



AGENDA

Ordinary Council meeting Monday, 26 May 2025

I hereby give notice that an Ordinary meeting of Council will be held on:

Date: Monday, 26 - 29 May 2025

Time: 1.00pm

**Location: Tauranga City Council Chambers
Level 1 - 90 Devonport Road
Tauranga**

Please note that this meeting will be livestreamed and the recording will be publicly available on Tauranga City Council's website: www.tauranga.govt.nz.

**Marty Grenfell
Chief Executive**

Terms of reference – Council

Membership

Chairperson	Mayor Mahé Drysdale
Deputy Chairperson	Deputy Mayor Jen Scoular
Members	Cr Hautapu Baker Cr Glen Crowther Cr Rick Curach Cr Steve Morris Cr Hēmi Rolleston Cr Marten Rozeboom Cr Kevin Schuler Cr Rod Taylor
Quorum	<u>Half</u> of the members present, where the number of members (including vacancies) is <u>even</u> ; and a <u>majority</u> of the members present, where the number of members (including vacancies) is <u>odd</u> .
Meeting frequency	Three weekly or as required

Role

- To ensure the effective and efficient governance of the City.
- To enable leadership of the City including advocacy and facilitation on behalf of the community.
- To review and monitor the performance of the Chief Executive.

Scope

- Oversee the work of all committees and subcommittees.
- Exercise all non-delegable and non-delegated functions and powers of the Council.
- The powers Council is legally prohibited from delegating include:
 - Power to make a rate.
 - Power to make a bylaw.
 - Power to borrow money, or purchase or dispose of assets, other than in accordance with the long-term plan.
 - Power to adopt a long-term plan, annual plan, or annual report.
 - Power to appoint a chief executive.
 - Power to adopt policies required to be adopted and consulted on under the Local Government Act 2002 in association with the long-term plan or developed for the purpose of the local governance statement.
 - All final decisions required to be made by resolution of the territorial authority/Council pursuant to relevant legislation (for example: the approval of the City Plan or City Plan changes as per section 34A Resource Management Act 1991).
- Council has chosen not to delegate the following:
 - Power to compulsorily acquire land under the Public Works Act 1981.
- Make those decisions which are required by legislation to be made by resolution of the local authority.

- Authorise all expenditure not delegated to officers, Committees or other subordinate decision-making bodies of Council.
- Make appointments of members to the council-controlled organisation Boards of Directors/Trustees and representatives of Council to external organisations.
- Undertake all statutory duties in regard to Council-controlled organisations, including reviewing statements of intent and receiving reporting, with the exception of the Local Government Funding Agency where such roles are delegated to the City Delivery Committee. This also includes Priority One reporting.
- Consider all matters related to Local Water Done Well.
- Consider any matters referred from any of the Standing or Special Committees, Joint Committees, Chief Executive or General Managers.
- Review and monitor the Chief Executive's performance.
- Develop Long Term Plans and Annual Plans including hearings, deliberations and adoption.
- For clarity the Council will develop, review, undertake hearings of and deliberations on community submissions to bylaws as well as the adoption of the final bylaw.

Procedural matters

- Delegation of Council powers to Council's committees and other subordinate decision-making bodies.
- Adoption of Standing Orders.
- Receipt of Joint Committee minutes.
- Approval of Special Orders.
- Employment of Chief Executive.
- Other Delegations of Council's powers, duties and responsibilities.

Regulatory matters

Administration, monitoring and enforcement of all regulatory matters that have not otherwise been delegated or that are referred to Council for determination (by a committee, subordinate decision-making body, Chief Executive or relevant General Manager).

Order of Business

1	Opening karakia	7
2	Apologies	7
3	Public forum.....	7
4	Acceptance of late items	7
5	Confidential business to be transferred into the open.....	7
6	Change to the order of business	7
7	Confirmation of minutes.....	7
	Nil	
8	Declaration of conflicts of interest	7
9	Deputations, presentations, petitions	7
	Nil	
10	Recommendations from other committees.....	7
	Nil	
11	Business.....	8
11.1	Annual Plan 2025/26 - Consultation and submission summary	8
11.2	Executive Report to the 2025-26 Annual Plan	70
11.3	Annual Plan 2025/26 Deliberations - Spaces and Places - Issues and Options papers.....	89
11.4	Aquatic Projects Update and Next Steps.....	127
11.5	Local Water Done Well - Deliberations	148
11.6	Annual Plan 2025/26 Deliberations - Other issues and options papers	176
11.7	Annual Plan 2025/26 Deliberations - Connecting Mount Maunganui - Issues and Options Report	211
11.8	2025/26 Development Contributions Policy deliberations	212
11.9	2025/26 User Fees and Charges Deliberations.....	223
11.10	Rating Policy 2025/2026 Annual Plan	230
11.11	Transport Resolutions Report No.55	235
12	Discussion of late items	254
13	Public excluded session	254
	Confidential Attachment 7 11.6 - Annual Plan 2025/26 Deliberations - Other issues and options papers 254	
	Confidential Attachment 8 11.6 - Annual Plan 2025/26 Deliberations - Other issues and options papers 254	
14	Closing karakia	254

- 1 OPENING KARAKIA**
- 2 APOLOGIES**
- 3 PUBLIC FORUM**
- 4 ACCEPTANCE OF LATE ITEMS**
- 5 CONFIDENTIAL BUSINESS TO BE TRANSFERRED INTO THE OPEN**
- 6 CHANGE TO THE ORDER OF BUSINESS**
- 7 CONFIRMATION OF MINUTES**
Nil
- 8 DECLARATION OF CONFLICTS OF INTEREST**
- 9 DEPUTATIONS, PRESENTATIONS, PETITIONS**
Nil
- 10 RECOMMENDATIONS FROM OTHER COMMITTEES**
Nil

11 BUSINESS

11.1 Annual Plan 2025/26 - Consultation and submission summary

File Number: A17909555

Author: Jeremy Boase, Manager: Strategy & Corporate Planning
Ceilidh Dunphy, Community Relations Manager

Authoriser: Christine Jones, General Manager: Strategy, Growth & Governance

PURPOSE OF THE REPORT

1. To frame Council's deliberations on the Annual Plan by outlining the consultation process undertaken and the feedback received on the key questions asked through that consultation process.

RECOMMENDATIONS

That the Council:

- (a) Receives the report "Annual Plan 2025/26 - Consultation and submission summary".
-

EXECUTIVE SUMMARY

2. The draft Annual Plan 2025/26 consultation document was available for community consultation between 28 March and 28 April 2025. This consultation process was undertaken in parallel with consultation on Local Water Done Well, the draft development contributions policy, and user fees and charges.
3. The community engagement process included an extensive paid media advertising schedule, elected member-led community events, and a demographically representative market research survey.
4. The purpose of the extensive advertising was to encourage community participation in the joint Annual Plan / Local Water Done Well online submission form and community events.
5. Approximately 480 people attended the 24 community events held across Tauranga. Media engagement was significant with an estimated 5.8 million views of digital advertising and a 41% reach of the total target audience (being all people 18+ in Tauranga) through radio advertising.
6. In addition, 49,100 direct emails were sent to people on either or both of council's customer contact database and engagement newsletter database.
7. The advertising, event costs, printing, and the demographically-sound survey cost approximately \$115,000. Savings were made compared to previous years by in-housing design work and the large email mail-out. Significant staff time from the Community Relations team and senior leadership is involved in the engagement process.
8. In total, 968 submissions were received. This is substantially more than are generally received through an annual plan process, and may be partly reflect of both a new Council and dual consulting on Local Waters Done Well options. A total of 68 submitters spoke to their submission during hearings held on 13 and 14 May 2025.

9. In addition to the submissions, the demographically-sound survey obtained responses from 253 residents. The results of the submissions and of the demographically-sound survey are shown separately in this report.
10. The consultation document and online submission form asked six main questions in two groupings. The demographically-sound survey asked the same questions. Those questions related to:
 - Future priorities
 - Question 1 – future capex investment in the city
 - Question 2 – future rates spending
 - Question 3 – the balance of user contributions and rates funding
 - Annual plan specific
 - Question 4 – the overall annual plan
 - Question 5 – the capital projects budget
 - Question 6 – the operational budget.
11. In Question 1, the community was invited to allocate a nominal \$100 of capital expenditure across priority investment areas. Compared to the existing budget, submitters and survey respondents both sought, on average, slightly less spending on transport and the city centre, and slightly more spending on waters, community infrastructure, and 'other' investment.
12. In Question 2, the community was similarly invited to allocate a nominal \$100 of rates-funded operating expenditure across key council service areas. Compared to the existing rates-funded budgets, submitters and survey respondents both sought on average, slightly more spending on transport, sustainability and waste, and 'other', and slightly less spending on water services and spaces and places. For library expenditure, submitters sought slightly less spending and survey respondents sought slightly more spending.
13. In Question 3, a strong majority of both submitters and survey respondents supported the planned review of user fees and charges with a view to reducing the reliance on rates.
14. In comments attached to Question 4 there was a wide variety of ideas raised relating to user fees and charges, but the single biggest volume related to reducing costs rather than changing revenue structures.
15. In Question 4, significantly more submitters disagreed or strongly disagreed (49%) with the overall annual plan than agreed or strongly agreed with it (24%). In the demographically-sound survey this was reversed with a larger percentage supportive than in disagreement (34% to 28%).
16. In comments attached to Question 4, those disagreeing with the annual plan focused on the proposed rates increase and what is seen as wasteful spending on non-essential projects and 'nice-to-haves'. Those agreeing with the annual plan highlighted support for investment in 'catch-up' infrastructure and investments that improve the quality of life of residents.
17. In Question 5, significantly more submitters (51%) sought reduced capital investment (and lower debt and rates) than those who were comfortable with proceeding with the planned approach or increasing capital expenditure (a combined 36%). Again, in the demographically-sound survey this was reversed with a larger percentage supportive of the plan or of increasing investment than the percentage looking to reduce investment (46% to 44%).
18. In comments attached to Question 5, those looking to reduce investment again referenced non-essential or 'nice-to-have' projects and highlighted concerns at council's debt level and community affordability issues. Those supporting the plan or looking to increase investment referenced the need for continued investment in infrastructure as the city grows, particularly in transportation, community facilities, and water services.

19. In Question 6, more submitters (46%) sought to reduce council services and have lower rates increases than those who were comfortable proceeding with the planned approach or sought to increase council services with higher rates increases (a combined 39%). This was different to the demographically-sound survey where a larger proportion of respondents were supportive of the proposal or wanted to increase services and rates compared to those who sought reductions in services and rates increases (50% to 39%).
20. In comments attached to Question 6, those looking to reduce council services and rates increases highlighted staff numbers, costs and benefits; consultant and contractor costs; and a need to ensure value-for-money through efficiencies, a reduction in wasteful spending, and better management of resources. Those supportive of the proposed plan or of increasing services also commented on staff numbers and costs and consultant costs but noted that reducing staff costs can lead to reductions in service levels. This group also highlighted value-for-money and efficiency objectives.
21. This report is for information only. There are no decisions sought. Other than the expenditure incurred and noted above, there are no financial, risk or legal consequences associated with this report.

BACKGROUND

22. This report covers two main topics:
 - a summary of the engagement approach undertaken, and the number of responses received, covered in paragraphs 23 to 41
 - a summary of the results from the online submission form and the demographically-sound survey, covered in paragraphs 42 to 96.

ADVERTISING AND ENGAGEMENT APPROACH

Engagement approach

23. At the Community, Transparency and Engagement Committee meeting of 18 November 2024, the Committee considered three options relating to the communications and engagement approach for the annual plan: a minimum option, a regular option, and an enhanced option. The committee resolved to take the enhanced approach which included, among other things:
 - an extensive paid media schedule (mix of digital, newspaper, billboard and radio advertising)
 - community drop-in sessions in each ward
 - a large-scale 'town hall' event
 - a demographically representative market research survey managed by a research company.
24. The estimate of costs for the enhanced approach, included in the report to the Committee, was between \$80,000 and \$200,000.
25. The next sections of this report outline the approach taken and the outcomes achieved by the engagement approach.

Engagement events summary

26. Around 480 people attended 24 events across Tauranga. Events were advertised across the city as an opportunity for the community to speak to the mayor and their local councillors. A variety of different formats were used including setting up stalls at shopping centres and markets, drop-in sessions at local halls, and more formal presentations.
27. At events, where appropriate, we had marble jars where people could allocate 10 marbles across six operating budgets to indicate where they would like council to invest. This

question aligned with the online submission form where we asked people to apportion how they would split \$100 across the different services.

28. The marble jars were intended as an interactive engagement option to help start conversations and to provide a simpler way for people to participate if they were unlikely to go online or otherwise make a submission. The concept proved difficult to explain in a quick interaction, so was not utilised across all sessions and results should be considered with this context.
29. The combined results of the marble jar voting process were:
 - Transport: 77 votes
 - Water Services: 105 votes
 - Spaces and Places: 34 votes
 - Community Services: 92 votes
 - Sustainability & Waste: 105 votes
 - Other (i.e. Regulatory services and compliance): 35 votes
30. These results can be compared to the response to Question 2 in the consultation document, outlined below in this report.

Advertising campaign

31. Our goal was to encourage community participation in the Annual Plan and Local Water Done Well online submission form and events. Although this draft Annual Plan was not a significant deviation from the Long-term Plan it was decided to consult and promote engagement opportunities as widely as possible as this was the first substantive opportunity for councillors to engage with the community. Some engagement events didn't attract large numbers; however, we received far more online submissions than our annual plan consultations have generally achieved.
32. Bundling the Annual Plan and Local Water Done Well consultations enabled us to increase awareness and reach, as well as to streamline the submission process. A number of other councils seem to be taking a similar approach. Running the two consultations concurrently has likely helped drive the response rate.
33. The target audience for the engagement was all people 18+ in the Tauranga City catchment area – 131,000 residents.

Budget and staff resources

34. The budget and staff resources utilised through the engagement process included:
 - Total media budget: \$83,000 (Annual Plan: 70% [\$58,000] Local Water Done Well: 30% [\$25,000]).
 - Other engagement costs (i.e. venue hire, catering, printing costs etc): approximately \$7,500
 - Design and customer contact database: Previously we have outsourced the design of the consultation document at a cost of around \$10,000. This year we designed in-house saving costs and allowing for more flexibility to implement last minute changes. In addition, instead of outsourcing the email distribution to the customer contact database we also undertook this internally, saving around \$7,000.
 - Community relations staff resourcing: A number of Community Relations staff have worked across these two consultations whether it be on engagement planning and communications advice, design, writing content, booking media or planning and facilitating engagement events. It's estimated this would equate to approximately six FTEs for three months (though spread across a number of staff working on multiple

projects). In addition, each of the engagement events were attended by senior staff members to support elected members.

- The demographically-sound survey conducted by a market research company cost \$24,270.

Approximate spend by media and potential audience reach

35. We have not yet, at the time of writing this report, received analysis from media companies on actual reach. As such, the figures below are estimates.

- Print: \$12,100 (15%) – 360,000 (cumulative readership)
- Digital: \$46,400 (56%) – 5.8 million views
- Radio: \$13,500 (16%) – 41% reach of total audience
- Out of home: \$11,000 (13%) – Bus backs: 50,000 people; digital billboards: 50,000 views.

Email campaign summary

36. For the second time we used the customer contact database to contact ratepayers directly. We also utilised our engagement newsletter database, which has an additional 10,000 email addresses for people who wish to be contacted about council projects. The open rate was above a typical government piece of communication which is 40%. The click rate was lower than other TCC newsletters (10-15%) – possibly because the topics were less tangible.

37. Some key statistics from the email campaign are:

- Total dispatch: 49,100 emails sent
- Bounce rate: 8.2% (4,008 bounces, therefore 45,092 emails openable)
- Open rate: 67.5% (30,426 opens)
- Click rate: 7.5% of opens (2,291 clicks from unique users)
- Unsubscribe rate: 0.34% (153 unsubscribes)

38. The top-rating clicks¹ were:

- Annual Plan: 6.5% of opens (1,964 clicks)
- Local Water Done Well: 3.3% of opens (1,007 clicks)
- Community events: 2.1% of opens (664 clicks).

SUBMISSIONS RECEIVED

39. A total of 968 submissions were received². Of these, 770 were responses to the online submission form and 198 were received by direct email or through the post. Where emailed or posted submissions responded directly to the questions raised in the consultation document, those answers have been aggregated with the online submission form results in the figures below.

40. A total of 68 submitters spoke in support of their submissions at hearings held on 13 and 14 May 2025.

41. The demographically-sound survey conducted by an independent market research company sampled 253 residents. A copy of the final survey report is included as **Attachment 1** to this report.

¹ Some recipients of the email clicked more than one link, therefore the breakdown of individual clicks adds to greater than the 'click rate' identified in the previous paragraph

² Submissions are numbered 1 to 970, but two were subsequently withdrawn by the submitters before the submission period closed.

RESPONSES TO KEY QUESTIONS – PRIORITIES

42. The consultation document and online submission form asked three ‘framing’ questions, related to this year’s Annual Plan but also relevant to inform Council’s thinking for future processes. These questions related to:

1. Q1 Future capex investment in the city
2. Q2 Future rates spending
3. Q3 The balance of user contributions and rates funding

43. These questions were also asked in the separate demographically-sound survey.

44. Results from these questions are outlined below.

Q1 – How do you want to invest in the future of the city? (capex)

45. Submitters were provided with a high-level split of the current capital expenditure budget based on a nominal total of \$100 and then invited to offer their opinion on what the right balance of capital spending should be.

46. Unfortunately, the consultation document and online submission form initially included incorrect figures for the current budget. This would have misinformed submitters as to the ‘status quo’ and may have led some to a different opinion on their version of the right balance than had the correct current budgets been included. We apologise for this mistake which was corrected once identified.

47. Because of the mistake, the responses to Question 1 are presented in **Attachment 2** in two batches: the first 372 submissions, using the incorrect current budget numbers; and the subsequent 597 submissions, using the correct budget numbers. The figures below include aggregated results across all submissions.

48. The mistake was identified and corrected before the demographically-sound survey commenced.

49. In total, 669 submissions provided a response to this question. In the demographically-sound survey, 244 people answered this question.

50. Overall results from the submissions and from the demographically-sound survey were as follows:

Investment area	Correct current budget (\$)	Average of all submissions (\$)	Average per demographically-sound survey (\$)
Transport	37	29.3	31
Waters (stormwater, wastewater & water supply)	22	30.6	25
Community Infrastructure (parks, reserves, and community facilities)	11	16.8	16
City centre development	21	11.0	16
Other (airport, waste infrastructure, digital, wharfs and jetties)	9	12.3	13
Total	100	100	100

51. Further details of the demographically-sound survey results are available in Attachment 1. Further details of the submission responses are included in Attachment 2.

Q2 – What do you want your rates to pay for? (opex)

52. Submitters were provided with a high-level split of the current rates-funded operating expenditure budget based on a nominal total of \$100 and then invited to offer their opinion on what the right balance of such spending should be.
53. In contrast to the capex question, the opex current budget figures were correct throughout the process. As such all responses can be considered consistently.
54. In total, 675 submissions provided a response to this question. In the demographically-sound survey, 237 people answered this question.
55. Overall results from the submissions and from the demographically-sound survey were as follows:

Council service area	Current budget (\$)	Average of all submissions (\$)	Average per demographically-sound survey (\$)
Transportation (maintaining and improving our roads and footpaths/cycleways, plus safety initiatives)	19	23.0	22
Water Services (stormwater, wastewater, & water supply)	35	30.3	29
Spaces and Places (activities including maintaining our parks, reserves, walkways, and community facilities)	23	20.0	20
Community Services (include our libraries and community centres, arts & cultural activities, event facilitation, and community development activities)	11	10.8	12
Sustainability and Waste (kerbside collections and recycling/transfer station activities, plus climate change planning)	6	8.5	9
Other (Activities include City & Infrastructure Planning (\$2); Regulatory (resource and building consents & environmental planning) and Compliance (parking, noise control, etc.) activities (\$2); Economic Development activities (\$1); and Emergency Management activities (<\$1).)	6	7.4	8
Total	100	100	100

56. Further details of the demographically-sound survey results are available in Attachment 1. Further details of the submission responses are included in Attachment 2.

Q3 – Should we conduct a comprehensive review with a view to having more user contributions to fund things going forward?

57. On 3 March 2025, Council resolved to conduct a comprehensive review of user fees and charges during the 2025/26 year, and to include this proposal in the Annual Plan consultation document.
58. Submitters were informed that Council intends to conduct this review 'look(ing) for opportunities to increase revenue via fees and charges to aid with the reduction of reliance on rates'. Submitters were asked whether they supported this review.
59. In total, 726 submissions provided a response to this question. In the demographically-sound survey, 253 people answered this question.
60. Overall results from the submissions and from the demographically-sound survey were as follows:

Do you agree that Council should do this comprehensive review?	All submissions	Demographically-sound survey
Yes	77.5%	85%
No	22.5%	15%

61. Submitters were also asked if there are specific areas where the balance between user fees and rates funding should change.
62. There was a wide variety of responses to this question. Topics with the largest number of comments³ included:
- the introduction of boat ramp or boat parking charges, with the majority of comments in favour and a minority against
 - the introduction of some form of road pricing or congestion charging or other form of charging for road use, with a small number of comments suggesting current tolls be removed
 - the introduction of user charges at the museum and/or the art gallery (or for 'arts and culture' generally)
 - parking fees, with some comments arguing for increases, some arguing for decreases, and mixed views as to the expansion of paid parking to other areas including the beach
 - the principle that non-residents or non-ratepayers should pay more and, for some submitters, that residents or ratepayers should receive discounts or pay no user charges at all 'because we have already paid in our rates'
 - development contributions or other variations on 'growth pays for growth'
 - library user charges, with some arguing for increases and others arguing that facilities like libraries should be free of charge
 - sporting facilities, with a wide range of opinions offered including some seeking to increase charges, some to remove them, some to establish equity across codes (or indoor vs outdoor), some to differentiate between adult and child use, and some to link charges with improved investment in such facilities
 - community facilities and halls, with some arguing for increased fees, some for the removal of fees, and some for discounts for not-for-profit organisations
 - visitor-related charges, including some version of a 'bed tax' on accommodation providers (including short-stay rentals and bed-and-breakfast providers), a charge on cruise ship visitors, or charges on major events that cause traffic congestion or road closures to recognise the impact caused.

