds from the New Zealand War Memorial Museum Trust for the development of a museum in Le Quesnoy, France (Option 2).

**CARRIED**

**RESOLUTION CO12/21/49**

Moved: Commissioner Bill Wasley

Seconded: Commissioner Shadrach Rolleston

**Western Bay Museum (Attachment 2)**

- (b) Declines the proposal from Western Bay Museum to develop an exhibition of Taonga from the Heritage Collection in Katikati, however, provides a contribution of \$100,000 in year 1 of the LTP to the Heritage Collection, to enable temporary exhibition of parts of the collection in Tauranga (Option 3).

**CARRIED**

**RESOLUTION CO12/21/50**

Moved: Commission Chair Anne Tolley

Seconded: Commissioner Bill Wasley

**Taonga Tu/Heritage Bay of Plenty (Attachment 3)**

- (c) Establishes a heritage fund of \$150,000 for the first year of the LTP, to be managed by Arts and Culture, for the purpose of working with 3<sup>rd</sup> party organisations, in particular Taonga Tu, to scope and support business case development, for the establishment of a heritage and taonga collection, and display facility (Option 3).

**CARRIED**

Commissioner Rolleston provided a closing karakia.

**At 5pm the meeting adjourned.**

**At 9am 25/6/2021 the meeting reconvened.**

**Friday, 25 June 2021 at 9am**

**PRESENT:** Commission Chair Anne Tolley, Commissioner Shadrach Rolleston, Commissioner Stephen Selwood, Commissioner Bill Wasley

**IN ATTENDANCE:** Marty Grenfell (Chief Executive), Paul Davidson (General Manager: Corporate Services), Susan Jamieson (General Manager: People & Engagement), Nic Johansson (General Manager: Infrastructure), Christine Jones (General Manager: Strategy & Growth), Gareth Wallis (General Manager: Community Services), Kathryn Sharplin (Manager: Finance), Tracey Hughes (Financial Insights & Reporting Manager), James Woodward (Finance Lead Projects Assurance), Paul Dunphy (Director of Places and Spaces), Doug Spittle (Manager: Planning and Design), Ceilidh Dunphy (Community Relations Manager), Jeremy Boase (Manager: Strategy & Corporate Planning), Josh Logan (Team Leader: Corporate Planning), Robyn Garrett (Team Leader: Committee Support), Raj Naidu (Committee Advisor)

**11.13 Late item - Issues and Options - Remaker Space**

A copy of this late item can be viewed on Tauranga City Council's website in the Minutes Attachments document for this Council meeting.

**RESOLUTION CO12/21/51**

Moved: Commissioner Bill Wasley

Seconded: Commissioner Shadrach Rolleston

That the Council:

- (a) Accepts the following late item for consideration at the meeting:

- Issues and Options report – Remaker Space.

The above item was not included in the original agenda because it was not available at the time the agenda was issued, and discussion cannot be delayed until the next

scheduled meeting of the Council because a decision is required in regard to this item.

- (b) Refers the Remaker Space to the Community Grant Fund (Option 1).