³ At least ten separate comments and often many more

63. Other topics with multiple comments included:
- introducing charges for heavy transport and/or the Port of Tauranga to recognise additional maintenance and congestion on roads caused by trucks
 - swimming pool charges
 - public transport charges (noting this is a Bay of Plenty Regional Council matter)
 - user fees (rather than flat rates) for residential rubbish and recycling collection, and transfer station fees
 - wastewater volumetric charges
 - increased charges for events, event space, and event facilitation
 - street dining charges
 - mixed views on charges for unspecified 'community services'
 - user fees should be kept to a minimum.
64. Other areas where one or more submitter considered there was scope for introducing or increasing user fees included the waterfront playground, stormwater, walking tracks, cycle lanes (or a cycle licence fee), building consents, air pollution emitters, water, campgrounds, freedom campers, dog licences, cat licences, e-scooters, showers at the beach, and compliance activities.
65. The biggest volume of feedback related not to the balance of council revenue sources between rates and user fees, but to the extent of, and balance of, council costs. Reducing costs was seen by many submitters to be preferable to increasing user fees or increasing rates.
66. Other matters not directly related to user fees and charges that were raised included:
- various comments on the rating structure including: the balance of residential, commercial and industrial rates; the government paying rates; rating discounts for the aged; Māori land rating; the contribution of property owners versus residential tenants; rates based on number of occupants or on income not property value; holiday home owners paying higher rates; a flat level of rates regardless of property location; removing water rates; the Papamoa infrastructure targeted rate
 - fluoridation of the water supply.
67. Respondents to the demographically-sound survey were also asked if there are specific areas where the balance between user fees and rates funding should change. These results have been summarised in Attachment 1 as:
- No change / no opinion – 35%
 - Charge visitors more – 18%
 - Transport / roading focus – 12%
 - Developers / businesses pay more – 10%
 - Better user fee targeting – 8%
 - Oppose more user fees – 7%
 - Council waste concerns – 6%
 - Community services need support – 3%
 - Environment / sustainability – 1%
68. This information from submissions and from the demographically-sound survey will be reviewed during the comprehensive review of user fees and charges to be started early in the 2025/26 financial year.

RESPONSES TO KEY QUESTIONS – ANNUAL PLAN SPECIFIC

69. The consultation document and online submission form asked three questions directly related to this year's annual plan. These questions covered:
4. Q4 The overall annual plan
 5. Q5 The capital projects budgets
 6. Q6 The operational budget
70. Each question also allowed for an 'any comments' response. In addition, Question 6 specifically asked submitters to identify any areas within council where more efficiencies could provide better outcomes for the community.
71. These questions were also asked in the separate demographically-sound survey.
72. Results from these questions are outlined below.

Q4 – What is your opinion on our proposed annual plan?

73. Submitters were provided with a high-level summary of the overall rates increase, the split of increases between residential, commercial and industrial properties, the operational expenditure savings committed to, the total capital expenditure budget, total debt, and the debt-to-revenue ratio. Submitters were then invited to offer their opinion on the overall plan.

Preference	Submissions		Demographically-sound survey	
	Number of responses	%	Number of responses ⁴	%
Strongly agree	25	3.4%	8	3.0%
Agree	155	21.0%	76	30.1%
Neither agree nor disagree	135	18.3%	90	35.4%
Disagree	144	19.5%	50	19.8%
Strongly disagree	219	29.7%	19	7.4%
Other	21	2.9%	3	1.1%
Don't know	16	2.2%	8	3.3%
Comment Only	22	3.0%	-	-
Total	737	100%	253	100%

74. Key themes raised by submitters in the comments section attached to this question are summarised below.
75. Within the comments from those who 'agreed' or 'strongly agreed' with the proposed annual plan, the key themes were:

⁴ Note that the actual responses to the survey have been weighted by the research company to ensure that they are demographically consistent with the census. As such, the number of responses is a calculated weighted figure (to multiple decimal points) not a round number. This explains why the calculated percentages appear slightly different to what may be expected i.e. in the first row the figure is 8 and $8 / 253 = 3.16\%$ but the calculated weighted figure is actually 7.58 and therefore $7.58 / 253 = 3.0\%$ which is as shown in the table. This approach also applies to responses to questions 5 and 6 below.

- support for increased investment in infrastructure to catch up with past underinvestment, noting that improving infrastructure is essential for the city's growth and development
- support for increased investment in community facilities, parks, and services to enhance the quality of life for residents
- recognising the necessity of raising rates to fund infrastructure projects and other city improvements but concerns about ensuring that rate increases and spending decisions are fair and equitable, particularly for low-income residents and specific communities.

76. Within the comments from those who 'disagreed' or 'strongly disagreed' with the proposed annual plan, the key themes were:

- strong opposition to the proposed rates increases, describing them as excessive, unsustainable, and unaffordable for residents, especially those on fixed incomes or low wages
- criticism of what is seen as wasteful spending on non-essential projects and 'nice to haves' instead of focusing on core services and infrastructure
- calls for council to operate more like a business, with better fiscal management, reduced debt, and a focus on essential services – many comments suggest cutting staff numbers, reducing salaries, and eliminating unnecessary expenditure
- a strong demand for greater transparency and accountability in council spending, with a need for council to be more open about its financial decisions and to ensure that public money is spent wisely.

77. The key themes in responses from those who 'neither agreed nor disagreed' or who opted for 'other' or 'don't know' or who did not offer a direct response but who did leave a comment, were consistent with the key themes identified in the two paragraphs above.

78. Respondents to the demographically-sound survey were also asked if they had any comments on the overall annual plan proposal. Results from the 115 respondents who offered a comment have been summarised in Attachment 1 as:

- Rates increase concerns – 50%⁵
- Council spending criticisms – 40%
- Debt and financial management – 25%
- Infrastructure needs – 20%
- Equity and fairness – 15%
- Supportive comments – 10%
- Other points – 5%
- Neutral / no comment – 20%.

Q5 – What do you think we should do with the proposed list of capital projects for 2025/26?

79. Submitters were provided with a summary of the capital expenditure programme and a link to the detailed list of projects. Submitters were then asked about their preferred approach to the capital expenditure budget.

Preference	Submissions	Demographically-sound survey
------------	-------------	------------------------------

⁵ Note that some comments included multiple themes. As such this list adds to more than 100%.

	Number of responses	%	Number of responses	%
Reduce investment, resulting in lower debt and lower rates in years to come	368	51.2%	111	44.0%
Proceed with the proposal, resulting in similar levels of debt and rates to the Long-term Plan	199	27.7%	101	39.8%
Increase council investment, resulting in higher debt and higher rates in years to come	62	8.6%	16	6.3%
Some other option	64	8.9%	4	1.8%
Don't know	21	2.9%	21	8.2%
Comment only	5	0.7%	-	-
Total	719	100%	253	100%

80. Key themes raised by submitters in the comments section attached to this question are summarised below.
81. Within the comments from those who selected 'reduce investment ...', the key themes were:
- a strong sentiment to reduce investment in what are seen as non-essential or 'nice-to-have' projects and to focus on what are seen as 'essential' or 'core' infrastructure and services
 - a focus on reducing, or not increasing, debt
 - a recognition that ratepayers are struggling and cannot afford significant rate increases
 - a view that there has been significant amounts of wasteful spending.
82. Within the comments from those who selected 'proceed with the proposal ...', the key themes were:
- the importance of managing the budget wisely, avoiding unnecessary debt, and ensuring value-for-money including through transparent tender processes
 - the need for continued investment in infrastructure, particularly in transportation, community facilities, and water services, as the city grows.
83. Within the comments from those who selected 'increase Council investment ...', the key themes were:
- a recognition that the city had fallen behind, created a backlog of infrastructure needs and that the catch up can't wait
 - a focus on the city's potential, both in responding to growth and driving future growth
 - encouragement to complete infrastructure projects with specific mentions for the Memorial Park development, various city centre developments, and transportation including public transport investment
 - a belief that civic investment will encourage private sector development.
84. The key themes in responses from those who selected the 'some other option' response were consistent with the key themes identified in the three paragraphs above.

85. Respondents to the demographically-sound survey were also asked if they had any comments on the proposed capex programme. Results from the 80 respondents who provided a comment have been summarised in Attachment 1 as:

- Reduce unnecessary spending / focus on essentials – 30%⁶
- Rates are too high / concern about affordability – 20%
- Infrastructure is critical (especially roads & public transport) – 18%
- Criticism of council spending / management – 15%
- Support for careful, future-focussed investment – 10%
- Cycleways & CBD upgrades seen as wasteful by some – 7%
- Positive comments / supportive of progress – 5%.

Q6 – Which option do you prefer for the overall direction for Council’s annual plan and future operational budget cost savings?

86. Submitters were provided with a summary of the operational budget, including savings already made, and a reference to other pages within the consultation document where further information could be found. Submitters were then asked about their preferred approach to the operational budget.

Preference	Submissions		Demographically-sound survey	
	Number of responses	%	Number of responses	%
Reduce council services, lower rates increase	337	45.8%	97	38.5%
Proceed with the proposal	241	32.7%	111	44.1%
Increase council services, with higher rates increase	44	6.0%	15	5.8%
Some other option	79	10.7%	12	4.8%
Don't know	25	3.4%	17	6.9%
Comment only	10	1.4%	-	-
Total	736	100%	253	100%

87. Submitters were also asked whether there are any areas within Council where they would like to see more efficiencies in providing better outcomes for the community. The responses to that prompt, and any comments associated with the above table, are summarised below.

88. Within the comments from those who selected ‘reduce council services ...’, the key themes were:

- reduce costs, with a strong emphasis on reduction of staff numbers, costs and benefits
- reduce consultant and contractor costs
- ensuring value-for-money through efficiencies, reduction of wasteful spending, and better management of resources

⁶ Note that some comments included multiple themes. As such this list adds to more than 100%.

- an emphasis on listening to the community and involving them in decision-making processes – some comments express frustration with the council's perceived lack of responsiveness to community feedback.
89. Within the comments from those who selected 'proceed with the proposal', the key themes were:
- the need for financial oversight, reducing unnecessary expenditure, and ensuring value for money including better tender outcomes
 - suggestions to reduce consultant costs and staff numbers, costs and benefits, though some noted that staff cuts can lead to a risk of reduced service levels
 - a focus on the balance between improved (or maintained) facilities and services and affordability.
90. Within the comments from those who selected 'increase council services ...', the key themes were:
- emphasising the need to invest in the city's growth and development, including building infrastructure, undertaking legacy projects, and improving the city's appearance and functionality
 - a focus on maintaining and improving council services rather than cutting costs – comments suggest that efficiency and value for money are important, but not at the expense of essential services.
91. The key themes in responses from those who selected the 'some other option' response were consistent with the key themes identified in the three paragraphs above, with a tendency to align most closely with the response from those who selected 'reduce council services ...'.
92. Respondents to the demographically-sound survey were also asked if they had any comments on the proposed opex programme. Results from the 76 respondents who provided a comment have been summarised in Attachment 1 as:
- Reduce council staff costs (incl. salaries, perks, middle management, consultants) – 26%⁷
 - Cut wasteful spending / stop vanity projects – 22%
 - Keep services, find efficiencies – 15%
 - Reduce rates / rates too high – 14%
 - More 'user pays' or targeted charges – 8%
 - City centre / CBD concerns – 6%
 - No additional comments – 25%
93. Respondent to the demographically-sound survey were also asked whether there are any areas within Council where they would like to see more efficiencies in providing better outcomes for the community. Results from the 121 respondents who provided a comment have been summarised in Attachment 1 as:
- Reduce internal costs (staff wages, coffee machines, perks) – 30%
 - Infrastructure investment & maintenance – 15%
 - Better financial management & transparency – 12%
 - Public transport improvements – 8%
 - Reduce consultant & contractor costs – 7%

⁷ Note that some comments included multiple themes. As such this list adds to more than 100%.

- Community facilities (parks, recreation, sports clubs) – 7%
- Environmental initiatives and efficiencies – 5%
- Opposition to unnecessary projects (e.g. cycle lanes, CBD redevelopments, museums) – 5%
- Support for business and local economy – 3%.

RESPONSES TO OTHER QUESTIONS

94. Submitters and respondents to the demographically-sound survey were also asked two further questions:

Q7 *Any comments on the separate rating policy changes, fees and charges schedule, or development contributions policy changes?*

Q8 *Any other feedback?*

95. The issues raised by submitters in the responses to these questions are covered in separate reports on this agenda or in the 'response to comments' document that is under preparation and will be presented to Council for review and then adoption shortly.
96. A brief summary of points raised by respondents to the demographically-sound survey are included on page 26 of Attachment 1.

STATUTORY CONTEXT

97. This report is prepared in response to submissions on the consultation document on the Annual Plan 2025/26. The process for preparation of an annual plan is set out under the Local Government Act 2002 (LGA).

98. Long-term Plan Decision Making

99. Section 10 of the LGA states that the purpose of local government is to *'enable democratic local decision-making and action by, and on behalf of, communities; and to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future'*. For the purpose of the Annual Plan, the decision-making responsibility lies with Council 'on behalf of' its communities.
100. Decision-making procedures are set out in sections 76 to 82 of the Act. Among those requirements is that Council must, *'in the course of its decision-making process in relation to a matter, give consideration to the views and preferences of persons likely to be affected by, or to have an interest in, the matter'* (section 78(1)). This consideration includes, but is not limited to, the views and preferences expressed in written and verbal submissions on the Annual Plan consultation document.
101. In making good decisions, Council needs to consider all relevant matters, ignore matters that are not relevant to the decision, apply appropriate weightings to the different factors that are relevant to the decision, and make decisions on reasonable grounds based on supporting evidence. Formal submissions are a relevant matter when considering decision-making, both in terms of the number of submissions and the matters raised in those submissions, but they are not the only relevant matter that Council will need to consider in order to discharge its section 10 responsibilities in compliance with sections 76 to 82.

STRATEGIC ALIGNMENT

102. The Annual Plan contributes to the promotion or achievement of the following strategic community outcome(s):

	Contributes
We are an inclusive city	✓
We value, protect and enhance the environment	✓
We are a well-planned city	✓

- We can move around our city easily ✓
- We are a city that supports business and education ✓

103. The Annual Plan covers the activities and budget for all Council activities and projects which, taken together, contribute to all of the community outcomes.

OPTIONS ANALYSIS

104. There are no options presented as part of this report. Options relating to a range of matters raised through the consultation process are included elsewhere on this agenda.

FINANCIAL CONSIDERATIONS

105. The direct external costs of the consultation process are addressed earlier in this report.

106. There are no further financial considerations related to this report. Financial considerations relating to matters raised through the consultation process are addressed in other reports on this agenda.

LEGAL IMPLICATIONS / RISKS

107. The Annual Plan must be prepared in accordance with the Local Government Act 2002.

TE AO MĀORI APPROACH

108. There are no specific implications for Council's Te Ao Māori approach related to this information-only report. Where there are implications relating to specific issues raised through the consultation process, these are addressed in other reports on this agenda.

CLIMATE IMPACT

109. There are no specific implications for Council's approach to climate impact related to this information-only report. Where there are implications relating to specific issues raised through the consultation process, these are addressed in other reports on this agenda.

SIGNIFICANCE

110. The Local Government Act 2002 requires an assessment of the significance of matters, issues, proposals and decisions in this report against Council's Significance and Engagement Policy. Council acknowledges that in some instances a matter, issue, proposal or decision may have a high degree of importance to individuals, groups, or agencies affected by the report.

111. In making this assessment, consideration has been given to the likely impact, and likely consequences for:

- (a) the current and future social, economic, environmental, or cultural well-being of the district or region
- (b) any persons who are likely to be particularly affected by, or interested in, the issue.
- (c) the capacity of the local authority to perform its role, and the financial and other costs of doing so.

112. In accordance with the considerations above, criteria and thresholds in the policy, it is considered that the issue of the Annual Plan 2025/26 is of high significance, but that the decision to receive this report is of low significance.



ENGAGEMENT

113. Taking into consideration the above assessment, that the decision is of low significance, officers are of the opinion that no further engagement is required prior to Council making a decision.

NEXT STEPS

114. Following Council's decisions on matters covered elsewhere on this agenda, the final Annual Plan 2025/26 will be prepared and presented for adoption by Council on 26 June 2025.
115. Council's decisions and Council-approved comments on submission points will be communicated back to each submitter once the process is complete.

ATTACHMENTS

1. **Snapshot Survey - TCC Annual Plan 2025_26 and Local Waters Done Well Report - A18171117** [↓](#) 
2. **Detailed results from submission form questions - A18048714** [↓](#) 

A REGIONALLY REPRESENTATIVE SURVEY

What we showed - CAPEX & OPEX

CAPEX & OPEX

Transport and water is where TCC residents want to see most investment in, with similar results seen within similar categories seen where they want to spend their rates (opex).

CAPEX by Demographic

Younger groups want to see higher investment in City Centre Development. Those in Te Papā/Matua Otūmoetai/Bethlehem Wards have the highest score for investment in City Centre Development &

OPEX by Demographic

Across all demographics we see lower average opex spend for Water Services and Spaces & Places than what TCC currently has in place, with Sustainability & Waste showing higher figures.

What we showed - User Contributions

Comprehensive Review

Majority of residents believe council should do the comprehensive review of fees and charges, with some comments around charging visitors to the region more to help the user fees and rates balance.

Comprehensive Review by Demographic

Younger TCC residents are most in favour of the review, along with Males.

/ Key Insights

What we showed - Overall Plan

Opinion on Proposed Plan

Just over a third of TCC residents agree with the proposed plan - driven by younger residents. Most comments around the plan are to do with spending; either concern of the rates increase or criticism of council spend

Opinion on Proposed Plan

Older residents are more likely to be neutral or disagree with the proposed plan.

What we showed - Opinion on Capital Projects

Opinion on Capital Projects

Residents want spend to reduce or stay even, by focussing on the core services instead of 'nice to haves' (i.e. museums/art centres).

Opinion on Capital Project

Older residents want to reduce investment, while younger TCC residents are more future focused and happy to proceed and keep similar debt levels as in the Long-term Plan.

What we showed - Opinion on Operational Budget

Changes to Operational Budget / Overall Council Direction

Residents want TCC to continue with the proposal, however there is appetite to reduce council services further to help lower rates. Overall comments still revolve around cutting spend (either through staff costs or council projects)

Changes to Operational Budget / Overall Council Direction

Similar to the proposed plans, older residents would be happy to reduce council services to help lower rates immediately.

Other feedback

Consistent with other verbatim, core needs from residents is around reducing internal costs.

What we showed - Changes to other rates

Other feedback

There is minimal feedback on specific rates and DC policy. Residents are still focused mainly on big-picture costs, spending discipline, and rate affordability.

/ Key Insights

Section 2: Annual Plan 2025–2026*

What we showed - Local Water Done Well

Local Water Done Well

Access to sufficient funding and appropriately managing debt levels are deemed the most important to TCC residents. Governance is seen to be the least important aspect of Water.

Local Water Done Well

Access to funding and managing debt levels are more important to older residents.

Preferred Model

The proposed model is most preferred by TCC residents, with lowest preference for the current model.

Preferred Model

The proposed model is more preferred among all ages, however the alternative model is strongest among those living in Tauriko & Welcome Bay Wards.

Please score the three options 1, 2 or 3, with 1 being your preferred model and 3 being your least preferred model

Proposed Model: Multi CCO

While the proposed model is preferred, there are still a high number of concerns mainly around the potential lack of local control and the bureaucracy that many decision makers can bring.

Alternative Model: Standalone Tauranga CCO Model

There are more positive comments around the Standalone model - mainly focused around the control and subsequent local focus. Cost concerns however still remain.

Current Model: In-house

Negative comments around the current in house model are mainly centred around the inefficiency, accountability and costs.

/ Key Insights

Section 3: Local Water Done Well

/ Key Insights

Detailed results from submission form questions

Question 1 – How do you want to invest in the future of the city? (capex)

As noted in the report, there was initially a mistake in the data supporting this question. As such, the results are presented in two sets:

- responses from submissions 1 to 372 (before the mistake was corrected)
- responses from submissions 373 to 969 (after the mistake was corrected)

That information is provided below.

Responses from submissions 1 to 372

Investment area Total number of responses: 326	Incorrectly disclosed current budget (\$)	Average of all submissions (\$)	Comparison to disclosed status quo
Transport	30	27.3	2.7 ↓
Waters (stormwater, wastewater & water supply)	40	35.5	4.5 ↓
Community Infrastructure (parks, reserves, and community facilities)	13	16.1	↑ 3.1
City centre development	12	9.5	2.5 ↓
Other (airport, waste infrastructure, digital, wharfs and jetties)	5	11.6	↑ 6.6
Total	100	100	

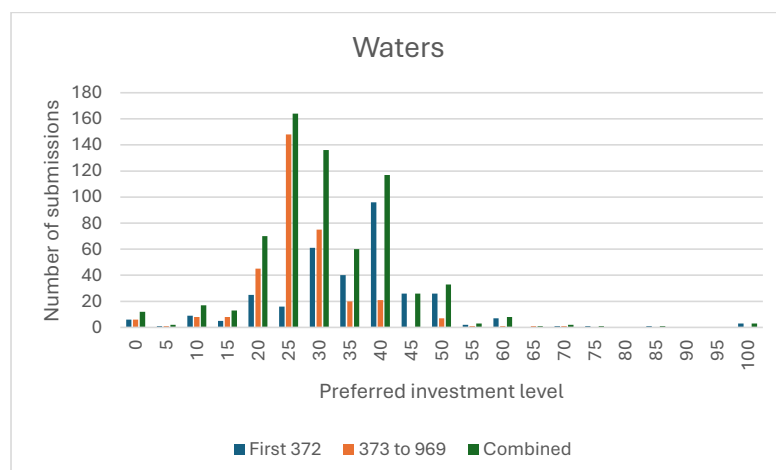
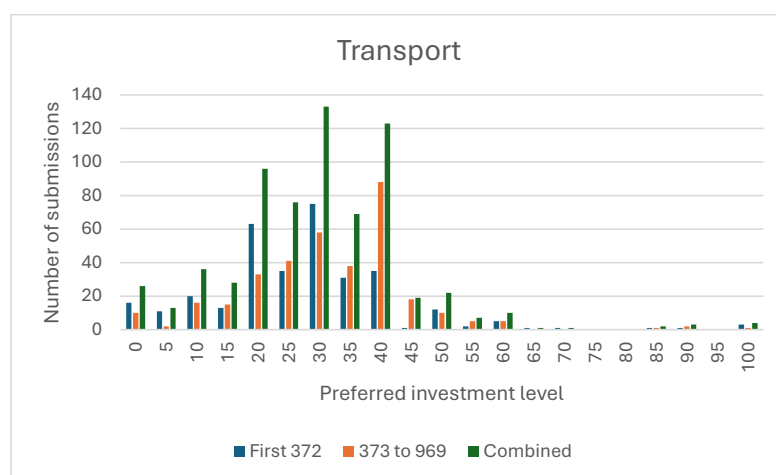
Responses from submissions 373 to 969

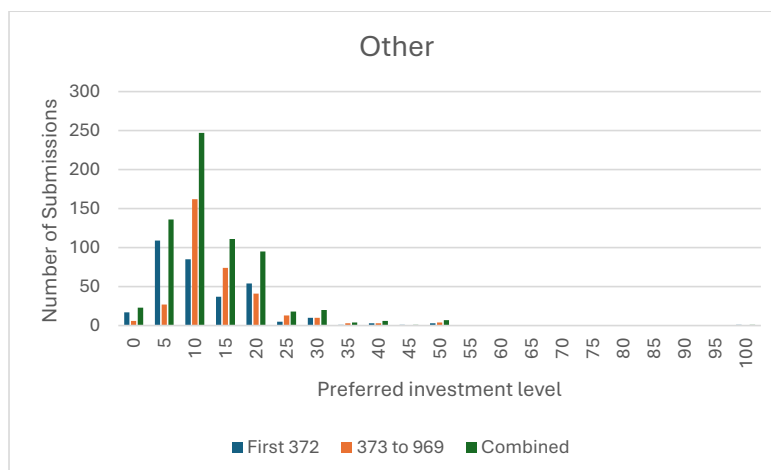
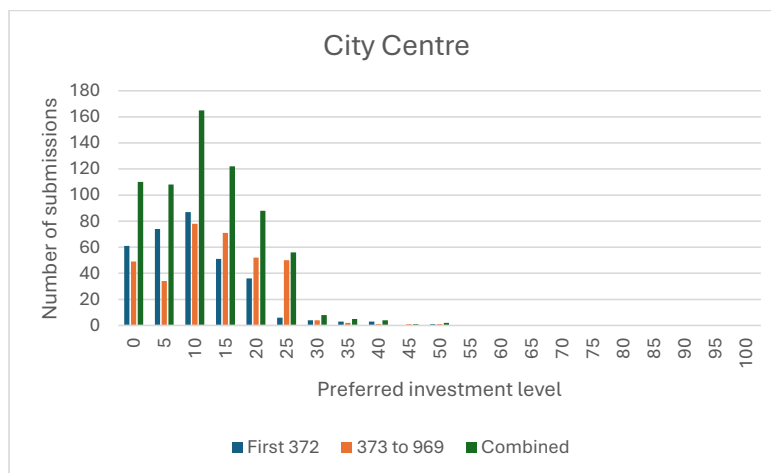
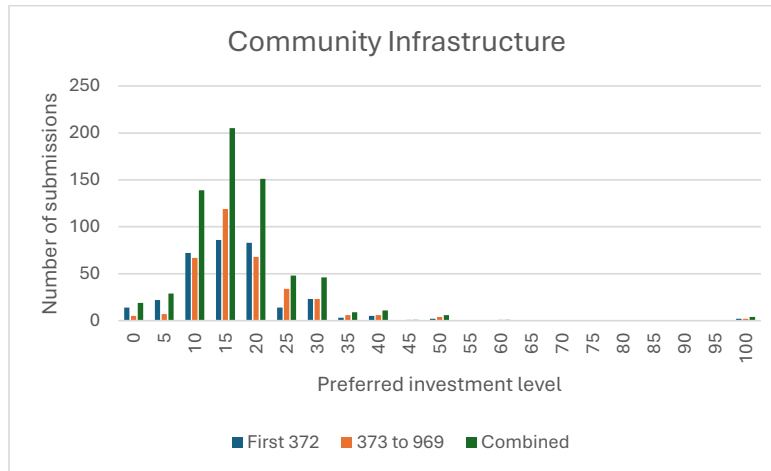
Investment area Total number of responses: 343	Correct current budget (\$)	Average of all submissions (\$)	Comparison to status quo
Transport	37	31.1	5.9 ↓
Waters (stormwater, wastewater & water supply)	22	25.9	↑ 3.9
Community Infrastructure (parks, reserves, and community facilities)	11	17.5	↑ 6.5
City centre development	21	12.5	8.5 ↓
Other (airport, waste infrastructure, digital, wharfs and jetties)	9	13.1	↑ 4.1
Total	100	100	

Spread of responses

For each investment type there was a large spread of responses. In many cases, some submitters recommended zero expenditure for a particular investment type while others recommended up to 100 for that investment type. However, despite these outliers, in most cases the range of recommended expenditure followed a discernible pattern.

The spread of results for both sets, together with the combined results, are shown graphically below. In each graph, the bar represents the number of people submitting for that number as well as the numbers lower than it but higher than the previous bar. For instance, the '20 bar' includes people who submitted 20 as well as those who submitted 16, 17, 18, and 19. Likewise the '15 bar' includes those who submitted 11, 12, 13, 14 and 15.



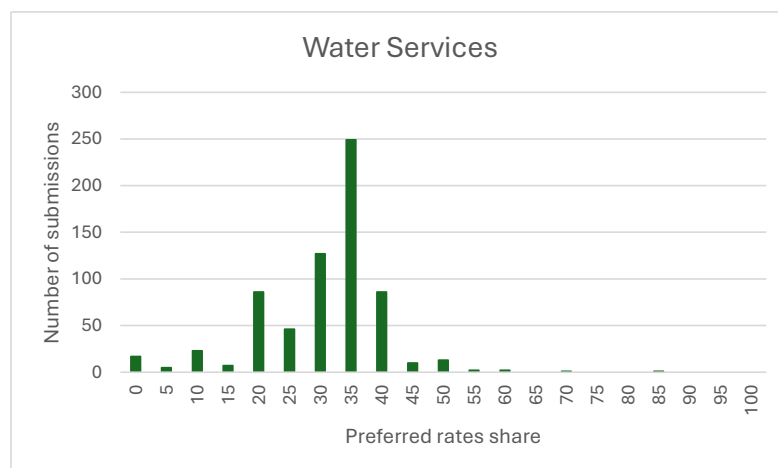
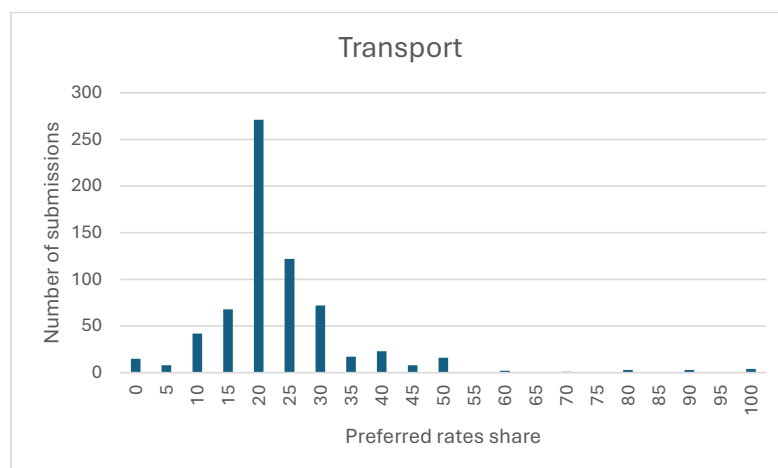


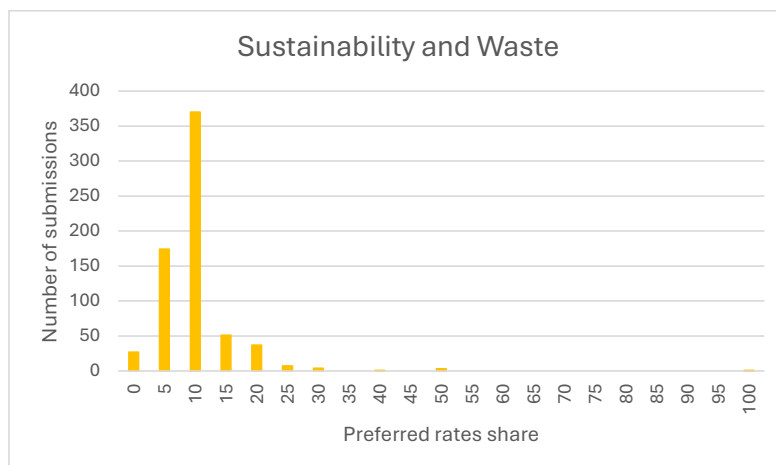
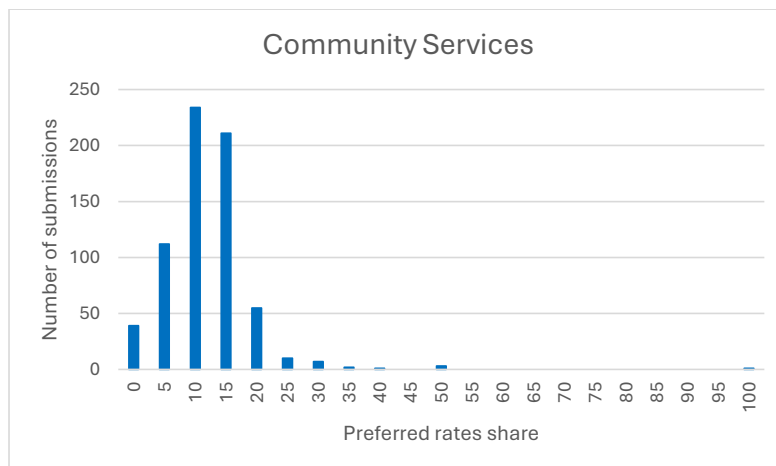
Question 2 – What do you want your rates to pay for? (opex)

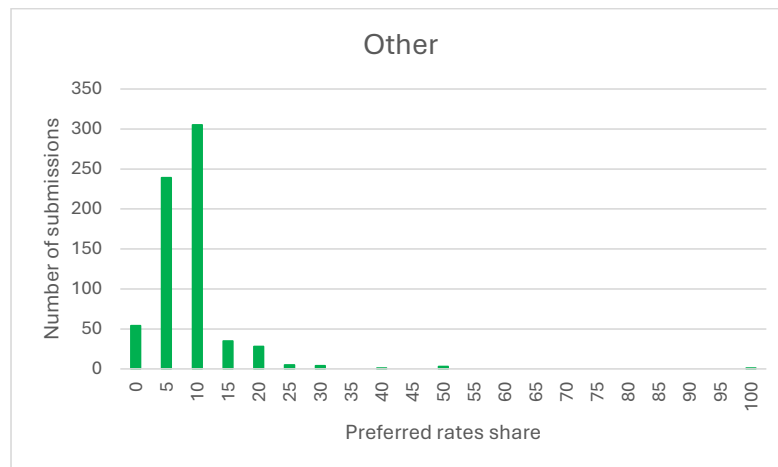
Spread of responses

As for Question 1 on capex, for each service area there was again a large spread of responses. The spread of results is shown graphically below.

In each graph, the bar represents the number of people submitting for that number as well as the numbers lower than it but higher than the previous bar. For instance, the ‘20 bar’ includes people who submitted 20 as well as those who submitted 16, 17, 18, and 19. Likewise the ‘15 bar’ includes those who submitted 11, 12, 13, 14 and 15.







11.2 Executive Report to the 2025-26 Annual Plan

File Number: A18016331

Author: Kathryn Sharplin, Manager: Finance
Tracey Hughes, Financial Insights & Reporting Manager

Authoriser: Paul Davidson, Chief Financial Officer

PURPOSE OF THE REPORT

1. This report requests Council to approve proposed changes to the draft annual plan since consultation. These proposals arise from work undertaken to reduce costs in the business and therefore rates, along with adjustments to the capital programme and operational costs arising since the draft annual plan was prepared.
2. The implications of proposed capital and operational adjustments for annual plan key financials are presented in this report noting these revised financials could be altered further through deliberations decisions by Council.

RECOMMENDATIONS

That the Council:

- (a) Receives the report "Executive Report to the 2025-26 Annual Plan".
- (b) Agrees to the following changes to annual plan operational budgets from the draft annual plan to reduce Council expenditure by a further \$10m to \$589m, which brings the overall rates increase for the annual plan to 9.9% after growth. These adjustments include the following:
 - (i) reductions in operational expenditure of \$9.85m, which are a net result of the reset savings partially offset by corrections and other cost adjustment updates as summarised in Attachment 1.
 - (ii) an additional \$156k to fund Bay Venues Limited to continue to operate the indoor sports centre at Memorial Park.
- (c) Agrees to amendment to the capital programme as outlined in Attachment 3, with the revised programme sitting at \$498m including loan funded projects reported as operational costs.
- (d) Notes the revised financials after all impacts from b and c above with total expenditure of \$589m, total revenue of \$636m, total capital of \$498m, an overall rate increase of 9.9% and net debt at 30 June 2026 of \$1.65b.
- (e) Notes that resolutions (b) to (d) are subject to any changes that occur through other reports during deliberations
- (f) Notes the revised balanced budget ratio (LGA prudence regulations) from these changes is 100.07%, which means that revenue (including capital subsidies) is \$0.4m above operational expenditure and meets the Local Government Funding Agency (LGFA) requirements for a bespoke covenant.
- (g) Notes that the operational budget deficit (excluding capital subsidies and other revenue) is \$59m.
- (h) Notes that the key financials in this report do not include additional budget requested for the potential Ratepayer Assistance Scheme (RAS) investment. It also excludes the impact of decisions sought from the community as presented in issues and options

reports and other matters to be considered through deliberations.

EXECUTIVE SUMMARY

3. Council has undertaken consultation on the draft 2025/26 Annual Plan based on an overall rate increase of 12% after growth. Further expenditure reductions have been sought by Council to bring the overall rates increase after growth to 10%. The proposed budget reductions for which Council agreement is sought in this report are across salaries, consultants and other operating expenditure.
4. There have also been updates to the proposed capital programme for the 2025/26 year reflecting decisions of council and timing of projects because of lower delivery than budgeted for 2024/25. This lower current year delivery has resulted in significant rephasing of capital in the annual plan, with many project budgets moved into later years. The revised capital budget for the Annual Plan for the 2025/26 year for which agreement is sought by Council totals \$498m.
5. This report requests Council approval of the proposed operational and capital expenditure adjustments which would bring overall expenditure down \$10m to \$589m, and the overall rate increase after growth to 9.9%. Net debt would be higher than the draft at \$1.65b.
6. The bespoke covenants for LGFA require that Council maintains a balanced budget ratio above 100%, as defined in the Local Government Act Financial Prudence Regulations 2014. This balance is retained at 100.07% (\$400,000 surplus revenue to expenditure). This is less favourable than the draft budget, primarily due to updates and corrections to user fees and capital subsidy revenues.
7. External requests for funding will be considered by Council through the deliberation process. These requests would either require rates to increase above the proposed 9.9% or debt to increase. Where loan funded opex is requested, there would be a reduction in the balanced budget ratio, which given it is only just above the 100% requirement, would be likely to result in a breach in the bespoke borrowing covenant.
8. Once deliberations are completed, the financial impacts of Council decisions will be processed and confirmed at Council's meeting on 10 June 2025. Final adoption of the 2025/26 Annual Plan and the rates resolution will occur on 26 June 2025.

BACKGROUND

Operational Reset and Adjustments

9. The draft annual plan was presented for consultation with a proposed overall rate rise of 12% after growth.
10. The consultation document noted that further work was being undertaken to reduce the rates requirement below the level in the draft financials.
11. The organisation has been reviewing its costs and the way we do things to achieve a reduction in rates requirement and has completed stage one of an organisational reset which was reflected in the draft annual plan taken to consultation.
12. There is a further stage of reset still underway looking at organisational form and function including leadership structures, with indicative budgets also incorporated in the proposed expenditure reductions in this report. While these budget changes have a strong basis, the detail of the changes have yet to be worked through.
13. While most of the reset work applied to the budget in the draft for consultation (\$29m in rates-funded operational savings) an additional \$10m of net budget reduction is now to be agreed by Council resulting from further work undertaken since the draft was prepared. Total proposed expenditure would be reduced to \$589m. This equates to \$7m reduction in rates requirement, bringing the rates requirement overall to \$368m, which is a 9.9% overall rate increase after growth.

14. The table at paragraph 36 provides a summary of the key financials showing revenue and expenditure, capital and debt movements as well as key ratios related to our borrowing covenants. Further information on the expenditure and revenue adjustments made since the draft annual plan is shown in the Statement of Operating Revenue and Expense in **Attachment 1**, along with balanced budget information. The net impact on rates of the proposed changes is summarised in **Attachment 2**.
15. Council has agreed to continue to operate the Indoor sports Stadium at Memorial Park for a period as well as the new Cameron Rd Haumaru facility. The net annual operating costs of retaining indoor courts at Memorial Park's Queen Elizabeth Youth Centre (QEYC) are estimated at \$156,465 which is included as an increase to the operational grant in the proposed changes in paragraph 15 above. This amount to allow the facility to remain open, would continue until such time as a decision is made about the long-term future of QEYC.

Revision of Capital Budgets

16. There have also been updates to the proposed capital programme for the 2025/26 year reflecting timing of projects because of lower delivery than budgeted for 2024/25. This lower current year delivery has resulted in significant rephasing of capital in the annual plan. Initial project expenditure budgeted for 2025/26 in the LTP has been rephased to later years, mainly into 2026/27 (Capital budget in this year now at \$614m).
17. The revised capital programme for 2025/26 is slightly below the original draft budget at \$498m. The flow-on impacts of timing and other changes and Council decisions have been incorporated in the annual plan proposed revisions in this report. The detail is provided in **Attachment 3**. There has been no adjustment to digital programme budgets but there is ongoing work to assess the risks and priorities in moving off the current ozone ERP platform.

Contribution to the Proposed Ratepayer Assistance Scheme (RAS)

18. The timing of this executive report is ahead of an initiative yet to be presented to Council, which if supported would result in a loan funded amount of \$500,000 to be included in the 2025/26 Annual Plan. The matter is discussed briefly here but no decision sought at this stage. There is a workshop proposed for 28 May and a Council paper to be considered on 10 June 2025 to determine whether to contribute \$500,000 to this initiative in 2025/26.
19. The Ratepayer Assistance Scheme (RAS) is a local government initiative that has been in development for a number of years aimed at enhancing councils' funding and financing toolbox - providing flexibility to councils as to how they charge for infrastructure and services, and for ratepayers in how they pay. To date the focus of the RAS has been on three applications:
 - (a) Deferred Development Contributions / Development Levies which enables developers to convert upfront DC / DL payments into annual payments over ~30 years while ensuring LAs still receive full payment upfront
 - (b) Property Improvement Loans to encourage investment in properties that has both private and public benefits, for example installation of solar panels and home insulation / heating
 - (c) Rates Postponement providing relief to ratepayers by using equity in their homes to defer payment of general rates (and could in-principle include all LA charges) until their house is sold
20. To move forward, the local government sector needs to confirm its support for the RAS and sufficient funding commitment to fund final development. The scheme also has the support of LGFA and LGNZ. TCC has already committed \$100,000 to the development of the RAS. To get this scheme operational TCC needs to commit another \$500,000. At this stage

no budget has been included for this. If the scheme is successfully implemented the \$500,000 would be converted to equity in the same way as was done for development of the LGFA.

STATUTORY CONTEXT

21. This executive report forms part of the deliberations process for the 2025/26 Annual Plan.

STRATEGIC ALIGNMENT

22. This contributes to the promotion or achievement of the following strategic community outcome(s):

	Contributes
We are an inclusive city	✓
We value, protect and enhance the environment	✓
We are a well-planned city	✓
We can move around our city easily	✓
We are a city that supports business and education	✓

23. The recommended changes to annual plan budgets aim to reduce rates requirement and ensure deliverability of a propriety capital programme through the 2026 Annual Plan.

OPTIONS ANALYSIS

Reset and other amendments to operational expenditure and increases in revenue

24. Council can decide to approve **all, some, or none** of the changes to the operational revenue and expenditure proposed as part of the reset and other corrections and adjustments to costs (Attachments 1 & 2).
25. Where proposed reductions in expenditure are not adopted there would be an associated increase in debt and or rates requirement from the revised annual plan key financials shown in Attachment 1.