**CARRIED**

### Attachments

- 1 Issues and Options - 0463 - Remaker Space

### 11.14 2021-31 Long-term Plan Deliberations - Other issues and options papers (Agenda Item 11.12 continued)

**Staff** Gareth Wallis, General Manager: Community Services

#### Key points

- Remaker Space – was seeking operational funding for three years; would need to move location. Could be referred to the Community Grant Fund.
- Activate Vacant Spaces – was an initiative from Mainstreet Tauranga. Hard to find data/facts to measure success to justify the quantum of investment but generally supportive of the concept.
- Mt Maunganui Business Association – considered not appropriate to single out the Mount downtown area for specific capital budget.
- Papamoa Residents and Ratepayers Association – recommendation was to decline the request for funding to hire consultants to engage in council processes; but to work more closely with the Association regarding Papamoa issues and consult earlier in council processes.
- Wednesday Challenge – this was an app-based initiative to incentivise people towards transport mode shift which aimed to connect people and incentivise behavioural change through challenges and rewards. The app would also gather considerable data around transport use and behavioural change. Planned to be co-funded – Bay of Plenty Regional Council would provide funding if TCC did, Waka Kotahi had already committed some funds. This was a one-off request; subsequent years would be self-funding.
- Marine strategy – funding was already included in the LTP. Council was working together with the University of Waikato; a new application was required regarding development on Sulphur Point. Advice had been sought regarding the need for new public consultation. All groups interested in/affected by in the marine strategy would be included in the consultation e.g. waka ama and dragon boating.
- Gondola proposal – the fund recommended was not specifically for the gondola project but for innovative transport opportunities. Staff were also interested in investigating the application of the graphics/animation process used in the gondola submission as a modelling tool; exploring the use of the graphics technology would not be funded from this fund. Council would work in conjunction with other transport partners.
- Cultural centre at Gate Pa – council had an obligation to Ngai Tamarawaho to provide a site for a cultural centre as part of the agreement for the development of Route K. The initial site identified in Kopurererua Valley was not appropriate so an alternative site was needed.
- Blue Rovers Football Club - covered as part of other sporting submissions, including artificial turf requests.

#### Questions and discussion points

- Incubator – a large programme of capital works was planned for the Historic Village which had been brought forward as part of the prioritising of arts and culture; this will reflect the strategy work completed by council and developed in consultation with tenants.
- \$110,000 additional funding for the Incubator in Years 2 and 3 was not currently included in the LTP so had rating implications.

- Activate Vacant Spaces – noted that the LTP included \$100,000 to support exhibition of Tauranga’s taonga and had also extended the free parking trial; \$500,000 was in the budget to support downtown Tauranga. This initiative could be picked up and continued by Mainstreet Tauranga out of their targeted rate.
- The completion of current spatial planning work would provide clarity on the nature and scope of development that could occur in the Mt Maunganui town area. Works being undertaken as part of general budget were not precluded.
- Wednesday Challenge – noted that there was still lack of understanding in the community around the need for transport mode shift and the use of public transport; it would be a generational change – people needed to be pushed towards multi modal options. Interventions were needed to make people change behaviour; this challenge would make people stop and think. TCC support would be conditional on other party involvement e.g. Waka Kotahi and Bay of Plenty Regional Council. Noted this was a pilot project intended to roll out nationwide if successful. Council as an organisation needed to show leadership with adopting and implementing this initiative and encouraging other partner organisations to do so as well.
- Tsunami sirens – council needed to consider other forms of warning and emergency response/evacuation process and work with other organisations to develop solutions and evacuation response.
- Gate Pa cultural centre – the previous council had not made any other commitments to allocation of land. There were no specific obligations in respect of Smiths Farm; although there may be tangata whenua aspirations, a right of first refusal was not automatically triggered. Acknowledged the relationship Ngai Tamarawaho had with the Council as part of Route K and the value placed on city sites. Pukehinahina was a site of regional and national historic significance; there was a need to acknowledge the past and bring these stories to life within the city and Tauranga community. Noted the lack of visibility of cultural heritage in the city.

#### **RESOLUTION CO12/21/52**

Moved: Commissioner Bill Wasley

Seconded: Commissioner Shadrach Rolleston

That the Council:

#### **The Incubator (Attachment 4)**

- (d) Confirms support for the Incubator at the level currently included in year 1 of the draft LTP (\$250,000) then, subject to achieving a set of community and arts and culture-focused deliverables/KPIs, increases funding by \$110,000 per annum for years 2 and 3 of the LTP (Option 4).

**CARRIED**

#### **RESOLUTION CO12/21/53**

Moved: Commission Chair Anne Tolley

Seconded: Commissioner Bill Wasley

#### **Activate Vacant Spaces programme (Attachment 5)**

- (e) Declines the request for funding from Mainstreet Tauranga for the continuation of the Activate Vacant Spaces programme (Option 4).

**CARRIED**

**RESOLUTION CO12/21/54**

Moved: Commissioner Stephen Selwood

Seconded: Commissioner Bill Wasley

**Mount Maunganui Business Association (Attachment 6)**

- (f) Does not provide for any additional capital budget in the LTP specifically for the Mount Maunganui downtown area, at this time (Option 1).