Adjustments to the capital programme

26. Council can decide to approve **all, some, or none** of the changes to the capital programme as outlined in Attachment 3.
27. Where proposed changes to the capital programme are not adopted there would be an associated increase or reduction in debt and a change to the timing of projects as outlined in Attachment 3. This would impact the level of debt and capital expenditure to be included in the key financials from that currently shown in Attachment 1.

FINANCIAL CONSIDERATIONS

Revised Budgets proposed after reset

28. If Council accepts the proposed operational and capital revenue and expenditure adjustments, there will be a lower rate increase and slightly higher debt position for TCC for the 2025/26 Annual Plan. The overall rates requirement reduces by \$7m which represents a reduction in rates requirement of 2.1% to 9.9% overall after growth. The detail of impacts for median ratepayers by category will be finalised once deliberations are completed and presented to Council on 10 June once Council's decisions have been processed through the corporate planning system.

Lower Capital Delivery and Total Debt

29. The lower capital programme delivered in 2024/25 which has been rephased into 2025/26 and later years contributes to lower debt, but this has been more than offset by lower subsidies and grants (capital subsidies and Tauriko West reimbursements) and a downward revision to development contribution revenue through this period. Net debt is now forecast to be \$1.65b by June 2025/26, which is \$5m higher than the draft and \$11m higher than that projected in the LTP (noting that, in the LTP, debt associated with Te Manawataki o Te Papa was not in this number as it was budgeted to be through Infrastructure Funding and Financing (\$86m by the end of June 2026)).

Balanced Budget Considerations

30. Council has a goal of moving toward a balanced budget, where operating revenue is sufficient to cover operating expenditure. Challenges over time that have in the past led to decisions to loan fund operating costs include:
- (a) the change in accounting treatment of digital development related to software as a service restricting situations in which this can be capitalised
 - (b) one-off requests by the community for large grants to cover long term assets
 - (c) large capital investment projects requiring significant up front planning and consultation costs that cannot be capitalised (e.g. Te Manawataki o Te Papa)
 - (d) growth planning e.g. for new growth areas that cannot be capitalised
 - (e) the large increase in growth debt accompanied by a slowdown in growth affecting DC revenue which is not covering interest costs on the debt
31. As a result of these pressures the draft annual plan budget had a recorded deficit of \$61m. The revised deficit after the reset has reduced to \$59m. The impact of an unbalanced budget means that debt is increased and ratios used by S&P in assessing Council's credit rating are less favourable.
32. Our lenders, LGFA, have set a condition of our bespoke borrowing covenant that the balanced budget ratio under the Local Government (Financial Reporting and Prudence) Regulations 2014 must be greater than 100%. This balanced budget calculation as shown in **attachment 1** includes capital subsidy revenue. For next year it is 100.07%.
33. Several of the submissions to be considered in deliberations propose options of additional loan funded grants. If decisions are made to increase the level of loan funded grants the balanced budget covenant requirement from LGFA may not be achieved and there would be an unfavourable impact on our credit assessment by S&P.
34. The **Key Financials** table below and the further detail in **Attachment 1** show the revised levels of expenditure, rates requirement, capital programme and debt position should all decisions within this executive report be agreed.
35. These financials will be affected by any subsequent decisions made by Council during deliberations regarding issues and options papers, possible investment in the RAS or other matters considered as part of deliberations.

Key Financials for Draft Annual Plan revision, inflated

	2026 LTP	2026 Draft Annual Plan	2026 Annual Plan	2026 AP Variance to:	
				LTP 2026	Draft AP26
Capital Programme (\$m)	457	430	422	(35)	(8)
Operational Expenditure of a Capital Nature (\$m)	87	75	76	(11)	1
Net Debt (\$m)	1,639	1,644	1,650	11	6
Debt to revenue ratio (Financial Strategy)	272%	291%	293%	21%	2%
Debt to revenue ratio (LGFA calc)	223%	258%	261%	38%	3%
Financial Limit on Borrowing (debt to revenue ratio - bespoke)	280%	330%	330%	50%	0%
Total revenue including all asset development revenue (\$m)	757	668	636	(121)	(32)
Capital subsidies (\$m)	161	67	60	(100)	(7)
Total operating revenue (\$m)	542	538	530	(12)	(7)
Total operating expenditure (\$m)	606	599	589	(17)	(10)
Balanced budget - LGFA requirement	115.8%	100.8%	100.1%	-15.7%	-0.8%
Total Rates (\$m)	373	375	368	(5)	(7)
Total Rates Increase (net growth and penalties)	10.3%	12.0%	9.9%	-0.4%	-2.1%
IFF levies (approx increase on rates)	2.2%	0.0%	0.0%	-2.2%	0.0%
Total Ratepayer increase net growth	12.5%	12.0%	9.9%	-2.6%	-2.1%

LEGAL IMPLICATIONS / RISKS

36. The process of considering the Executive report is part of the Annual Plan process required under the Local Government Act 2002.

CONSULTATION / ENGAGEMENT

37. No further consultation is required outside existing Annual Plan processes.

SIGNIFICANCE

38. The Local Government Act 2002 requires an assessment of the significance of matters, issues, proposals and decisions in this report against Council's Significance and Engagement Policy. Council acknowledges that in some instances a matter, issue, proposal or decision may have a high degree of importance to individuals, groups, or agencies affected by the report.
39. In making this assessment, consideration has been given to the likely impact, and likely consequences for:
- (a) the current and future social, economic, environmental, or cultural well-being of the district or region
 - (b) any persons who are likely to be particularly affected by, or interested in, the matter.

- (c) the capacity of the local authority to perform its role, and the financial and other costs of doing so.

40. In accordance with the considerations above, criteria and thresholds in the policy, it is considered that the matter is of medium significance.




ENGAGEMENT

41. Taking into consideration the above assessment, that the matter is of medium significance, officers are of the opinion that no further engagement is required prior to Council making a decision.

NEXT STEPS

42. Decisions on this report and wider deliberations will be incorporated in the 2025/26 Annual Plan and a revised assessment of rates impacts undertaken and reported to Council on 10 June 2025, prior to finalisation of the Annual report for adoption on 26 June 2025 along with the rating resolution to apply to the 2025/26 financial year.

ATTACHMENTS

1. **Attachment 1 to Executive Report - Statement of Operating Revenue and Expense and balanced budget - A18173758** [↓](#) 
2. **Attachment 2 to Executive Report - Changes since draft Annual Plan - A18173717** [↓](#) 
3. **Attachment 3 to Executive Report - Capital Programme including Proposed Adjustments to the Draft 26 Annual Plan - A18173580** [↓](#) 



Forecast Statement of Operating Revenue and Expense

	2026 LTP (\$m)	2026 Draft Annual Plan (\$m)	2026 Annual Plan (\$m)	2026 AP Var to 2026 LTP (\$m)	2026 AP var to 2026 Draft (\$m)	2026 AP var to 2026 Draft
REVENUE						
OPERATING REVENUE						
Rates	373	375	368	(5)	(7)	9.9% after 0.5% growth
Grants & Subsidies	87	75	77	(10)	2	Impact of Tauriko West updates to phasing
Fees & Charges	77	82	79	2	(2)	Removal of Marine Precinct revenue and correction of Parking revenue
Finance Revenue	6	6	6	0	0	
TOTAL OPERATING REVENUE	542	538	530	(12)	(7)	
OPERATING EXPENDITURE						
Personnel Expenses	121	128	124	3	(3)	Additional savings from bottom-up reset plus target for top down form and function reset
Depreciation & Amortisation Expenses	117	127	126	9	(1)	Resulting from updates to expected phasing of capital programme
Finance Expenses	70	68	66	(3)	(1)	Resulting from reduction to forecast opening balance, capital programme changes and financing adjustments
Other Operating Expenses	298	277	273	(25)	(4)	Additional savings found plus process efficiency targets offset by net increases from updates and corrections including: increased grant to BVL for indoor sports centre, increase in electricity lines charges and increased consultancy costs relating to closed landfill resource consent, capital project timing adjustments and a new centralised fund to provide for advice on unforeseen issues.
TOTAL OPERATING EXPENDITURE	606	599	589	(17)	(10)	
OPERATING SURPLUS/(DEFICIT)	(64)	(61)	(59)	5	2	
Balanced budget:						
Unfunded Transport Depreciation (NZTA)	19	21	20			
Unfunded depreciation smoothed	15	0	0			
Capitalised interest	22	26	26			
Digital SaaS loan funded (net)	13	5	4			
City Development loan funded (net)	4	6	5			
Waters CCO loan funded	0	8	8			
Grants for delivery of capital net loan funded	0	2	2			
Cash activity (surplus)/deficits	(4)	(3)	(3)			
Other net reserve movements	(5)	(4)	(3)			
	(0)	(0)	0			

Attachment 1

RATES MOVEMENT FROM 2026 LTP TO 15th MAY 2025

Noting that some items are approximate as not all savings are rates-funded

Rates funded only	\$m	% before growth	growth	% after growth
LTP 2026	372.6	11.8%	1.50%	10.3%
Challenges: Including funding depreciation, additional depreciation, reversal of LTP savings target, charges from Taumata Arowai.	31.5	9.4%		
Response:	(29.3)	(8.8)%		
Annual Plan Draft	374.8	12.5%	0.50%	12.0%
Reverse placeholder remaining target	1.3	0.4%		
Changes since draft:				
Net updates and corrections to budgets and funding to reflect most up to date position including interest and depreciation	0.3	0.1%		
Further employee cost reductions including training found through reset	(2.1)	(0.6)%		
Additional BVL grant for Indoor Sports Centre	0.2	0.0%		
GM agreed further savings:				
- Digital reductions relating to reduced FTE and software licensing reassessment	(1.3)	(0.4)%		
- City and Infrastructure planning reductions in light of RMA changes and timing of plan change 38.	(0.7)	(0.2)%		
- Reduction in budgets for Climate AIP	(0.8)	(0.2)%		
- Review of grounds maintenance requirements in Stormwater given City Ops	(0.4)	(0.1)%		
- Transport and Community Development further reassessment of budgets	(0.6)	(0.2)%		
Targets remaining				
Reset 2 FTE target	(0.8)	(0.2)%		
Reset 2 - target centralisation/procurement/gateway expenditure control	(2.0)	(0.6)%		
Proposed final Annual Plan	367.9	10.4%	0.50%	9.9%

Attachment 2

Draft 2026 Annual Plan Capital Budgets (per Consultation Material)										
Groups of Activities	FY25 Budget (\$m)	FY26 Budget (\$m)	FY27 Budget (\$m)	FY28 Budget (\$m)	FY29 Budget (\$m)	FY30 Budget (\$m)	FY31 Budget (\$m)	FY32 Budget (\$m)	FY33 Budget (\$m)	FY34 Budget (\$m)
Transportation	180	184	177	219	220	138	132	163	102	134
Water Supply	35	31	65	63	77	63	69	78	105	95
Wastewater	59	66	85	99	63	59	76	79	140	150
Stormwater	15	14	24	27	53	58	56	72	96	99
Sustainability & Waste	4	6	9	20	12	10	10	2	2	2
Community Services	58	81	47	44	11	6	6	7	51	52
Spaces & Places	89	75	127	121	128	83	67	59	56	64
Digital	23	12	19	5	7	7	7	9	9	10
Support Services	29	13	12	13	8	8	8	8	8	9
Other	17	22	6	1	1	1	1	1	1	3
Grand Total	507	505	572	613	581	433	433	478	571	616

Revised 2026 Annual Plan Capital Budgets (including Proposed Adjustments)										
Groups of Activities	FY25 Proposed Budget (\$m)	FY26 Proposed Budget (\$m)	FY27 Proposed Budget (\$m)	FY28 Proposed Budget (\$m)	FY29 Proposed Budget (\$m)	FY30 Proposed Budget (\$m)	FY31 Proposed Budget (\$m)	FY32 Proposed Budget (\$m)	FY33 Proposed Budget (\$m)	FY34 Proposed Budget (\$m)
Transportation	162	179	195	221	219	136	132	163	112	133
Water Supply	25	31	73	64	67	63	71	83	105	95
Wastewater	56	66	87	92	67	61	64	82	140	156
Stormwater	14	13	25	28	53	58	56	72	96	99
Sustainability & Waste	4	6	9	20	12	10	10	2	2	2
Community Services	59	82	48	44	11	6	6	7	51	52
Spaces & Places	76	79	134	119	123	80	66	58	55	63
Digital	23	12	19	5	7	7	7	9	9	9
Support Services	31	10	12	13	8	8	8	8	8	9
Other	12	20	12	4	3	1	1	1	1	3
Grand Total	463	498	614	612	570	429	422	484	580	621

Capital Programme including Proposed Adjustments to the Draft 2026 Annual Plan												
Groups of Activities	Project Name	FY25 Budget	FY26 Budget	FY27 Budget	FY28 Budget	FY29 Budget	FY30 Budget	FY31 Budget	FY32 Budget	FY33 Budget	FY34 Budget	Comments
Transportation	TSP009 Intersection Kaweroa Dr & SH29	30,331,939	29,752,364	10,471,583	-	-	-	-	-	-	-	
	PEI Phase 3 Transport	30,765,320	22,531,405	10,892,904	-	-	-	-	-	-	-	
	TSP009 - Tauriko West - Northern Access	15,687,145	21,071,189	27,078,018	-	-	-	-	-	-	-	
	TSP039 Cambridge Rd Intersection Upgrade	11,781,312	17,520,753	20,589,947	-	-	-	-	-	-	-	
	TSP028 Bus facility Imp Tas Crossing	2,758,115	13,559,888	6,707,824	5,816,898	634,150	-	-	-	-	-	
	Road resurfacing WC212	7,380,889	9,000,000	9,732,750	9,970,250	11,019,949	11,666,445	10,629,227	10,874,037	11,241,357	11,686,870	
	Pavement Rehabilitation WC214	6,247,806	6,500,000	8,196,000	10,667,170	11,020,842	11,559,838	11,507,722	11,820,778	12,082,347	12,420,145	
	Arterial Route Review and Implementation	200,000	5,614,107	4,106,460	840,754	-	-	-	-	-	-	
	TSP007 Turret Rd 15th Ave multimodal Imp	1,990,446	4,655,602	23,770,615	58,283,063	49,654,470	602,868	-	-	-	-	
	TSP043 - Whiore Avenue Upgrade	758,774	4,077,510	497,926	-	-	-	-	-	-	-	
	Pre Seal Repairs WC111	3,300,001	3,500,000	3,893,100	5,716,964	5,852,059	6,189,092	5,573,507	6,046,901	6,497,620	6,676,589	
	TSP009 WC Ring Rd section within TBE (SH29 to Matakokiri Dr)	-	3,348,105	-	-	-	-	-	-	-	-	
	Kaweroa Dr - Taurikura/SH29 (DC funded)	-	3,000,000	-	-	-	-	-	-	-	-	
	Streetslight WC222 Renewal	2,225,250	2,898,500	2,960,203	2,914,930	2,463,334	2,512,610	2,557,760	2,598,785	2,637,748	2,698,254	
	TSP032 City Centre Transport Hub	3,250,000	2,535,055	507,136	3,364,271	1,382,627	2,497,214	-	-	-	-	
	The Boulevard - Stevenson Drive to Sands Intersection	500,635	2,360,128	-	-	-	-	-	-	-	-	
	Wairakei Town Centre bus facility	-	2,188,749	513,037	-	-	-	-	-	-	-	
	Sands Avenue - The Boulevard to Te Okuroa Dr	100,000	2,100,000	2,237,829	-	-	-	-	-	-	-	
	TSP013 - Te Okuroa Dr - Sands Ave to Te Tumu (Stages Hand I)	4,700,718	2,097,704	-	-	-	-	1,630,725	-	-	-	
	Otumoetai Railbridge Footpath Renewal	463,483	1,603,867	948,901	1,043,796	-	-	-	-	-	-	
	Cameron Road Stage1	2,000,000	1,202,699	-	-	-	-	-	-	-	-	
	Miro Street parking enhancements	-	1,200,000	-	-	-	-	-	-	-	-	
	New Transportation Model	1,283,400	1,066,000	848,456	896,804	916,589	934,925	951,725	966,990	981,488	1,004,001	
	Construction of Belk Rd RAB	-	1,093,581	-	-	-	-	-	-	-	-	
	Korb, Channel & Sump WC231 Renewal	1,400,000	882,903	947,877	879,544	900,817	953,690	974,382	1,101,485	1,226,386	1,253,441	
	Chapel Street Esplanade Walkway/Cycleway	-	800,000	-	-	-	-	-	-	-	-	
	TSP029 - Belk Road Futureproofing	-	782,422	617,220	-	-	-	4,227,771	9,969,660	-	-	
	TSP036 Arataki Bus Facility Construction	3,700,000	677,127	-	-	-	-	-	-	-	-	
	Intersection - Between Sands Ave and The Boulevard	-	648,333	594,166	-	-	-	-	-	-	-	
	Farm Street placemaking and accessibility improvements	-	600,000	723,100	-	-	-	-	-	-	-	
	Girven Road pedestrian crossing upgrade	-	597,000	-	-	-	-	-	-	-	-	
	Ngatai Rd/Bureta Rd intersection safety improvements	75,000	585,000	1,797,420	-	-	-	-	-	-	-	
	Footpath Renewals WC225	536,402	550,000	1,613,895	1,653,277	1,692,345	1,757,090	1,795,212	1,834,594	1,863,737	1,904,853	
	City Centre Transportation Development	-	500,000	4,974,588	8,603,692	-	-	-	30,066,830	20,461,336	18,472,293	
	TSP042 - Safe Network Programme	4,832,040	500,000	543,894	2,258,390	2,773,464	2,898,442	2,417,029	3,944,590	4,045,548	4,175,044	
	Commercial Footpath Renewals	479,179	491,007	507,630	524,723	537,122	567,671	579,987	650,141	718,811	734,669	
	Ashley Avenue new footpath	-	400,000	-	-	-	-	-	-	-	-	
	TSP052 - Te Marie/Newton Street Link Construction	-	365,470	1,747,310	-	-	-	-	-	-	-	
	TSP018 - Cameron Road Stage 2	2,509,865	350,000	-	40,318,532	48,955,009	49,380,862	47,381,792	46,066,044	-	-	
	Taurikura Dr Road Widening 1S	-	327,060	-	-	-	-	-	-	-	-	
	Traffic Services WC222 Renewals	324,560	326,077	339,710	353,780	362,140	388,283	396,707	475,977	555,228	567,476	
	Transportation Structures Renewals	200,247	316,583	327,286	338,291	346,285	365,950	373,890	418,939	463,027	473,242	
	Reactive works and operational improvements (BAU)	92,347	300,000	309,900	-	-	-	-	-	-	-	
	Retaining Wall Component Renewals WC215	260,000	270,227	284,640	298,746	305,337	326,638	332,508	424,275	518,367	530,257	
	Safer school journeys - Mt Maunganui Intermediate	-	250,000	-	-	-	-	-	-	-	-	
	PEI Land Swap Costs	110,000	238,630	433,110	-	-	-	-	-	-	-	
	CCTV Camera Renewals	200,354	225,793	231,325	236,970	242,569	251,850	257,314	262,959	267,136	273,029	
	Operational Buildings - Renewals	95,788	210,811	61,088	82,779	284,085	55,678	63,714	127,356	293,837	198,198	
	Traffic Signals WC222 Renewals	383,313	210,040	258,223	137,773	468,215	490,814	159,175	709,376	54,670	317,475	
	The Boulevard - Between Sands Ave and Te Tumu	-	207,000	1,097,493	2,331,190	318,515	-	-	-	-	-	
	Tauriko Business Park Land Costs	-	193,500	-	-	853,574	-	-	-	-	-	
	Mt Maunganui Parking Management Plan	200,000	193,447	-	-	-	-	-	-	-	-	
	Pyes Pa Parking Management Plan & Implementation	-	166,500	273,696	-	-	-	-	-	-	-	
	Off-road Carpark Resurfacing & Rehab	430,452	162,256	166,231	170,288	174,312	180,980	184,907	183,459	186,374	190,485	
	Street Furniture Renewals	146,155	149,763	154,833	160,046	163,828	173,146	176,903	198,300	219,245	224,082	
	Expansion of paid parking zones	-	142,737	146,591	150,103	153,414	156,483	159,295	161,850	164,276	168,045	
	Intelligent Transport Systems	91,500	118,600	109,478	112,101	114,574	116,866	118,966	120,874	122,686	125,500	
	Bridge Component Replacement WC215	111,437	118,257	122,555	126,981	129,981	138,004	140,998	161,608	181,970	185,985	
	Streetslighting Infill	111,263	117,910	124,236	173,546	181,149	188,341	109,720	113,210	79,768	120,857	
	Hairini Bus Lane Operational Change	90,000	110,000	-	-	-	-	-	-	-	-	Additional budget of \$110k required in FY26 to open the slip lane to inform potential final solutions for the Turret Road project.
	TSP038 Speed Management Plan Impl	829,144	105,020	662,773	394,583	403,907	419,359	428,458	437,857	444,812	454,625	
	Bethlehem Rd Stg 2 Reconstruction	1,397,301	100,000	-	-	-	-	-	-	-	-	
	Bethlehem Rd Stg 3 & 4 Upgrading	150,000	100,000	2,571,750	-	-	-	-	-	-	-	
	Right of Access Te Tumu Corridor	172,561	100,000	-	-	-	-	-	-	-	-	

Groups of Activities	Project Name	FY25 Budget	FY26 Budget	FY27 Budget	FY28 Budget	FY29 Budget	FY30 Budget	FY31 Budget	FY32 Budget	FY33 Budget	FY34 Budget	Comments
Transportation	TBE Footpaths in industrial area		100,000									Funds have been collected over several years for the construction of footpaths in the TBE industrial development. Additional budget of \$100k required next year to start designing and constructing these. Future budgets to be confirmed as part of the next API/LTP process.
	New CCTV Installations	45,532	90,610	93,056	95,285	97,388	99,336	101,121	102,743	104,283	106,675	
	Cycle Path Renewals WC224	82,550	85,000	92,205	266,385	272,680	295,813	302,231	381,806	461,975	472,166	
	Maxwells Road railway crossing upgrade		80,000	1,156,960								
	Live Travel Information System	77,625	79,950	82,109	84,075	85,930	87,649	89,224	90,655	92,014	94,125	
	Gargan Rd Widening		77,749									
	Bus Shelter Renewals	59,170	60,942	63,774	66,518	67,986	71,879	73,171	87,554	104,728	107,131	
	Ped/Cycle Counters maintenance/renewal and new installs	50,000	59,050	56,815								
	Taurikura Dr - Construction	-	55,863	-	-	173,059	-	-	-	-	-	
	Ngatai Road early learning centres pedestrian crossing facility	-	50,000	464,850	-	-	-	-	-	-	-	
	Ohauti Road safety and accessibility improvements	-	40,000	284,075	-	-	-	-	-	-	-	
	Transportation Residential & Commercial Building Renewals	19,204	31,889	65,761	96,762	2,522	1,200	54,870	61,367	225,968	2,113	
	TTOC Renewals (ICT element)	22,576	21,217	34,114	34,931	64,345	36,416	37,070	37,448	38,010	70,255	
	CCTV NVR Renewal	27,609	1,915	62,180	2,014	65,074	2,099	2,137	68,589	2,140	77,489	
	Park & Ride Tauriko - Business Case and Design											
	TSP015 Te Tumu Internal Multi Modal BCse	162,468	-	-	-	-	-	-	-	-	-	1,030,891
	TSP008 15th Ave & Fraser St upgrades	1,108,847	-	360,045	-	-	-	-	-	-	-	
	Domain Rd Upgrading	150,000	-	173,680	-	-	-	559,678	604,712	646,434	6,252,414	
	TSP033 Active modes & PT City Centre	150,000	-	1,464,303	560,158	576,095	596,531	2,811,994	3,006,683	3,069,200	3,145,441	
	Redwood Lane Widening	-	-	-	191,574	-	-	-	-	-	-	
	TSP005 - New bus shelter installation	236,618	-	1,027,000	-	-	-	-	-	-	-	
	Carmichael Rd Reconstruction	-	-	-	1,716,453	-	-	-	-	-	-	
	Maunganui Road Safety Improvements	3,969,169	-	-	-	-	-	-	-	-	-	
	DC Backlog adjustment to Bethlehem West Transport	-	-	-	-	-	-	3,836,557	-	-	-	
	Rail Level Crossing Upgrades	-	-	1,951,646	2,065,303	2,179,173	-	-	-	-	-	
	Mount Maunganui Bus Facility	-	-	-	-	164,222	172,353	180,003	1,684,158	1,745,772	1,820,305	
	DC Backlog Transfer Pyes Pa West Transport	4,246,077	-	-	-	-	975,010	-	-	-	-	
	Mount Maunganui to Arataki Spatial Plan (MSP) Movement	-	-	-	447,312	587,494	620,084	642,719	668,814	664,251	-	
	Investment Bulk Fund	-	-	-	-	-	-	-	-	-	-	
	TSP002 Hewletts Sub Area	-	-	512,250	5,758,816	7,469,446	5,258,968	-	-	10,188,431	10,286,205	
	Drainage Improvements	802,497	-	1,692,976	879,544	900,328	953,514	974,202	1,101,368	1,226,339	1,253,393	
	TSP006 - Fraser Street MultiModal	-	-	-	-	-	-	-	-	2,429,784	2,490,141	
	Seismic Works - Spring Street	30,000	-	-	-	-	-	-	-	-	-	
	Brookfield Road network improvements to support OSP outcomes	-	-	286,225	302,405	318,602	6,678,972	7,008,053	7,403,971	179,818	-	
	Marshall Ave Footpath upgrade	-	-	555,538	571,361	3,620,178	3,748,603	3,841,428	-	-	-	
	TSP011 - Welcome Bay Road Stage 2	-	-	-	-	15,001,160	-	-	-	-	-	
	End of Trip Facilities and Bike Parking in the City Centre	-	-	598,042	495,596	559,730	583,073	498,230	520,867	542,394	989,610	
	Matua Bridge Resilience	-	-	112,032	288,047	-	-	-	375,835	1,918,250	7,208,303	
	Papamoa Roading - Backlog (LOAN)	-	-	2,599,602	-	-	-	-	-	-	-	
	TSP030 - Keenan Road Access	120,132	-	-	-	-	1,675,073	1,754,505	1,828,901	-	-	
	Tara Road Cycleway	-	-	-	-	-	-	-	-	-	-	
	TSP035 AreaB - Otumoetai Local Loop	-	-	2,157,652	5,107,521	-	-	-	-	-	-	
	Tauriko BE - Land Offroad Cyclepaths	-	-	215,558	-	-	-	-	-	-	-	
	TSP040 - Brookfield Public Transport Improvements	-	-	-	-	3,437,210	-	-	-	-	-	
	Tauriko Bus Shelters	-	-	232,718	-	-	-	-	-	-	-	
	Minor Safety Improvements	1,736,826	-	5,081,390	3,897,127	4,034,809	4,233,627	4,367,592	4,502,870	4,610,863	4,747,898	
	DC Backlog adjustment to Pyes Pa West Transport	-	-	-	-	-	975,010	-	-	-	-	
	TSP002 Hewletts Sub Area Business Case	627,832	-	-	-	-	-	-	-	-	-	
	Tauriko to Kennedy Rd Link Construct	-	-	105,782	-	-	-	-	-	-	-	
	TSP005 Optimise PT Infrastructure	393,612	-	2,069,297	840,755	-	-	-	-	-	-	
	Dive Crescent car park upgrade	99,887	-	-	-	-	-	-	-	-	-	
	Ohauti Rd (Boscobel South)	-	-	-	-	-	563,750	-	-	-	-	
	DC Backlog Transfer Bethlehem West Transport	-	-	-	-	-	-	3,836,557	-	-	-	
	TSP009 Belk Rd Roundabout Land purchase	-	-	255,661	-	-	-	-	-	-	-	
	TBE - Roundabouts	-	-	-	-	343,721	-	-	-	-	-	
	Burrows Street Boardwalk Renewal	-	-	-	-	-	-	343,830	367,885	380,612	-	
	Maranui St Reconstruction	-	-	2,383,242	688,867	-	-	-	-	-	-	
	TSP010 - Smiths Farm Access Costs	-	-	-	11,931,368	-	-	-	-	-	-	
	TBE Land Mark Entry Features	-	-	328,435	-	-	-	-	-	-	-	
	Grenada Street Cycleway	-	-	218,956	-	11,083,511	3,398,248	3,276,985	-	-	-	
	Te Tumu Road Corridors x2	-	-	-	-	6,443,395	2,816,694	-	-	-	-	
	TSP016 - Park and Ride - Eastern Corridor (Domain Road area)	-	-	-	-	-	-	-	-	1,307,893	2,066,950	
	Parking Strategy Implementation	216,270	-	-	-	-	-	-	-	-	-	
	TSP019 Active modes & PT City Periphery	2,070,000	-	4,050,493	4,932,425	1,718,605	-	-	-	-	-	
	TSP020 Wayfinding	-	-	107,886	56,050	57,287	-	-	-	-	-	

Groups of Activities	Project Name	FY25 Budget	FY26 Budget	FY27 Budget	FY28 Budget	FY29 Budget	FY30 Budget	FY31 Budget	FY32 Budget	FY33 Budget	FY34 Budget	Comments
Transportation	Beaumaris Boulevard flood mitigation	3,293,862	-	525,005	-	-	-	-	-	-	-	-
	Install red light running cameras	-	-	706,415	652,351	690,320	733,356	305,386	317,785	329,093	341,822	-
	Chapel Street Bridge resilience works	-	-	816,968	-	-	-	1,833,909	3,131,961	6,394,168	10,484,804	-
	Otumoetai / Matua Coastal Pathway	482,930	-	-	-	-	-	-	-	-	-	-
	Traffic Signal Installation	-	-	-	-	-	-	852,841	-	-	-	-
	TSP034 Access St AreaA Mt/Byfair/Papamoa	-	-	163,394	2,475,925	2,186,484	-	-	-	-	-	-
	Matapihi Bridge Safety Improvements	-	-	540,756	-	-	-	-	-	-	-	-
	Construction of Car Parks 160-176 Devonport Road	400,000	-	-	-	-	-	-	-	-	-	-
	TSP044 Gloucester St Extension	-	-	967,649	248,445	-	-	-	-	-	-	-
	TSP039 Bethlehem Bus Infrastructure Imp	-	-	-	-	-	-	-	-	-	-	455,660
	TSP049 Nighbhd active modes & PT upgrds	-	-	924,542	480,329	490,926	500,746	509,744	517,920	510,374	522,081	-
	Cycle Action Plan LCLR	1,291,958	-	4,431,987	4,896,007	5,080,619	4,765,885	4,984,454	2,722,621	5,217,159	4,489,707	-
	TSP056 - Western Corridor Ring Road - TBE to SH36	-	-	423,454	-	-	-	-	-	-	-	-
	TSP044 - Arataki to Papamoa East Multimodal Stage 2	-	-	-	-	-	-	-	604,369	613,430	627,501	-
	Papamoa bus facility	-	-	-	-	-	-	-	341,509	354,004	369,117	-
	Park and Ride Trial	-	-	-	-	-	-	-	-	-	-	3,669,681
	Land Purchases - Widening District Wide	-	-	-	-	-	-	246,542	188,963	191,965	196,200	-
	Papamoa Roading - Backlog (PAPSIF)	-	-	2,599,602	-	-	-	-	-	-	-	-
	TSP058 - Arataki Multi-modal Stage 1 (Links ave Trial)	67,193	-	-	1,003,616	1,062,030	1,128,240	-	-	-	-	-
	Welcome Bay Road Pavement Rehabilitation (TCC Contribution)	-	-	-	280,079	-	-	-	-	383,650	1,965,901	-
	Waihi Road Bridge Resilience	-	-	108,929	-	-	-	-	-	-	-	-
	Travelsafe Storage Container Purchase	7,653	-	-	-	-	-	-	-	-	-	-
	Truman Lane Reconstruction	-	-	1,075,930	9,093,025	6,610,121	702,836	-	-	-	-	-
	Papamoa Beach Rd Intersection Imprmnts	-	-	-	-	-	-	1,260,404	-	-	-	-
	Travel demand management (TDM) and behaviour change	-	-	-	-	-	-	-	-	-	-	-
Transportation Total		162,456,160	178,710,865	194,664,606	220,528,713	219,499,961	136,041,530	132,411,647	162,903,574	112,362,184	133,437,397	-
Water Supply	Water Pipe Asset Renewals	6,285,850	6,675,380	6,930,347	7,257,156	7,848,610	8,233,807	8,838,245	9,086,634	9,445,534	9,978,690	-
	Cambridge Rsvr trunk main relocations	2,613,121	4,962,892	15,064,206	11,305,004	15,287,425	10,858,716	16,241,814	5,388,137	-	-	-
	Tauriko West High Level Watermain	2,980,619	3,110,396	4,131,359	-	-	-	-	-	-	-	-
	Reservoir Seismic Upgrade	2,127,249	2,626,275	3,830,901	2,789,104	3,520,195	5,420,913	2,270,960	1,386,741	283,364	92,801	-
	WS Network Renewal & Upgrades- CBD	-	1,595,550	1,096,675	1,130,500	1,752,073	-	-	-	-	-	-
	Water Supply Reservoir Renewals	1,040,784	1,562,575	1,788,642	2,226,418	2,574,892	2,843,268	2,024,756	1,553,704	1,280,875	1,301,903	-
	Oropi Trunk Main Upgrade	548,415	1,464,694	3,289,921	6,783,002	-	-	-	-	8,610,000	7,716,445	-
	Water Supply Meter Asset Renewals	740,618	1,323,329	1,318,159	1,606,396	1,500,943	1,148,243	1,837,338	1,701,353	1,880,101	1,779,358	-
	Chadwick/Pooles Rd - Cameron Rd & Fraser street Watermain link	283,395	1,275,000	6,258,878	3,524,968	3,077,251	1,812,712	-	-	-	-	-
	Water Supply M&E Asset Renewals	642,470	590,478	1,403,760	1,451,085	2,686,907	2,621,107	791,192	955,614	5,491,029	1,272,938	-
	Water Supply Bulk Fund	590,121	552,819	548,337	565,250	350,415	241,481	124,144	-	-	-	-
	Coastal Water Trunk Mains 1: ex Waiari Stage 2 Watermain (to Mangitawa)	1,625,769	504,000	450,785	-	-	-	-	-	21,238,462	21,832,448	-
	Joyce Rd WSTP Technology Renewal	11,360	500,000	6,481,073	2,236,812	-	-	-	-	-	-	-
	Waiari Environment Model-lw engagement	9,550	496,575	41,516	41,986	42,360	42,713	43,309	43,911	44,654	45,281	-
	Joyce WTP water trunk main upgrade	331,199	395,696	1,419,702	-	-	-	-	33,327,223	24,067,410	3,793,200	-
	Mt Maunganui Reservoir	103,300	335,925	417,788	2,532,648	2,611,870	4,282,732	8,734,318	4,981,530	130,835	4,420,825	-
	Mt Maunganui WS Main Upgrade	113,486	315,000	2,126,581	1,595,136	3,480,786	3,768,314	1,776,507	148,054	-	-	-
	Cambridge Rd Reservoir No 4	207,761	294,012	-	-	-	-	2,268,842	6,279,077	14,207,730	15,463,612	-
	Turret Rd strategic watermain link	85,978	289,368	3,707,491	7,242,670	5,066,546	4,313,380	2,499,766	-	-	-	-
	Coastal Water Trunk Mains 2: ex Waiari Stage 3 375mm Watermain	19,000	275,000	3,633,950	4,614,702	3,852,226	-	-	-	-	-	-
	CMF Membrane Module Replacements	1,094,000	270,600	1,700,064	1,499,864	117,825	966,390	414,697	1,319,163	1,657,322	135,670	-
	Wairakei Reticulation Mains	1,340	260,000	486,342	678,300	692,667	323,584	-	-	-	-	-
	Testable Backflow Renewals	188,358	215,839	590,773	578,908	460,473	618,514	575,531	793,957	808,560	1,007,869	-
	WTP Plant Replacements	160,717	113,899	390,207	393,843	57,281	59,211	359,869	62,592	73,881	2,705,341	-
	Water Supply Equipment & Systems	106,245	109,561	112,957	116,442	120,309	124,363	127,869	131,462	134,760	138,529	-
	Water Supply Operational Building Renewals	15,473	105,000	28,660	219,540	74,303	166,350	43,755	19,388	288,189	98,091	-
	Waiari Intake & Water Treatment Plant	222,455	100,000	1,014,065	-	-	-	-	-	-	-	-
	Carmichael Road Watermain	43,413	98,780	881,640	21,968	-	-	-	-	-	-	-
	Western Corridor Stage 1 - West	117,254	75,759	103,100	596,034	-	-	-	-	-	-	-
	15th Ave Main (roading)	-	50,000	468,900	1,222,220	2,743,272	-	-	-	-	-	-
	Gloucester Street Extension	21,249	21,249	45,183	-	-	-	-	-	-	-	-
	TBE Gargan Rd to Roundabout Retic Mains	-	21,090	52,674	233,787	-	-	-	-	-	-	-
	WS Joyce Rd Mini Hydro	162,794	-	-	-	-	-	-	-	-	-	-
	Western Active Reserve - Taniwha Place Water Supply Renewal/realignment	-	-	112,957	-	-	-	-	-	-	-	-
	Upper Joyce booster pump	-	-	-	698,649	-	-	-	-	-	-	-
	Smiths Farm Water Main	-	-	970,557	-	-	-	-	-	-	-	-
	Western Corridor Stage 2	-	-	-	-	-	-	7,104,675	-	-	-	-
	Water Fluoridation Implementation Project	886,944	-	-	-	-	-	-	-	-	-	-
	WS Resilience - Fernland Spa Slips	-	-	-	169,575	-	-	2,172,527	3,582,943	-	-	-
	Tauriko Drive Water main upgrade	296,078	-	-	-	-	-	-	-	-	-	-
	Water Supply Residential Renewals	68,141	-	13,814	59,581	54,275	26,734	1,619	15,592	95,995	38,418	-
	Cam Rd WS Upgd 17th Ave to Barkes Corner S2	137,187	-	-	-	-	2,983,801	6,278,475	5,399,550	9,113,898	4,298,960	-

Groups of Activities	Project Name	FY25 Budget	FY26 Budget	FY27 Budget	FY28 Budget	FY29 Budget	FY30 Budget	FY31 Budget	FY32 Budget	FY33 Budget	FY34 Budget	Comments
Water Supply	PEI Phase 2 Water Supply	531,114	-	-	-	-	-	-	-	-	-	1,525,165
	Oropi CW Reservoir 3	-	-	-	-	-	-	-	-	-	-	-
	Western Corridor Water land purchase- Reservoir and PS land	-	-	-	-	-	-	127,869	-	-	-	-
	Cambridge road Water PS TW	-	-	-	-	-	-	-	-	-	-	3,345,477
	Greerton Water Supply Rezoning	-	-	-	-	721,854	-	-	-	-	-	-
	Cameron Rd WS Bulk Watermain	441,235	-	-	-	8,059,875	11,975,305	6,419,050	6,694,361	6,150,000	9,604,878	-
	Waiari Reservoirs	-	-	-	-	-	-	-	-	-	-	4,034,827
	Oropi WTP Intake Silt Management System	52,740	-	2,455,086	828,974	-	-	-	-	-	-	-
	Tautau Rising Main Duplication	154,725	-	-	-	-	-	-	-	-	-	-
	Water Supply Total	25,041,506	30,586,740	73,366,952	64,220,523	66,754,634	62,831,637	71,077,129	82,870,985	105,002,598	94,630,725	-
Wastewater	Opal Drive Pump Station	14,276,203	13,124,936	7,032,382	-	-	-	-	-	-	-	-
	Te Maunga WWTP Bioreactor 2	8,433,581	12,029,400	1,198,834	5,839,512	-	-	-	-	-	-	-
	WW Reticulation Renewals	8,004,642	7,650,000	13,164,872	11,892,865	11,972,503	12,315,540	13,655,887	14,779,943	15,515,735	15,493,736	-
	Mansels Road WW Construction & Renewal	242,535	4,439,250	96,387	-	-	-	-	-	-	-	-
	Main Wairakei Pump Station Papamoa East	2,564,787	3,831,938	14,518,666	14,532,571	4,387,711	-	-	-	-	-	-
	WW Pumpstation Renewals	3,611,264	3,290,000	4,143,955	4,489,849	4,413,654	4,051,575	3,202,449	4,246,098	3,590,807	4,196,992	-
	Te Maunga WWTP Electrical Power Upgrade	145,255	3,000,000	654,685	904,140	759,232	-	-	-	-	-	-
	Tauriko West Temporary pump station rising main- initial stage	493,224	2,471,521	3,852,293	-	-	-	-	-	-	-	-
	Wairakei Rising Main PHASE 1	394,857	2,334,379	8,354,261	717,661	6,706,246	-	-	-	-	-	-
	Johnson Reserve Pipe Upgrade	2,768,058	1,507,300	160,344	-	-	-	-	-	-	-	-
	Te Maunga WWTP Aeration Upgrade Stage 1	484,882	1,500,000	-	1,988,399	552,404	164,723	-	-	-	-	-
	WWTP Renewals	1,230,675	1,350,000	1,030,756	1,407,263	2,797,727	736,263	1,408,069	1,712,178	3,782,795	1,982,656	-
	WC WW Strategy Stage 1A	461,688	1,280,792	1,484,288	-	-	-	-	-	-	-	-
	Te Maunga WWTP Headworks	1,712,264	1,123,263	5,598,846	18,914,652	14,118,993	9,616,588	12,537,966	15,785,337	-	-	-
	Churchill Rd Foreshore Sewer (TAU02)	405,725	829,979	1,471,747	5,121,627	1,699,544	3,018,231	3,436,569	-	-	-	-
	Te Maunga WWTP Pumped Hopper Feed	125,074	800,000	1,056,834	1,000,300	-	-	-	-	-	-	-
	Western Corridor Wastewater Stage 1	247,962	654,230	124,959	-	233,610	1,811,109	1,309,683	12,004,286	13,999,356	14,390,882	-
	WW Network Upgrade & Renewals- CBD	-	638,220	3,619,027	3,165,401	3,270,537	3,407,511	744,867	-	-	-	-
	Newton St & Hewletts Rd gravity main upgrades (MTM02) - planning (concept and feasibility design)	387,475	551,726	424,594	-	-	-	-	-	-	-	-
	Ila PI WW Upgrade Phase 1- Harrisfield drive gravity sewer	158,817	497,783	5,084,892	584,540	-	-	-	-	-	-	-
	Te Maunga WWTP Upgrade Marine Outfall	200,043	421,127	-	1,344,354	1,389,005	1,435,807	1,476,285	4,227,855	4,333,913	8,255,636	-
	Te Maunga WWTP Clarifier 3	7,681,412	419,616	1,496,460	3,690,228	175,928	-	-	-	-	-	-
	Maleme st upgrade	178,450	400,000	1,977,789	1,057,248	900,196	-	-	-	-	-	-
	Opal Drive to Te Maunga Rising Main	129,468	344,064	421,164	599,782	-	-	-	-	21,520,124	22,807,531	-
	Smiths Farm New Rising Main	-	295,815	-	-	-	-	-	-	-	-	-
	Local Wastewater Network Upgrades	214,552	221,250	228,109	791,350	1,203,090	1,581,702	1,522,011	1,671,997	1,517,687	1,560,133	-
	WW Electrical Upgrades	202,924	206,965	438,740	492,870	589,177	643,884	532,688	604,048	537,974	436,352	-
	Pump Stations Catchment 2 Papamoa East	3,538	167,872	169,428	353,069	-	-	-	-	-	-	-
	West Beth WW retic Carmichael cnr SH2 - Planning	76,488	131,707	318,021	7,719	-	-	-	-	-	-	-
	Chapel St WWTP Recuperative Thickening	-	100,000	233,835	1,386,954	1,628,482	1,589,140	-	-	-	-	-
	WW Plant & Pump Station Bdg Renewals	154,725	93,000	184,938	170,268	248,779	381,454	88,080	123,696	919,533	299,373	-
	SW Inflow Reduction Project	180,000	80,400	618,130	675,124	697,547	761,560	741,378	762,214	825,230	803,186	-
	Papamoa Manifold Pipeline (Trunk main) replacements	304,152	66,000	9,687	-	-	-	309,335	458,725	1,616,850	3,988,964	-
	WW Sewer Extensions	53,122	64,000	67,015	69,082	71,377	73,782	75,862	77,994	79,950	82,186	-
	WW Miscellaneous Minor Works	53,122	54,000	56,479	107,030	109,810	113,510	116,710	119,990	123,000	126,440	-
	Chapel St WWTP Misc Capital Works	53,122	54,000	56,479	123,842	127,955	132,266	135,995	139,817	143,325	147,333	-
	Te Turu Rising main	273,060	30,000	429,381	596,879	-	-	556,707	719,940	859,770	5,404,046	-
	Cameron Rd Stage 2 Wastewater Upgrade	149,933	-	-	-	407,633	787,505	711,931	611,949	371,460	145,558	-
	Ashley Place Sewer Upgrades	-	-	-	-	827,446	-	-	-	-	-	-
	Watling St Storage	-	-	-	-	-	-	-	-	217,209	114,235	-
	WW Resilience - Beach Road - Otumotai to Chapel St	-	-	-	169,575	584,024	-	4,345,055	10,210,669	10,705,930	-	-
	WW Chapel Street Building Upgrades	-	-	4,715,701	5,652,502	-	-	-	-	-	-	-
	WW Resilience - Kopurerenua Stream Outlet to Cypress St	-	-	-	-	-	181,111	620,722	-	4,579,228	8,069,654	-
	Simpson Rd P5070 Upgrade (PAP02)	13,410	-	-	-	-	-	-	-	-	-	-
	CBD Wastewater Mains Renewals	-	-	1,483,801	1,529,567	1,580,370	1,730,212	1,778,990	1,828,986	1,874,867	1,927,302	-
	WWTP Measuring Carbon Emissions	-	-	131,601	-	-	-	-	-	-	-	-
	Newton St and Hewletts Rd gravity main upgrades (MTM02) - detailed design and construction	-	-	-	-	-	-	940,033	1,276,334	1,308,351	1,383,725	-
	Otumanga PS Upgrade	-	-	-	-	-	-	-	-	184,391	176,814	-
	Tawa St pipeline upgrade (MTM01)	-	-	-	-	-	-	136,304	248,434	1,182,884	3,763,189	-
	New WW pumpstation Hastings rd Waugh land	-	-	-	-	-	267,442	-	-	-	-	-
	Te Maunga WWTP Bioreactor 3	291,195	-	-	-	-	-	-	-	30,191,580	31,240,932	-
	Owens Park upgrades (TAU04)	-	-	-	-	-	-	230,492	536,497	1,739,092	2,387,102	-
	Jasper Drive P5053 pump upgrade (PAP04B)	-	-	-	147,416	266,537	439,916	468,925	-	-	-	-
	Tip Lane Reseal	1,411	-	83,623	-	-	-	-	-	-	-	-
	Matua Bch Rd/Kulim Ave & Vale St Mains	-	-	209,484	291,689	1,412,171	1,085,416	-	-	-	-	-
	Kennedy Rd Pump Station Pyes Pa West	-	-	-	1,610,910	-	-	-	-	-	-	-
	WW Resilience - Welcome bay Rd From Otumanga WW PS to Waitaha Rd	-	-	-	-	-	-	-	191,450	-	3,362,356	-
	Te Maunga WWTP Outfall Pumpstation	-	-	-	282,625	1,755,773	10,735,062	6,546,291	1,425,132	806,707	2,532,751	-