**CARRIED**

**RESOLUTION CO12/21/55**

Moved: Commission Chair Anne Tolley

Seconded: Commissioner Stephen Selwood

**Papamoa Residents and Ratepayers Association (Attachment 7)**

- (g) Declines the funding request but seeks to establish a more robust structure for greater communication and engagement with the submitter and other community groups (option 3).

**CARRIED**

**RESOLUTION CO12/21/56**

Moved: Commissioner Bill Wasley

Seconded: Commissioner Stephen Selwood

**Wednesday Challenge (Attachment 8)**

- (h) Approves funding of \$146,250 for the Wednesday Challenge subject to the duplication with existing Travel Safe programmes being removed from the proposal, and that data from the Wednesday Challenge app is made available to Council (Option 1).
- (h)(2) Funding is contingent on partnership contributions from Waka Kotahi and Bay of Plenty Regional Council.

**CARRIED**

**RESOLUTION CO12/21/57**

Moved: Commissioner Stephen Selwood

Seconded: Commissioner Shadrach Rolleston

**Road reseals level of service (Attachment 9)**

- (i) Confirms the 'fit for purpose' level of surface for road resealing (Option 1).

**CARRIED**

*Note: this resolution was discussed on 24/6/2021*

**RESOLUTION CO12/21/58**

Moved: Commission Chair Anne Tolley

Seconded: Commissioner Stephen Selwood

**Tsunami sirens (Attachment 10)**

- (j) Defers the siren project for one year to allow the Commissioners and council staff to engage with the community on all issues and resolutions around tsunami sirens and evacuation, and to continue with education and the public awareness programme (option 1).

**CARRIED**

**RESOLUTION CO12/21/59**

Moved: Commissioner Shadrach Rolleston  
Seconded: Commissioner Bill Wasley

**Envirohub funding request (Attachment 11)**

- (k) Supports the request for partnership funding from Envirohub BOP for ongoing operational funding to the new Community Grant Fund (Option 3).

**CARRIED****RESOLUTION CO12/21/60**

Moved: Commissioner Bill Wasley  
Seconded: Commissioner Shadrach Rolleston

**Marine strategy (Attachment 12)**

- (l) Continues with the development of the Marine Strategy project as agreed by Council at its 6 October 2020 meeting (Option 1).

**CARRIED****RESOLUTION CO12/21/61**

Moved: Commissioner Bill Wasley  
Seconded: Commissioner Shadrach Rolleston

**Gondola feasibility study (Attachment 13)**

- (m) Includes \$100,000 in the LTP (split \$50,000 in 21/22 and \$50,000 22/23) to enable innovative opportunities for transport movement solutions to be explored including risk assessment and, where appropriate, working with other transport partners.

**CARRIED****RESOLUTION CO12/21/62**

Moved: Commissioner Shadrach Rolleston  
Seconded: Commissioner Stephen Selwood

**Cultural Centre at Gate Pa Reserve (Attachment 14)**

- (n) Allocates new operating expenditure of \$125,000, subject to a briefing and further report to Council, and to a satisfactory funding agreement (Option 1).

**CARRIED****11.15 2021-2031 Long-term Plan - User Fees and Charges 2021/22, Revenue and Finance Policy and Groups of Activities (Agenda Item 11.13)**

**Staff** Paul Davidson, General Manager: Corporate Services

**Key points**

- There were no significant changes to the Schedule of Fees and Charges as a result of submissions, but some changes around sustainability and waste activity fees were suggested by staff. No submissions were received on the Revenue and Financing Policy.

**In response to questions**

- Changes to waste activity fees were to encourage behavioural change e.g. higher fees for waste.

**RESOLUTION CO12/21/63**

Moved: Commissioner Stephen Selwood

Seconded: Commissioner Bill Wasley

That the Council:

- (a) In relation to the following matters released for consultation concurrently with the Long-term Plan, resolves the following preferred options:
  - (i) Schedule of Fees and Charges 2021/22: Option 1 - Amends the Sustainability and Waste user fees and charges for additional bins charges as proposed in the body of the report at point 19 and approves the draft User Fees and Charges schedule for 2021/22.

**CARRIED**

**RESOLUTION CO12/21/64**

Moved: Commissioner Bill Wasley

Seconded: Commissioner Shadrach Rolleston

- (ii) Revenue and Financing Policy: Option 1 - Amends the draft Revenue and Finance Policy with one minor wording change as proposed in the body of the report at point 25.