Groups of Activities	Project Name	FY25 Budget	FY26 Budget	FY27 Budget	FY28 Budget	FY29 Budget	FY30 Budget	FY31 Budget	FY32 Budget	FY33 Budget	FY34 Budget	Comments
Wastewater	Palm Beach Boulevard main upgrade (PAP05)	-	-	198,006	301,681	2,131,402	1,693,755	-	170,699	1,778,570	1,764,965	1,264,246
	Te Maunga WWTP Picket Fence Thickener 3	-	-	-	-	-	-	-	-	-	-	-
	Te Maunga WWTP Clarifier 4	-	-	-	-	-	616,216	1,198,174	426,412	12,203,499	15,680,830	-
	Te Maunga - Ponds Conversion	-	-	59,221	61,047	325,885	1,492,957	1,535,046	2,220,821	-	-	-
	Te Maunga WWTP - Sludge treatment	-	-	355,871	366,848	-	-	3,422,041	3,518,214	3,973,938	4,235,835	-
Wastewater Total		56,363,094	66,054,533	87,015,584	92,438,435	67,344,748	60,864,239	63,955,242	81,707,585	140,470,150	156,259,974	-
Stormwater	Pyes Pa West Dam 5 And Wetland 5	4,317,654	2,602,342	2,376,479	-	-	-	-	-	-	-	-
	S2 Stormwater Levy - Reactive Reserve	1,100,000	2,000,000	2,259,150	2,328,831	3,368,653	3,482,159	3,580,326	3,680,946	6,738,008	2,770,581	-
	Stormwater Reticulation Renewals	1,716,661	1,063,700	1,017,634	1,904,894	2,248,495	2,633,353	2,793,250	3,139,561	4,410,452	5,070,432	-
	Te Papa Inten SW Upp Priority Dev Areas	515,750	851,004	1,096,675	1,431,505	15,709,960	16,238,604	16,696,392	17,165,625	17,596,232	18,088,354	-
	Wairakei Corridor Landscaping	515,750	770,000	515,500	531,400	-	-	-	-	-	-	-
	Wairakei Stream - Overflow to Kaituna	313,450	638,004	635,991	-	-	-	-	-	16,354,388	1,622,000	-
	Stormwater Minor Works	488,725	500,000	515,500	531,400	549,050	567,550	583,550	599,950	615,000	632,200	-
	Wairakei Stream Culvert Upgrade	770,044	495,930	3,155,994	2,955,128	-	-	-	-	-	-	-
	CSC SW Treatment Dev & Imp	802,518	370,000	548,337	801,157	-	-	-	-	-	-	-
	Wairakei Stream Landscape Cultural Plan	-	370,000	-	-	-	-	-	-	-	-	-
	Pyes Pa West Pond 12B - Construction	268,355	335,000	1,001,766	-	-	-	-	-	-	-	-
	Stormwater network capacity upgrades - Papamoa and Wairakei	122,181	315,996	325,383	335,419	3,458,887	3,575,433	3,676,229	3,669,460	3,761,510	3,866,709	-
	Niwha Capacity Upp Otumoetai area Plan	253,303	315,996	325,384	335,420	-	-	-	-	-	-	-
	Citywide SW Quality Programme	206,300	309,000	2,108,538	6,124,568	6,533,332	6,690,853	6,879,477	6,595,765	6,349,000	9,770,555	-
	Niwha Capacity Upp Mt Maunga Plan	183,068	306,000	371,151	245,741	-	-	-	-	-	-	-
	Stormwater network capacity upgrades - Tauranga existing areas	106,245	273,996	282,942	291,669	3,007,726	3,109,070	3,196,719	3,190,835	3,270,878	3,362,356	-
	Beth West: SW Upp Culvert under SH2	185,744	240,000	2,410,546	2,261,001	1,738,885	-	-	-	-	-	-
	Bethlehem Rd East LID - Stage 1	250,000	221,000	910,373	872,559	-	-	-	-	-	-	-
	Freshwater Mngmnt Tool establishment	276,834	200,000	179,335	-	-	-	-	-	-	-	-
	Bethlehem West SW Mgmt Carmichael Rd	43,373	121,280	702,264	3,497	-	-	-	-	-	-	-
	Stormwater Treatment Assets Renewals	121,717	90,000	345,453	340,281	332,895	264,422	291,740	231,017	315,313	240,744	-
	Te Papa SW Nwk Upp & Land acquisition	99,024	84,996	87,734	3,043,307	11,146,107	11,521,670	11,846,482	12,179,413	12,484,939	12,834,111	-
	Stormwater network capacity upgrades - Otumoetai and surrounds	82,520	84,996	87,734	113,050	116,805	362,222	372,433	888,327	4,398,676	17,100,947	-
	Te Maunga Managed Fill Capacity Improvmt	-	-	-	-	46,577	156,402	-	-	-	-	-
	Waitaha Road Top End - Road stormwater management	-	-	-	318,218	-	-	-	-	-	-	-
	Mount North (CBD/High Density) Stormwater	-	-	-	-	-	-	-	906,197	1,112,098	1,412,189	-
	Wairakei Pond G Roading Associated	492,742	-	-	-	-	-	-	-	-	-	-
	Tauriko - Reticulation - Taurikura Drive from Gargan Road to Pond C	737,800	-	515,500	531,400	-	-	-	-	-	-	-
	James Cook Dr/Resolution Rd Welcome Bay	6,000	-	1,245,456	791,350	1,752,073	-	-	-	-	-	-
	Tauriko - Walkways/Cycleways	8,252	-	253,107	-	-	-	-	-	-	-	-
	Bethlehem Rd. East LID - Stage 2	-	-	465,766	1,443,708	1,492,354	1,278,688	-	-	-	-	-
	Bethlehem West Stormwater Management - Western Active Reserve Development	-	-	435,031	-	-	-	-	-	-	-	-
	Pond 12B - Inlet Pipelines	-	-	824,800	106,280	82,358	-	-	-	-	-	-
	Awairi Place stormwater upgrade	62,659	-	41,746	-	116,805	5,201,832	1,538,677	12,737,649	4,669,303	-	-
	Pyes Pa West Floodway F4 Land Purchase	-	-	-	999,913	-	-	-	-	-	-	-
	Cameron Rd. Upgrade - Stormwater Stage 2	34,300	-	-	-	132,239	1,992,220	2,395,987	2,259,111	-	-	-
	Pyes Pa West Floodway F2 Construction	-	-	-	321,379	-	-	-	-	-	-	-
	SW Resilience - Sulphur Point	-	-	54,834	56,525	533,808	-	-	-	-	-	-
	Wairakei Stream Landscape Plan Stage 2	-	-	107,200	130,008	143,086	277,703	285,532	733,892	752,302	781,076	-
	SW Resilience - Beach Road	-	-	-	-	116,805	-	124,144	638,167	3,270,877	6,724,711	-
	SW Resilience - Ngatai Road at Carlton Reserve	-	-	-	113,050	120,741	620,722	3,190,834	9,812,632	14,632,772	-	-
	Stormwater Residential Renewals	730	-	23,403	41,612	1,523	12,815	26,410	11,646	176,157	1,001	-
Stormwater Total		14,081,699	12,559,240	24,760,941	28,372,902	52,689,600	57,542,998	56,186,757	71,818,395	96,087,765	98,910,741	-
Sustainability & Waste	Te Maunga Closed Landfill	700,001	3,500,000	2,453,373	-	-	-	-	-	-	-	-
	Waste Facilities Redevelopment	1,000,000	1,000,000	5,008,728	2,854,500	10,163,950	8,176,752	8,370,441	-	-	-	-
	Kerbside Bins	5,175	954,315	980,082	1,003,558	1,025,698	1,046,216	1,065,016	1,082,098	1,098,321	1,123,515	-
	Corporate Sustainability Demonstration Projects	372,600	383,760	394,122	717,444	733,272	747,940	594,828	604,369	613,430	627,501	-
	Public Place Bins & Signs - Renewals	213,466	219,859	225,796	231,204	302,444	21,057	55,407	28,571	7,121	12,259	-
	Sustainability & Waste Road Renewals	649,762	68,039	150,170	27,265	18,210	61,093	48,916	27,788	114,005	51,677	-
	Waste Minimisation Infrastructure	21,321	21,960	22,553	23,093	-	-	-	-	-	-	-
	Transfer Stations - Minor Works	10,661	10,980	11,276	10,207	-	-	-	-	-	-	-
	Sustainability & Waste Infrastructure Renewals	262,087	5,426	89,441	106,276	43,146	82,962	33,239	28,575	92,651	11,752	-
	Land purchase for transfer station site development from 95	-	-	-	15,049,125	-	-	-	-	-	-	-
	Cambridge Road - Closed Landfill upgrade	405,811	-	-	-	-	-	-	-	-	-	-
Sustainability & Waste Total		3,640,883	6,164,338	9,335,539	20,022,671	12,286,719	10,136,019	10,167,847	1,771,400	1,925,528	1,826,704	-
Community Services	Central Library & Community Hub	35,026,582	38,212,784	3,972,216	-	-	-	-	-	-	-	-
	CWEM - Exhibition & Gallery	6,273,769	17,095,772	20,999,773	16,170,509	-	-	-	-	-	-	-
	CWEM - Museum	4,308,566	12,185,047	15,212,170	11,331,735	-	-	-	-	-	-	-
	Art Gallery Door Relocation	5,527,073	3,340,898	-	-	-	-	-	-	-	-	-
	Public Art Framework	254,877	1,657,696	1,855,685	3,031,948	2,685,141	2,346,640	2,291,488	2,298,386	2,230,153	2,725,533	-
	Mount Maunganui Library Extension	-	1,354,040	-	-	-	-	-	-	-	-	-

Additional \$2.1m in FY26 to complete project due to building issues as approved by Council on 15 May 2025.

Groups of Activities	Project Name	FY25 Budget	FY26 Budget	FY27 Budget	FY28 Budget	FY29 Budget	FY30 Budget	FY31 Budget	FY32 Budget	FY33 Budget	FY34 Budget	Comments
Community Services	Library Buildings Renewals	502,455	1,329,518	559,803	272,303	508,726	214,370	259,543	387,545	117,447	407,906	
	Library Stock (Priority 1)	1,088,731	1,121,340	1,151,617	1,179,201	1,205,217	1,229,325	1,251,416	1,271,488	1,290,551	1,320,154	
	City Centre – Historical and Cultural Precinct	1,035,000	1,066,000	1,094,782	1,121,006	922,170	961,560	986,792	2,019,856	2,048,347	2,060,700	
	Baycourt Upgrade	268,112	1,031,127	1,386,061	9,827,848	4,595,182	-	-	-	-	-	
	Historic Village Grounds Developments	-	654,894	155,006	299,966	318,327	340,721	235,892	31,470	44,518	12,864	
	Historic Village Renewals	1,386,532	642,355	511,008	215,625	204,337	120,704	313,652	276,604	201,913	-	
	Library Archive Offsite Climate Controlled Space	60,000	564,571	80,670	84,128	85,984	87,704	83,700	85,043	86,318	88,298	
	B26 Upgrades	-	531,990	-	-	-	-	-	-	-	-	
	Kiwi Shed	-	411,476	-	-	-	-	-	-	-	-	
	B18 Upgrades	-	319,800	-	-	-	-	-	-	-	-	
	B19, B20, B57 Upgrades	-	253,821	-	-	-	-	-	-	-	-	
	Technical Equipment Replacement	95,945	235,000	395,395	103,917	536,130	108,334	110,281	108,786	110,417	112,950	
	Mount Maunganui Facade and Entrance Upgrade	-	161,077	83,934	-	-	-	-	-	-	-	
	Baycourt Building Renewals	285,503	140,729	169,753	754,260	177,259	65,102	70,647	78,146	508,542	148,399	
	Furniture & Equipment Replacement	71,933	30,701	31,530	82,730	32,997	33,657	34,262	34,812	35,334	36,144	
	Replacement of Non-Technical Equipment	14,925	17,568	18,042	18,801	19,216	19,600	19,952	19,682	19,977	20,435	
	Minor Improvements to Libraries	-	10,980	5,638	5,773	5,901	6,019	6,127	6,044	6,134	6,275	
	Conference & Event Equipment	93,150	-	-	-	-	-	-	-	-	-	
	Demolition of Building 33	41,400	-	-	-	-	-	-	-	-	-	
	Complex 2 Upgrade & Renewals	2,680,036	-	-	-	-	-	-	-	-	-	
	B5 Demolition	41,400	-	-	-	-	-	-	-	-	-	
	Community Stadium - Tauranga Domain	-	-	-	-	-	-	-	-	44,581,489	45,008,266	
Community Services Total		59,056,188	82,369,184	47,683,081	44,499,750	11,296,585	5,533,738	5,663,771	6,617,861	51,281,158	51,947,924	
Spaces & Places	Gate Pa Community Centre	1,629,624	5,760,601	-	-	-	-	-	-	-	-	
	Civic Plaza	660,148	5,251,387	486,062	7,754,521	1,660,775	-	-	-	-	-	
	Gordon Spratt Master Plan	3,351,604	4,840,028	-	-	-	-	-	-	-	-	
	Marine Asset - Renewals	650,368	4,692,962	3,271,128	1,932,482	2,734,076	-	330,041	181,311	393,691	188,250	
	Fisherman's Wharf	88,504	3,937,415	3,072,660	-	-	-	-	-	-	-	
	Baypark Master Plan	1,051,573	3,827,888	36,018,870	3,900,054	-	-	-	-	-	-	
	Site A Civic Establishment	1,575,718	3,757,790	-	-	-	-	-	-	-	-	
	Waterfront Central Plaza	3,509,246	3,682,857	2,372,883	-	-	-	-	-	-	-	
	Links Ave Artificial Turf	4,542,871	3,079,381	-	-	-	-	-	-	-	-	
	Upgrades to Sports Fields Network	1,900,000	2,465,194	1,642,173	1,681,508	1,718,605	1,402,387	1,189,656	1,208,737	1,226,859	1,255,002	
	Play AIP	-	2,135,400	2,205,655	3,967,704	4,037,880	3,017,597	4,173,308	4,241,624	3,910,127	3,163,435	
	Mount Maunganui Public Toilets	-	1,886,768	547,829	-	-	-	-	-	-	-	
	Purchase of in-housing Vehicles & Equipment	868,085	1,881,321	164,217	168,151	171,861	175,298	-	-	-	-	
	Strand Waterfront Whare Waka	313,447	1,681,405	-	-	-	-	-	-	-	-	
	Strand South Reserve	-	1,664,181	6,068,991	4,126,056	-	-	-	-	-	-	
	Hamilton, Wharf & Durham Footpath Upgrades	34,030	1,620,402	105,945	1,542,506	49,056	-	-	-	-	-	
	Waterfront Playground/North Reserve	6,602,968	1,495,519	-	-	-	-	-	-	-	-	
	Merivale Community Centre	4,293,643	1,450,000	-	-	-	-	-	-	-	-	
	Cemetery Crematorium Building	1,190,250	1,429,750	102,700	-	-	-	-	-	-	-	
	Parks Utilities Renewals	298,914	1,419,315	486,213	771,377	482,588	292,287	571,099	792,334	501,916	914,299	
	Parks & Reserves Surface Renewals	644,043	1,413,696	985,399	1,088,548	2,043,162	1,249,066	1,216,630	2,569,880	3,992,719	2,788,338	
	City Centre – Parks, Reserves and Green Space	300,000	1,412,166	1,102,827	1,138,916	546,653	577,120	598,007	619,143	634,491	641,298	
	Parks & Reserves Renewals - Structures	1,759,955	1,380,879	1,653,343	1,688,104	1,652,636	2,046,059	1,547,141	2,503,225	2,540,682	3,205,600	
	City Centre – Public Realm Upgrades, Placemaking and Community Amenities	933,400	1,167,700	1,102,827	1,138,916	2,186,612	2,308,481	2,392,025	1,857,431	1,903,473	1,923,898	
	Te Papa Spatial Plan Implementation - General	3,522,500	1,100,000	1,382,164	-	-	-	-	-	-	-	
	Beachside Renewals	1,229,844	872,947	108,699	78,890	118,697	116,640	139,775	75,824	1,419,064	442,974	
	Coastal Structures Renewals	362,250	822,814	705,478	86,563	-	-	-	946,395	960,584	982,619	
	Compliance (H&S, Building Security, Accessibility, Sustainability, Cultural Recognition)	1,474,286	800,000	1,666,165	1,149,705	2,564,025	1,120,449	1,331,139	1,066,415	1,287,050	1,119,649	
	Reserves AIP	495,578	698,904	602,531	2,599,368	2,630,883	2,675,602	2,022,262	2,046,797	2,069,379	2,098,411	
	Oropi Forest and Mountain Bike Trail Restoration Works	265,880	687,096	547,391	-	-	-	-	-	-	-	
	Accessibility Hotspots (Active Rec)	300,000	613,318	473,603	484,947	495,646	505,561	514,646	522,900	530,740	542,914	
	Kennedy Rd/Hastings Rd Res Land Purchase	-	608,096	-	-	-	-	-	-	-	-	
	TRMP Implementation Projects Bulk Fund	465,246	576,440	608,108	637,460	666,054	693,012	718,138	741,306	763,622	798,964	
	Reserves and Open Space – Investing in Spaces for Community Programme	527,034	544,527	562,442	580,847	600,395	620,053	637,314	655,066	671,892	690,515	
	Reserves and Open Space – Space for Culture and Storytelling programme	616,353	533,888	816,053	706,128	729,893	753,790	774,774	796,355	816,810	839,449	
	Merivale Community Reserve	-	516,700	-	-	-	-	-	-	-	-	
	Cemetery Car Park	-	511,640	525,136	-	-	-	-	-	-	-	
	Coastal Structure Renewals	243,925	511,589	436,455	702,978	862,181	153,552	185,775	174,780	84,662	327,208	
	CFIP Memorial Park Aquatics Facility	1,502,351	500,000	33,547,114	19,761,925	52,055,366	20,803,216	-	-	-	-	
	Playground Shade (Active Rec)	300,000	487,817	607,228	492,695	509,277	525,951	540,593	555,650	569,922	585,719	
	Public Toilet Renewals	315,634	457,608	442,782	685,214	257,810	278,527	416,734	383,088	718,325	366,669	
	Willow St Upgrade	204,710	444,868	161,404	5,697,264	1,186,420	-	-	-	-	-	
	CFIP Western Active Reserve Community	427,080	-	551,414	1,993,102	5,886,230	-	-	-	-	-	
	ST - Kennedy Rd/Hastings Rd Res Land Dev	-	423,741	-	-	-	-	-	-	-	-	

Groups of Activities	Project Name	FY25 Budget	FY26 Budget	FY27 Budget	FY28 Budget	FY29 Budget	FY30 Budget	FY31 Budget	FY32 Budget	FY33 Budget	FY34 Budget	Comments
Spaces & Places	Hull Road Level Crossing - Operational project	-	400,000	-	-	-	-	-	-	-	-	-
	Central Plaza Wharf	-	295,932	967,736	1,815,280	2,817,672	4,577,260	-	-	-	-	-
	Parks Roadway Renewals	93,154	283,345	1,361,160	890,590	867,816	311,935	3,038,195	1,378,738	2,242,230	1,368,563	-
	TECT Park Development	250,000	244,848	165,424	119,587	117,725	126,180	132,455	136,145	139,642	81,237	-
	Marine Parade Boardwalk (Active Rec)	144,013	217,745	-	-	-	-	-	-	-	-	-
	Automated Public Toilet Mngmt Systems	112,858	213,200	218,956	224,201	229,147	-	-	-	-	-	-
	Indoor Courts - 483 Cameron Road	7,662,609	208,065	-	-	-	-	-	-	-	-	\$177k additional budget to complete new lift at Haumaru as currently only a goods lift. BCA has advised that a replacement commercial passenger lift is required to allow access to the mezzanine.
	Masonic Park Upgrade	3,945,641	200,000	-	-	-	-	-	-	-	-	-
	Cremator for the Cemetery	291,599	161,013	-	-	-	-	-	-	-	-	-
	Climate AIP	144,419	144,562	144,710	144,820	144,932	145,030	145,115	145,187	145,259	146,612	-
	S&P Community Building Renewals	374,512	132,897	143,338	249,240	300,016	323,413	366,578	196,670	764,447	1,262,891	-
	Nature and Biodiversity AIP	102,465	105,534	108,383	110,980	113,428	115,697	91,009	92,468	93,855	96,008	-
	Signage Implementation	40,714	100,000	573,875	163,667	-	-	-	-	-	-	-
	Cemetery Chapel	-	100,000	-	-	-	-	-	-	-	-	-
	Non-Leased Vehicles, Mowers, Tools and Equipment	60,297	89,118	79,049	2,466	23,686	57,492	104,690	2,659	2,699	14,901	-
	Mauao Development	191,698	87,838	33,828	-	-	-	-	-	-	-	-
	Tree Pit Upgrades	-	76,270	40,033	-	86,762	89,603	92,098	-	-	-	-
	City operations tools, equipment and vehicle renewals	104,031	70,359	247,971	293,506	1,281,256	432,213	172,337	79,780	673,746	1,458,681	-
	Cemetery Building Renewals	123,902	57,333	71,392	15,848	14,732	99,169	149,584	44,648	27,626	139,862	-
	S&P Residential & Operational Building Renewals	74,327	56,846	127,067	28,051	135,168	61,878	218,872	129,675	70,992	154,036	-
	Operational Nursery	-	52,525	27,370	-	-	-	-	-	-	-	-
	Cemetery Activity Development Projects	-	49,409	-	-	-	-	-	-	-	-	-
	Bay Venues Managed Community Centre - Property Renewals	47,075	42,808	117,633	68,314	200,914	54,404	37,015	136,184	187,362	164,265	-
	Parks Commercial Buildings Renewals	66,154	28,230	23,777	82,033	97,939	66,904	3,100	32,109	85,927	62,731	-
	Asbestos Removal	21,994	22,653	23,264	20,739	21,196	21,620	22,009	22,362	22,697	23,218	-
	Cemetery Cremator Renewals	89,198	13,371	54,803	24,497	4,082	326,780	38,727	170,685	36,151	35,603	-
	Cemetery Landscaping	5,330	5,490	5,638	5,773	5,901	6,019	6,127	6,044	6,134	6,275	-
	Beachside Utility Vehicles & Mowers	16,147	-	-	-	20,595	-	-	-	-	51,402	-
	Memorial Park to City Centre Pathway - Stage 2	320,000	-	-	-	-	-	-	-	-	-	-
	Community Centers - AIP	-	-	-	-	-	1,168,656	4,758,624	-	1,641,538	6,275,009	-
	Tutchen Street Bowls / Croquet Relocation	-	-	1,094,782	2,466,212	744,729	-	-	-	-	-	-
	Maunganui Road commercial area streetscape enhancements	-	-	233,799	241,450	249,576	-	-	-	-	-	-
	Strand Seawall - South	-	-	2,511,390	1,891,899	-	-	-	-	-	-	-
	Cemetery Loop Road	-	-	-	-	458,295	467,462	475,862	-	-	-	-
	Tauriko West public toilets	-	-	331,474	169,623	-	-	-	-	-	-	-
	Merricks Farm Development	-	-	-	-	-	-	2,379,312	-	-	-	-
	Transfer 388 McLaren Falls rd	3,156,750	-	-	-	-	-	-	-	-	-	-
	Cemetery Masterplan	-	-	1,904,274	3,068,449	2,689,625	1,728,059	1,771,272	1,813,719	1,853,714	-	-
	Memorial Park to City Centre Pathway - Stage 1	3,500,807	-	-	-	-	-	-	-	-	-	-
	Kopurerua Valley Development	300,000	-	-	-	-	-	-	-	-	-	-
	Mount Maunganui to Arataki Spatial Plan (MSP) Open Space, Culture and Public Realm Investment Fund	-	-	-	531,494	549,382	567,369	499,854	513,777	526,974	541,580	-
	Sports - new capital projects	1,400,840	-	813,528	2,858,453	2,333,190	731,235	78,921	80,788	82,857	84,821	-
	Mount Spatial Plan - Cultural Recognition	-	-	-	57,732	59,005	60,186	61,267	-	-	-	-
	Strand Waterfront - Full Road and Reserve Upgrade	-	-	-	12,793,200	-	-	-	-	-	-	-
	Mt Maunganui Holiday Park Master Plan	-	-	1,359,614	-	-	-	-	-	-	-	-
	Tatua Reserve Development	-	-	-	455,566	-	-	-	-	-	-	-
	Fence from Manawa to Simpson Road	-	-	-	112,101	-	-	-	-	-	-	-
	Te Papa o Nga Manu Porotakataka	80,099	-	-	-	-	-	-	-	-	-	-
	New Public Toilets	-	-	-	548,942	564,664	-	-	612,038	-	-	-
	Te Ranga masterplan	-	-	1,224,138	-	-	254,911	635,752	653,460	670,245	688,822	-
	New Skatepark Facility	82,076	-	-	-	-	-	-	-	-	-	-
	Aquatics Network - new capital projects (Baywave, Greerton & Mount Hot Pools)	132,727	-	1,071,443	72,460	1,550,341	6,964,256	1,867,804	26,929	27,619	593,753	-
	Fergusson Park Master Plan	-	-	1,062,405	580,077	-	-	-	-	-	-	-
	Greerton Maarawaewae Securing Active Res & Comm Amenity Land	-	-	2,614,214	1,109,682	2,472,217	1,184,583	913,160	-	-	-	-
	Omanawa Falls Formal Track	500,000	-	-	-	-	-	-	-	-	-	-
	Blake Park Shared Sports Facility (Active Rec)	-	-	-	3,293,654	5,081,975	-	3,587,332	-	-	-	-
	Indoor Courts	-	-	-	-	-	-	-	3,626,212	7,361,156	12,550,018	-
	ST - General Intensification - Land development Mount Infill	-	-	-	-	885,082	-	-	-	-	-	-
	Beachside Holiday Park Facilities Imps	9,540	-	-	-	-	-	-	-	-	-	-
	Marine Park Development - Public Toilets	-	-	-	-	483,845	-	-	-	-	-	-
	Cemetery - Shed alterations	57,758	-	-	-	-	-	-	-	-	-	-

Groups of Activities	Project Name	FY25 Budget	FY26 Budget	FY27 Budget	FY28 Budget	FY29 Budget	FY30 Budget	FY31 Budget	FY32 Budget	FY33 Budget	FY34 Budget	Comments
Spaces & Places	OSP bulk Fund Spaces & Places				1,252,807	-	-	-	-	-	-	
	Strand Seawall - North	1,264,370	-	-	-	-	-	-	-	-	-	
	Blake Park Reserve Development	208,428	-	2,194,735	911,132	-	-	-	-	-	-	
	96R Taniwha Place Property Purchase	80,000	-	-	-	-	-	-	-	-	-	
	CFIP Ohauti Reserve Development	-	-	-	-	-	-	3,748,908	-	-	-	
	Strand Waterfront (Road/Footpath Upgrade)	100,000	-	802,705	-	-	-	-	-	-	-	
	Mt Maunganui Depot Set up	150,000	-	-	-	-	-	-	-	-	-	
	Sulphur Point project	-	-	-	824,290	868,242	5,975,084	2,373,879	-	-	-	
	Elizabeth Street Streetscape	61,801	-	-	-	-	-	-	-	-	-	
	Tauranga & Wharepa Domain Improvements	-	-	227,182	-	-	-	-	-	-	-	
	Western Corridor Destination Playground Development (Active Rec)	-	-	-	-	-	-	-	-	-	-	139,457
	Te Papa – suburban centers open space and public realm improvements	-	-	2,812,495	2,638,287	2,714,250	2,768,546	2,818,295	3,392,926	2,453,719	1,255,002	
	Pilot Bay Jetty upgrade	-	-	-	485,769	496,486	506,417	-	-	-	-	
	Te Papa Spatial Plan Implementation - City Centre Public spaces	850,617	-	-	-	-	-	-	-	-	-	
	CFIP Strategic Land Purchase for Social Infrastructure - Western Corridor	-	-	-	8,521,509	3,570,855	5,470,427	1,963,855	6,224,998	-	-	
	Te Papa Spatial Plan Implementation General Open Space Projects	-	-	64,838	-	-	-	-	13,900	14,109	14,433	
	Cultural and local identity interpretation improvements	-	-	-	-	-	-	-	-	-	-	
	Kopuereua Place Finding and Entrances	-	-	339,290	123,311	126,031	128,552	101,121	102,743	104,283	106,675	
	Community Centres and Halls – new capital projects	1,440	-	94,400	531,377	-	-	-	-	-	-	1,130,959
	Public Toilet - Whareoa Boat Ramp	-	-	-	-	-	300,788	-	-	-	-	
	Transfer 96R Taniwha Pl	1,738,800	-	-	-	-	-	-	-	-	-	
	CFIP Western Corridor Community Centre land purchase and construction	-	-	-	-	-	557,250	-	630,400	646,539	7,942,414	
	Beacon Wharf upgrade	138,054	-	-	-	-	-	-	-	-	-	
	Pump track at Cambridge Park	-	-	-	-	-	759,626	-	-	-	-	
	Coronation Park refurbishment	-	-	683,753	706,128	729,893	753,790	774,774	447,949	459,455	472,190	
	Baypark Arena Expansion	200,000	-	-	-	-	401,576	9,566,218	-	6,277,071	-	
	Memorial Park Upgrade (ex S2)	-	-	2,065,800	2,065,311	2,067,338	-	-	-	-	-	
	Welcome Bay Reserve Development	488,297	-	-	-	-	-	-	-	-	-	
	CFIP Strategic Land Purchase for Social Infrastructure - Eastern Corridor	-	-	-	-	-	-	630,258	3,021,844	-	-	
	Events - new capital projects	585,658	-	708,002	270,519	1,793,373	1,845,610	-	-	-	-	
	CFIP Strategic Land Purchase for Social Infrastructure - Eastern Corridor (Active Reserves & Community Centre) (ex S2)	-	-	-	-	-	-	2,974,140	3,021,844	3,067,149	3,137,505	
	Matua Peninsula Reserve Development	-	-	-	-	-	152,650	287,158	-	-	-	
Spaces & Places Total		76,294,181	78,932,469	133,873,560	119,396,948	122,798,142	79,596,832	66,184,735	58,487,750	54,681,202	62,874,131	
Digital	Bulk Fund Opex IT	20,661,543	10,406,153	16,759,343	3,899,866	5,537,041	4,599,014	4,623,633	7,030,065	7,056,588	7,011,759	
	IT Hardware	2,179,575	1,818,436	2,016,714	1,330,432	1,557,973	2,568,310	2,542,319	1,481,731	1,625,221	2,452,462	
Digital Total		22,841,118	12,224,589	18,776,057	5,230,298	7,095,014	7,167,325	7,165,952	8,511,796	8,681,808	9,464,221	
Support Services	Strategic Acquisition Non Growth	2,587,500	2,665,000	2,736,955	2,802,514	2,864,342	2,921,640	2,974,140	3,021,844	3,067,149	3,137,505	
	Strategic Acquisition Fund Growth	2,587,500	2,665,000	2,736,955	2,802,514	2,864,342	2,921,640	2,974,140	3,021,844	3,067,149	3,137,505	
	CWEM - Civic Whare	1,580,933	2,533,408	4,953,049	5,305,297	-	-	-	-	-	-	
	BI Operational project	400,000	586,434	751,715	767,529	783,637	800,039	816,883	834,021	851,527	869,400	
	Project & Program Management System	-	533,000	-	-	-	-	-	-	-	-	
	GIS Operational project	38,690	438,679	162,529	165,948	169,431	172,977	176,619	180,324	184,109	187,973	
	Civic Administration Building	20,874,979	200,000	-	-	-	-	-	-	-	-	
	Health & Safety Risk Control Bulk Fund	159,908	109,798	112,763	115,464	118,011	120,372	122,535	120,874	122,686	125,500	
	GIS Capital Project	460,000	107,500	788,243	807,124	824,930	841,432	856,552	870,291	883,339	903,601	
	Residential Property Renewals	37,148	71,942	27,430	36,030	86,872	107,165	62,317	82,983	84,228	86,160	
	Office furniture & chattels	25,275	30,296	35,493	67,260	68,744	70,119	71,379	72,524	73,612	75,300	
	Commercial Property Renewals	66,257	28,185	23,603	80,743	95,317	64,310	2,952	30,216	80,019	58,147	
	Laboratory Equipment Renewals	24,610	22,000	29,634	25,016	51,086	111,773	24,654	132,008	25,983	51,590	
	BI Capital Project	115,920	-	-	-	-	-	-	-	-	-	
	Civic Heart Building Demolition Costs	594,509	-	-	-	-	-	-	-	-	-	
	Civic Building IT Infrastructure	2,240,680	-	-	-	-	-	-	-	-	-	
	Art Gallery Land Purchase	3,800,000	-	-	-	-	-	-	-	-	-	
	Transfer 388 McLaren Falls rd	-	3,156,750	-	-	-	-	-	-	-	-	
	Engineering Drawing Management System	-	82,795	-	-	-	-	-	-	-	-	
	Transfer 96R Taniwha Pl	-	1,738,800	-	-	-	-	-	-	-	-	
	Mayoral Vehicle Purchase	-	53,554	-	-	-	-	-	-	-	-	
Support Services Total		30,834,707	9,991,242	12,358,368	12,975,438	7,926,712	8,131,466	8,082,170	8,366,928	8,439,798	8,632,680	
Other	Marine Precinct Renewal	-	11,193,000	2,517,999	-	-	-	-	-	-	-	
	Marine Precinct - Alongside Wharf	-	5,000,000	6,718,090	1,577,737	-	-	-	-	-	-	
	Replacement of No. 2 Fire Truck	500,000	1,262,721	-	-	-	-	-	-	-	-	
	Te Tumu (Opex)	743,806	542,985	157,056	-	-	-	-	-	-	-	
	Tsunami Evacuation Bridges	-	497,982	-	-	-	-	-	-	-	-	
	Kerevan Rd Opex 22.31	371,165	496,883	157,056	-	-	-	-	-	-	-	
	City Plan Change 38 (Opex)	562,900	474,946	844,346	705,584	720,392	735,471	750,955	766,710	782,803	799,234	

Groups of Activities	Project Name	FY25 Budget	FY26 Budget	FY27 Budget	FY28 Budget	FY29 Budget	FY30 Budget	FY31 Budget	FY32 Budget	FY33 Budget	FY34 Budget	Comments
Other	Upper Belk Road Structure Planning (Opex)		280,000	679,630	1,095,675							
	Pōterikwhi (Parau Farms) (Opex)	250,000	155,114	172,762	176,396	180,098	183,868	187,739	191,678	195,701	199,809	
	Urban Form Transport Initiative UFTI (OPEX)	-	109,638	-	-	1,168,082	-	-	124,319	-	-	
	Tauriko West Opex	394,797	103,475	-	-	-	-	-	-	-	-	
	Urban Design Guidelines	75,000	76,838	-	-	-	-	-	-	-	-	
	Studies Projects Opex 22-31	87,000	73,764	122,504	125,081	127,706	130,379	133,124	135,917	138,769	141,682	
	Spatial Plan Programme Delivery (Opex)	50,000	51,225	52,352	53,453	54,575	55,717	56,890	58,084	59,303	60,548	
	Trmp Plan & Modi Intensification (Opex)	42,189	43,223	44,174	45,103	46,049	47,013	48,003	47,629	48,629	49,649	
	Kubota Farm Vehicle (Renewals Funded)		38,429					42,887	-	-	-	
	Building Team Miscellaneous Equipment	10,661	10,980	11,276	11,546	11,801	12,037	12,253	-	-	-	
	Building & Equipment Renewals	2,715	8,223	16,475	834	67,547	35,986	12,190	1,123	156,936	1,542	
	Dog Trap Replacement	-	3,294	-	-	-	-	-	-	-	-	
	Replacement Road Sweeper	165,000	-	-	-	-	-	-	-	-	-	
	New Fire Station	379,102	-	-	-	-	-	-	-	-	-	
	Ski Data Equipment Upgrade	325,000	-	-	-	-	-	-	-	-	-	
	Car Park Resurface	187,812	-	-	-	-	-	-	-	-	-	
	New Apron Gates	2,585,000	-	-	-	-	-	-	-	-	-	
	Tauriko Business Estate Opex	200,000	-	-	-	-	-	-	-	-	-	
	Road Resurfacing	99,417	-	-	-	81,345	-	-	-	-	-	
	To Papa Monitoring / KPIs (Opex)	25,000	-	-	-	-	-	-	-	-	-	
	New Car Park	2,206,403	-	-	-	-	-	-	-	-	-	
	CAA - required Security Upgrade	-	-	-	-	-	-	-	-	-	1,938,978	
	Urban Communities Spatial Planning (Opex)	-	-	-	-	-	-	-	-	-	223,422	
	John Deere Replacements	-	-	-	-	120,302	-	-	-	-	-	
	City Plan Change 27	50,000	-	-	-	-	-	-	-	-	-	
	Emergency Operations Centre Fit-Out - 483 Cameron Rd	459,684	-	-	-	-	-	-	-	-	-	
	Pound Extension & Refurbishment	286,282	-	-	-	-	-	-	-	-	-	
	Industrial Planning	136,250	-	142,659	145,660	148,717	-	-	-	-	-	
	Rental Car Depot Expansions	126,864	-	-	-	-	-	-	-	-	-	
	Upper Ohauiti Opex	140,000	-	-	-	-	-	-	-	-	-	
	Replacement Fencing	10,661	-	-	-	-	-	-	-	-	-	
	Apron Resurfacing	329,883	-	-	-	-	-	-	-	-	-	
	New Hangar Lease Sites	1,240,000	-	-	-	-	-	-	-	-	-	
	Airport Mower Replacements	73,024	-	49,265	-	-	-	-	-	-	-	
	New Power Centre & Airfield lighting	374,561	-	-	-	-	-	-	-	-	-	
Other Total		12,490,175	20,422,718	11,685,643	3,937,069	2,726,615	1,200,472	1,244,042	1,325,459	1,382,141	3,414,864	
Grand Total		463,099,711	498,015,917	613,520,332	611,622,749	570,418,731	429,046,255	422,139,292	484,381,733	580,314,332	621,399,362	

11.3 Annual Plan 2025/26 Deliberations - Spaces and Places - Issues and Options papers**File Number: A18095421****Author: Josh Logan, Team Leader: Corporate Planning****Authoriser: Barbara Dempsey, General Manager: Community Services****PURPOSE OF THE REPORT**

1. To consider and determine a number of specific matters raised through the annual plan consultation process relating to Spaces and Places activity.

RECOMMENDATIONS

That the Council:

- (a) Receives the report "Annual Plan 2025/26 Deliberations - Spaces and Places - Issues and Options papers".

Provision of temporary toilets at Blake Park for Winter Netball season (Attachment 1)

- (b) Approves a grant of \$20,000 to Tauranga Netball to fund portaloos at Blake Park.

Mt Maunganui Cricket Club proposed pavilion and changing rooms (Attachment 2)

- (c) Approves additional capital budget of \$73,300 to enable the construction of relocatable facilities for Mount Maunganui Cricket Club at Blake Park.