**CARRIED**

**RESOLUTION CO12/21/65**

Moved: Commissioner Bill Wasley

Seconded: Commissioner Stephen Selwood

- (iii) Groups of Activities: Option 1: Amends the Groups of Activities to reflect the changes proposed to the descriptions and targets for the key performance indicators for the Stormwater, Wastewater, Water Supply and Environmental Planning activities at point 30 and 32 of this report.

**CARRIED**

**RESOLUTION CO12/21/66**

Moved: Commission Chair Anne Tolley

Seconded: Commissioner Bill Wasley

- (b) Directs staff to present the final Groups of Activities, Policies and User Fees and Charges 2021/22 documents (as amended by resolution a) for adoption to Council at its meeting on 26 July 2021.

**CARRIED**

**11.16 2021-31 Long-term Plan Deliberations - Spaces and Places - sport (Agenda Item 11.10 continued)****RESOLUTION CO12/21/67**

Moved: Commissioner Stephen Selwood

Seconded: Commissioner Bill Wasley

That the Council:

**Blake Park (Attachment 8)**

- (r) Requests staff commence the future state co-design project for Blake Park, the Sport and Active Living Strategy review and Community Facilities Funding Policy review.

- (s) Confirms approval for BOP Badminton to use the full site at Tatua Reserve for the development of a multi-use sports facility (including but not limited to use for badminton and table tennis), subject to Council agreement on the multi-use nature of the facility, and brings forward funding of \$321,552 from FY 23 to FY 22, to contribute towards Tatua Reserve development costs.
- (t) Investigates the viability of Mount Maunganui Playcentre using Golf Road Reserve for the location of their activities, and brings forward funding of \$144,310 from FY 23 to FY 22, to contribute to the potential relocation costs.
- (u) Confirms an annual Council contribution for Tauranga Hockey Association turf renewals, as included in the draft LTP.

**CARRIED**

**RESOLUTION CO12/21/68**

Moved: Commission Chair Anne Tolley  
 Seconded: Commissioner Stephen Selwood

- (v) Confirms a capital grant to the Bay Oval Trust (with the debt to be retired over a period of up to 11 years) as a third contribution to the Stage 2 Pavilion, event-day toilets, generator shelter and broadcast tower projects, as detailed below:

Proposed project	Total cost	Bay Oval Contribution	Requested Funds	Contribution by TCC (1/3)
Stage 2 Pavilion	\$4,289,000	\$1,750,000	\$2,539,000	\$1,429,667
Event-day toilets	\$424,815	\$150,000	\$274,815	\$141,605
Generator shelter	\$108,951	\$50,000	\$58,951	\$36,317
Broadcast towers	\$350,000		\$350,000	\$116,667
<b>Total</b>				<b>\$1,724,256</b>

**CARRIED**

**At 10.15am the meeting adjourned.**

**At 11.05am the meeting reconvened.**

The members then returned to Agenda Item 11.1 which had been left to lie on the table at the start of the meeting.

**11.17 Deliberations Report - Options for the level of investment and implications for rates and debts (Agenda Item 11.1 continued)**

**Discussion points raised**

- Savings of \$1.7m, from debt and interest savings and staff salaries, had been made from the draft LTP.
- Deliberation decisions had added in \$1.85m of extra general expenditure and an extra \$350,000 in economic development.
- The draft LTP had used an assumed growth rate of 1.6, but the actual growth rate could be as high as 1.9. This would spread cost over future ratepayers which would decrease the individual rate burden.
- Had added in \$1.85m extra spending on community facilities with no significant impact on rating level. Had supported investment in community facilities and level of service as well as in growth infrastructure.



- The majority of community feedback supported the expenditure and wanted the changes to happen as long as council delivered what was agreed, on time and on budget. The importance of delivery was noted - not just of growth projects but also in service provision for the community.
- The rates rebate and deferment scheme helped to address concern around the ability of those on low and fixed incomes to afford rates increases. Noted that the city was already paying the costs in other ways e.g. rising house prices, ineffective transport infrastructure. Putting Tauranga back on a sustainable path for the future required investment now and for the future.
- Noted the challenges around managing the impacts of the city on the environment, especially air and water quality.
- It was a requirement for the commissioners to produce the LTP; Commission Chair Tolley noted the work of staff and the co-operative partnership between the commissioners and the executive leadership team which had enabled the delivery of the LTP.
- The Chief Executive thanked staff for their work; and thanked the Commissioners for their professional approach to the process and the commitment they had demonstrated to the community, both in the amount of engagement undertaken and the consistent focus on keeping the people of Tauranga at the centre of all decisions. Now the focus would shift to the successful delivery of the LTP.

### **RESOLUTION CO12/21/69**

Moved: Commissioner Stephen Selwood

Seconded: Commissioner Bill Wasley

That the Council:

- (b) Agrees to the proposed level of capital investment for the LTP proposed in Option 1 and detailed in Attachment A, with the associated level of rates and debt in Attachment C.
- (c) Notes that the proposed level of rates and debt in later years of the LTP may be reduced as a result of reforms or alternative funding arrangements and that any such impact would be incorporated in subsequent Annual and Long-Term Plans.
- (d) Agrees to the proposed capital delivery adjustments in Option 1 that have been increased and adjusted to reflect revised assumptions or uncertainty of timing of funding agreements with partners including Waka Kotahi NZTA (Waka Kotahi) and challenges around project readiness regarding resilience projects identified within the bulk fund.
- (e) Agrees that the level of maintenance and renewals to be delivered in the first three years of the LTP will be less than budgeted in the draft LTP based on the lower Waka Kotahi funding.
- (f) Agrees to the list of projects in Attachment B that may be brought forward into 2022 from 2023 and later years to manage deliverability of the overall capital programme and support delivery of key outcomes.
- (g) Notes the reduction from the draft in rates-funded operational costs of \$1.7m from lower opening debt position in July 2021 that resulted from slower capital delivery in 2021, and lower salary market movement than assumed in the draft.

**CARRIED**

### **RESOLUTION CO12/21/70**

Moved: Commissioner Stephen Selwood

Seconded: Commissioner Shadrach Rolleston

- (h) Notes other deliberations reports recommend additional operational budgets to be added to 2022 and later years, which offsets the reduction in rates requirement noted in (g).

- (h)(2) Notes that deliberation decisions have also increased the economic development rate in 2022 and for the subsequent three years by \$350,000 per annum, and costs in the water activity to be covered by water rates and user charges of \$500,000 increasing in later years, which will be reflected in user charges in later years.

**CARRIED**

**RESOLUTION CO12/21/71**

Moved: Commissioner Bill Wasley  
 Seconded: Commissioner Shadrach Rolleston

- (i) Agrees that the proposed budget includes areas of operating costs to be loan funded including:
  - i. Keenan Road and Tauriko Business Estate structure planning and
  - ii. Transport System Plan (TSP) programme management and stakeholder engagement and
  - iii. A portion of the community grants fund that may relate to capital items purchased through the grant
- (j) Agrees to debt retirement associated with these items over a period of five years to be rate-funded consistent with rate-funding for the appropriate activity.

**CARRIED**

**RESOLUTION CO12/21/72**

Moved: Commissioner Bill Wasley  
 Seconded: Commissioner Shadrach Rolleston

- (k) Approves a delegation to the Chief Executive to make minor financial and non-financial amendments to the Long Term Plan to be presented to Audit New Zealand; any significant changes will be reported to Council.
- (l) Approves a delegation to the Chief Executive to utilise both operational and capital expenditure budgets provided for in the draft Long Term Plan, adjusted for decisions through deliberations, for the period 1 July to 26 July 2021 until the final Long Term Plan is adopted. Any adjustments to the final plan reflected through the audit process will be reported back to Council and/or adjusted through the remainder of the 2021/22 financial year, or subsequent years, if required. A borrowing resolution has previously been obtained for \$30m for the month of July 2021.

**CARRIED**

**12 CLOSING KARAKIA**

Commissioner Shadrach Rolleston provided a closing karakia.

**The meeting closed at 11.36am.**

**The minutes of this meeting were confirmed as a true and correct record at the Council meeting held on 26 July 2021.**

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**CHAIRPERSON**