Multi-use Community Sports Hub at Gordon Spratt Reserve - Pāpāmoa Tennis Club (Attachment 3)

- (d) Endorses the vision of a multi-use community sports hub through the completion of a feasibility study and business case and requests staff work with the Pāpāmoa Tennis Club on this project.

Pāpāmoa Rugby – facility and potential relocation (Attachment 4)

- (e) Supports Pāpāmoa Rugby Club's aspirations for a new, relocatable clubroom facility, acknowledges their interest in relocating to a future active reserve, and requests staff partner with the submitter and other stakeholders at Gordon Spratt Reserve to deliver the proposed new facilities using existing budgets.

Development of a sports facility hub at Arataki Park (Attachment 5)

- (f) Supports the development of a dedicated sports facility at Arataki Park and request staff work with Arataki Sports Club and other park users to progress. The result may be a budget included in the next draft long-term plan.

Investment into development Judea Community Sport Club (Attachment 6)

- (g) Notes that a portion of existing budget for sportsfield capacity improvement (if determined to be appropriate) will be prioritised towards the installation of lighting with additional funding to be considered following the completion of a feasibility study.

Funding for ARGOS Gym Sports for new kitchen and café facility (Attachment 7)

- (h) Declines funding request of \$67,000.
- (i) Requests staff to review the Community Funding Policy to consider the requirement for organisations to have charitable status to be eligible for community grant funding.

Funding for upgrade of third green at Bowls Matua (Attachment 8)

- (j) Declines funding of \$180,000 for Bowls Matua and recommends that Bowls Matua work with staff to refine the proposal, including seeking funding from non-Council funders.

Development of Pāpāmoa shared path (Attachment 9)

- (k) Does not fund an extension to the Pāpāmoa shared pathway but requests the development of a citywide pathways plan for consideration through the next long-term plan.

Additional funding to support paid lifeguard services at Tay Street beach (Attachment 10)

- (l) Approves an increase of \$16,080 in the 2025/26 annual grant to Surf Life Saving New Zealand to provide additional paid lifeguard service at Tay Street beach.

Funding for a SEATRAC sea access device (Attachment 11)

- (m) Acknowledges the potential value of the SEATRAC system and requests staff work with the submitter to prepare a feasibility study to inform any future investment in the system.

Funding for Nature and Biodiversity Initiatives (Attachment 12)

- (n) Retains the Nature and Biodiversity AIP budget at \$800,000 per annum.
-

BACKGROUND**Annual Plan consultation process**

- 2. Consultation on the annual plan was undertaken from 28 March to 28 April. In total, 968 submissions were received covering a wide variety of topics.
- 3. A total of 70 submitters spoke at hearings between 13-14 May in support of their submissions.
- 4. Multiple topics were covered, including items flagged for public feedback in the consultation document and several that were not.

This Report

- 5. This report covers a number of matters raised through submissions that broadly relate to sport facilities, reserve development and other matters relevant to the Spaces and Places activity.
- 6. Each identified matter where a clear decision is required by Council has been covered in a separately attached issues and options paper. These issues and options papers include financial considerations relevant to the specific matter.
- 7. The recommendations within each issues and options paper have been brought forward into the above recommended resolutions for Council's consideration. Council may alternatively select a different option from within the issues paper or craft its own resolution.
- 8. This is a compilation report. While a single author is identified above, in reality the attachments have been prepared by a number of different authors and each has been formally approved by the General Manager.

STATUTORY CONTEXT

9. The preparation and adoption of an annual plan allows Council to review the budget for the respective financial year to ensure the budget is accurate and to enable Council to respond to strategic priorities and objectives.
10. The Local Government Act 2002 (LGA) requires local authorities to prepare and adopt an Annual Plan for each financial year. This report is in relation to the 2025/26 financial year, which is the second year of the 2024-34 Long Term Plan (LTP). Developing an Annual Plan requires consultation on changes that are significantly or materially different from the LTP.

STRATEGIC ALIGNMENT

11. Where appropriate, relevant strategic context is provided in the individual attachments.

OPTIONS ANALYSIS

12. Options are provided for each issue in the attachments to this report.

FINANCIAL CONSIDERATIONS

13. Financial considerations are provided for each issue in the attachments to this report.

LEGAL IMPLICATIONS / RISKS

14. The Annual Plan is Council's resource-allocation document for the year ahead.
15. Legally, the purpose of the annual plan is set out in section 95(5) of the Local Government Act 2002 ("the Act") as being to:
 - a) *contain the proposed annual budget and funding impact statement for the year to which the annual plan relates; and*
 - b) *identify any variation from the financial statements and funding impact statement included in the local authority's long-term plan in respect of the year; and*
 - c) *provide integrated decision making and co-ordination of the resources of the local authority; and*
 - d) *contribute to the accountability of the local authority to the community.*
16. The Act also requires, at section 95(6), that the Annual Plan be prepared in accordance with the principles and procedures that apply to the 2024-34 Long-term Plan.

CONSULTATION / ENGAGEMENT

17. Consultation has been carried out in accordance with the Local Government Act 2002.

SIGNIFICANCE

18. The Local Government Act 2002 requires an assessment of the significance of matters, issues, proposals and decisions in this report against Council's Significance and Engagement Policy. Council acknowledges that in some instances a matter, issue, proposal or decision may have a high degree of importance to individuals, groups, or agencies affected by the report.
19. In making this assessment, consideration has been given to the likely impact, and likely consequences for:
 - (a) the current and future social, economic, environmental, or cultural well-being of the district or region
 - (b) any persons who are likely to be particularly affected by, or interested in, the decision.
 - (c) the capacity of the local authority to perform its role, and the financial and other costs of doing so.

20. In accordance with the considerations above, criteria and thresholds in the policy, it is considered that the decisions are of low or medium significance.













ENGAGEMENT

21. Taking into consideration the above assessment, that the decisions are of low or medium significance, officers are of the opinion that no further engagement is required prior to Council making these decisions.

NEXT STEPS

22. For each matter covered by this report, staff will action the resolutions made by Council.

ATTACHMENTS

1. Tauranga Netball - A18071950 [↓](#) 
2. Mount Maunganui Cricket Club - A18089172 [↓](#) 
3. Papamoa Tennis - A18152467 [↓](#) 
4. Papamoa Rugby - A18173001 [↓](#) 
5. Arataki Rugby - A18172872 [↓](#) 
6. Judea Sports - A18072640 [↓](#) 
7. ARGOS Gym Sports - A18089162 [↓](#) 
8. Bowls Matua - A18071947 [↓](#) 
9. Papamoa Shared Path - A18071952 [↓](#) 
10. Surf Lifesaving - A18071956 [↓](#) 
11. SEATRAC System - A18071954 [↓](#) 
12. Nature and biodiversity funding - A18071948 [↓](#) 

Title: Issues and options – Provision of temporary toilets at Blake Park for Winter Netball season

File Number: A18071950

Author: Chelsea Brett, Partnerships and Facilitation Planner

Authoriser: Barbara Dempsey, General Manager: Community Services

ISSUE

1. Tauranga Netball request funding of \$20,000 for temporary portaloos at Blake Park over their winter season.

ANALYSIS OF SUBMISSION POINTS

2. Tauranga Netball are requesting funding of \$20,000 to provide five temporary portaloos (including one accessible facility) to support players and spectators during the Winter 2025 season. The current facilities (4 female toilets and 1 male toilet) in their building are insufficient to support the number of players and spectators and Tauranga Netball have been leasing additional portaloos over the last few years to cover that shortfall.
3. Tauranga Netball use their (non-council) grant funding towards staffing and development of the sport which means investment in toilets has not been prioritised. In addition, as the Blake Park masterplan indicates that netball will move to a bespoke facility at BayPark, it is not financially prudent for Tauranga Netball to invest in facilities at Blake Park.

DISCUSSION AND ANALYSIS

4. Council's Active Reserves Level of Service Policy states that provision of public toilets on active reserves, such as Blake Park, is the role of Council. While there are toilets at other locations on Blake Park, these are located some distance from the netball centre and as part of other facilities on the park (hockey and Bay Oval pavilions). The five toilets available in the centre are insufficient to meet the needs of players and spectators.



Figure 1: Location of existing toilets at Blake Park

5. The provision of portaloos for the Winter 2025 season is an interim measure that will provide players and spectators with additional toilets until a decision is reached on the future location of netball facilities in Tauranga. The inclusion of an accessible facility supports mutual goals of inclusivity in sport.
6. If supported, the location of the portaloos would be determined by Council staff in location with Tauranga Netball. Effort will be made to locate them as to not impact on court or parking spaces, and other Blake Park users.

OPTIONS ANALYSIS

Option 1: Provide a one-off grant to Tauranga Netball to provide portaloos at Blake Park for their Winter 2025 season.

Advantages	Disadvantages
<ul style="list-style-type: none"> Addresses immediate short-term lack of facilities Ensures Council is meeting its level of service 	<ul style="list-style-type: none"> Requirement for additional opex

Budget – Capex: Nil

Budget – Opex: \$20,000 (one off grant)

Key risks: If netball is not relocated to BayPark, there may be a requirement for capital investment at this location to meet demand for toilets.

Financial impacts: \$20,000 increase in rates to maintain a balanced budget. Nil impact on debt.

Recommended? Yes

Option 2: Retain the status quo – only toilets for netball users in the netball clubrooms

Advantages	Disadvantages
<ul style="list-style-type: none"> Inadequate facilities for players and spectators Council not meeting its level of service 	<ul style="list-style-type: none"> No requirement for additional opex

Budget – Capex: Nil

Budget – Opex: Nil

Key risks: Council does not meet its level of service, reputational risk

Financial impacts: \$nil increase in rates, balanced budget and debt.

Recommended? No

RECOMMENDATION

7. That Council approve a grant of \$20,000 to Tauranga Netball to fund portaloos at Blake Park.

NEXT STEPS

8. If Council approves option 1, a funding agreement will be signed between both parties prior to transfer of funds. If Council approves option 2, Tauranga Netball will be required to work within current arrangements or find alternative funding.

SUBMISSIONS RECIEVED

Submission #: 424

ATTACHMENTS

Nil

Title: Issues and options – Mt Maunganui Cricket Club proposed pavilion and changing rooms

File Number: A18089172

**Author: Chelsea Brett, Partnerships and Facilitation Planner
Emma Joyce, Open Space and Community Facilities Planner**

Authoriser: Barbara Dempsey, General Manager Community Services

ISSUE

1. Mount Maunganui Cricket Club (the submitter) is requesting council construct changing rooms, storage pavilions, and decking surrounds at Blake Park. This would be leased to the submitter. The estimated constructed cost is \$73,300.

ANALYSIS OF SUBMISSION POINTS

2. The submitter notes that while it is the largest cricket club in the Bay of Plenty, it does not enjoy a permanent cricket pavilion at Blake Park. They currently hire a portacom and portaloos each summer to meet the needs of players and spectators. There is no facility for storage of cricket equipment.
3. The club propose resolving this issue by having Council fund the construction of two changing rooms, with decking surrounds for spectators to watch games. The proposed cost of \$73,300 includes a contribution to the portaloos hire. This building would be leased back to the club for their use with it being made available outside the cricket season, for example, during AIMS games.

DISCUSSION AND ANALYSIS

4. Council has been working with sports clubs and organisations based at Blake Park to provide an improved experience for clubs. While some decisions on the implementation of the Blake Park Masterplan are on hold, the clubs are still in need of interim storage and changing facilities.
5. Council's Active Reserves Level of Service Policy (the policy) states one of Council's roles is to support changing rooms and storage facilities on active reserves.
6. If the option of a lease back is supported by Council, we can include lease provisions that make the submitter responsible for ongoing maintenance. This will reduce the likely future opex costs to Council. The building will be designed to be relocatable should there be any future decisions on the Blake Park masterplan.
7. The concept plan locates the structure near some mature trees. This will need to be considered during the design.

OPTIONS ANALYSIS

8. Council could choose to fund the design and construction of the facility or decline this funding.

Option 1: Allocate \$73,300 of additional Spaces and Places budget for active reserve investment to development of facilities for Mount Maunganui Cricket Club

Advantages	Disadvantages
<ul style="list-style-type: none"> Meets the immediate needs of Mount Maunganui Cricket Club 	<ul style="list-style-type: none"> Additional capex spend May require removal of mature trees

Advantages	Disadvantages
<ul style="list-style-type: none"> Consistent with Active Reserves Level of Service Policy and support to similar clubs elsewhere 	

Budget – Capex: \$73,300.

Budget – Opex: Maintenance costs would be the responsibility of the club under a lease agreement.

Financial Impacts: Assuming no offset in existing budgets - rates impact of \$5,000 per year to cover depreciation and debt servicing. \$73,000 increase to debt. No impact on balanced budget.

Key risks: None identified.

Recommended: Yes

Option 2: Retain the status quo – no additional facility for Mt Maunganui Cricket Club at Blake Park.

Advantages	Disadvantages
<ul style="list-style-type: none"> No additional capex spend 	<ul style="list-style-type: none"> Mt Maunganui Cricket Club remain with inadequate facilities hindering growth and development of club Inconsistent with Active Reserves Level of Service Policy and support given to similar clubs elsewhere.

Budget – Capex: Nil

Budget – Opex: Nil

Financial impacts: nil increase in rates, balanced budget and debt.

Key risks: Do not meet the needs of cricket

Recommended? No

RECOMMENDATION

- That Council approves additional capital budget of \$73,300 to enable the construction of relocatable facilities for Mount Maunganui Cricket Club at Blake Park.

NEXT STEPS

- Subject to Council decision, we will work with the submitter to develop the proposed concept further prior to implementation. If Council chooses not to fund the request, we will work with the club on alternative options to address their changing and storage needs.

SUBMISSIONS RECEIVED

Submission #: 706

ATTACHMENTS

Nil

Title: Issues and options – Multi-use Community Sports Hub at Gordon Spratt Reserve (Pāpāmoa Tennis Club)

File Number: A18152467

Author: Chelsea Brett, Partnerships and Facilitation Planner

Authoriser: Barbara Dempsey, General Manager Community Services

ISSUE

1. Pāpāmoa Tennis Club (the submitter) is seeking a commitment from Council to continue working with the club to advance its proposal for a multi-use community sports hub.

ANALYSIS OF SUBMISSION POINTS

2. The submitter desires to develop a multi-purpose community sports hub on Gordon Spratt Reserve at Pāpāmoa. This hub would provide covered space for a range of outdoor sports. The submission outlines the collaborative process underway to scope the proposal and undertake an initial needs assessment followed by the development of a feasibility study.
3. The submitter seeks commitment from Council to support their vision for a multi-purpose community sports hub for the Papamoa community.

DISCUSSION AND ANALYSIS

4. As indicated in the submission, staff have been involved in discussions with the Pāpāmoa Tennis Club on their proposal to increase their current leased area at Gordon Spratt Reserve in order to establish a multi-purpose community sports hub. Council's Play Active Recreation and Sport Action and Investment Plan (PARS AIP) recognises the need to provide hard court surfaces, particularly developing multi-purpose facilities.
5. The Sport Bay of Plenty Spaces and Places Strategy provides a clear process for organisations looking to develop new or expand community facilities. This includes working with organisations to undertake an initial needs analysis prior to developing a feasibility and business case. The feasibility and business case will provide information on the costs and funding and operational models. This assessment process is supported as it provides opportunity to regularly check in if a proposal is viable prior to seeking funding (from Council or other funders).
6. There is currently no capital budget in the Long-term Plan to construct a multi-use community sports hub in Pāpāmoa. Completing the assessment process noted in the above paragraph will provide decision-makers with robust information for future consideration.

OPTIONS ANALYSIS

7. Council could endorse the vision of a multi-use community sports hub or not indicate further support at this stage.

Option 1: That Council endorses the vision of a multi-use community sports hub through the completion of a feasibility study and business case and requests staff work with the Pāpāmoa Tennis Club on this project.

Advantages	Disadvantages
<ul style="list-style-type: none"> • Acknowledges Council support for investment in community infrastructure in Pāpāmoa • Completion of the assessment process will provide a robust feasibility and business case that will support future investment conversations. 	<ul style="list-style-type: none"> • May require additional budget (capex and opex) to be included in a future annual or long-term plan

<ul style="list-style-type: none"> • Potential to address gaps in outdoor hard-court provision and increase participation in racquet and outdoor sports • Provides opportunity to engage with sports organisations and Gordon Spratt Reserve users on future needs 	
--	--

Budget – Capex: Nil at this time

Budget – Opex: Nil at this time

Key risks: Nil

Recommended? Yes

Option 2: Do not endorse vision of a multi-use community sports hub

Advantages	Disadvantages
<ul style="list-style-type: none"> • Nil 	<ul style="list-style-type: none"> • Potential that future investment decisions made on limited information. • Potential lost opportunity for establishing new community facility in a growing area • Potential lost opportunity for partnership between a community sports organisation and Council

Budget – Capex: Nil

Budget – Opex: Nil

Key risks: Submitter may continue work on a feasibility study that is not supported by Council or without appropriate direction from staff. Lack of information to inform future investment.

Recommended? No

RECOMMENDATION

- That Council endorses the vision of a multi-use community sports hub through the completion of a feasibility study and business case and requests staff work with the Pāpāmoa Tennis Club on this project.

NEXT STEPS

- If Council supports the feasibility study, staff will continue to work with the submitter and other organisations to progress the feasibility study with a view towards investment consideration through the LTP.
- If Council does not support the feasibility study, we will advise the Pāpāmoa Tennis Club and other stakeholders accordingly.

SUBMISSIONS RECEIVED

Submission #: 775

ATTACHMENTS

Nil

Title: Issues and options – Pāpāmoa Rugby – facility and potential relocation**File Number: A18173001****Author: Ross Hudson, Manager, Strategic Planning & Partnerships, Spaces & Places****Authoriser: Barbara Dempsey, General Manager Community Services****ISSUE**

1. Pāpāmoa Rugby Club (the submitter) is seeking support from Council towards the development of a new, relocatable clubrooms at Gordon Spratt Reserve and that Council should enable the future relocation of the club to Council-owned land at 4 Stevenson Drive (Pāpāmoa East Interchange - PEI). The submission was supported by 86 other individual submissions.

ANALYSIS OF SUBMISSION POINTS

2. The submitter desires Council support for a new relocatable clubroom at Gordon Spratt Reserve and to enable the club's future relocation to the PEI land. The submitter does not request that Council fund and construct the facility; however, it is proposed that this could be undertaken in partnership with the club using existing budget allocated for new facilities at Gordon Spratt Reserve in 2025/26.

DISCUSSION AND ANALYSIS

3. Staff have been in dialogue with Pāpāmoa Rugby Club through the development and implementation of the Gordon Spratt Reserve Masterplan. Gordon Spratt is a highly-used – arguably over-used – reserve with multiple sports and recreation groups using the space. It serves a wide catchment through the Pāpāmoa-Wairakei area and is considered insufficient space to meet current and growth-related demand for sportsfields. The site is also under-served in terms of supporting facilities – clubrooms, storage, toilets, changing rooms and parking. The next phase of investment in the reserve in 2025/26 is intended to deliver those additional facilities.
4. We have reworked and refined plans for the provision of additional clubroom facilities, in the context of Council's direction in regard to value for money and equity, and have developed a cost-effective, standardised and repeatable design for clubrooms. This has enabled a reduction in the estimated cost of design and delivery from \$2.02m to \$1.36m for design and delivery of a 200-250m² facility with a flexible gathering space, kitchen, toilets and storage.
5. The original plan was to build one multi-use facility in the centre of the reserve to complement the completed pavilion at the Alice Johnson Oval. The revised design would enable us to deliver two facilities using existing budgets, including one for rugby stakeholders led by the submitter, which would provide significant improvements in utility and proximity to fields used by different clubs and codes. If Council endorses this approach, we would continue to partner with the clubs to refine the design, investment and ownership model and deliver the facilities in the coming financial year. The proposed facility for rugby would be designed to be relocatable.
6. In the context of the constraints at Gordon Spratt Reserve, the submitter has also proposed that Council enable use of some of its land at the PEI for use as an active reserve and allocate that for use by the rugby club. Council will be asked to consider options for the use of land at PEI in an upcoming report, with use of some of the land as an active reserve and sports facilities expected to be a recommended option. We would not propose making specific allocations of future active reserves to individual codes or clubs at this stage, but note that the relocation of some rugby away from Gordon Spratt Reserve is likely to be beneficial to multiple sports groups.

OPTIONS ANALYSIS

Option 1: That Council supports Pāpāmoa Rugby Club's aspirations for a new, relocatable clubroom facility, acknowledge their interest in relocating to a future active reserve and request staff partner with the submitter and other stakeholders at Gordon Spratt Reserve to deliver the proposed new facilities using existing budgets.

Advantages	Disadvantages
<ul style="list-style-type: none"> Delivers new facilities to meet the needs of clubs at Gordon Spratt Reserve Provides a cost-effective, relocatable solution for the submitter Provides a clearer future for clubs and codes at Gordon Spratt Reserve Makes more effective use of Council investment 	<ul style="list-style-type: none"> May require the submitter to consider a different ownership model.

Budget – Capex: Use of existing budgets

Budget – Opex: Use of existing budgets

Key risks: Agreement of ownership model and finalisation of relocatable design.

Recommended? Yes

Option 2: Do not support facility or potential relocation

Advantages	Disadvantages
<ul style="list-style-type: none"> Nil 	<ul style="list-style-type: none"> Continued facility and field constraints at Gordon Spratt Reserve Submitter and adjacent clubs and codes have no clear pathway towards a sustainable

Budget – Capex: Use of existing budgets

Budget – Opex: Use of existing budgets

Key risks: No clear pathway for facilities and the future of clubs and codes in Pāpāmoa.

Recommended? No

RECOMMENDATION

- That Council supports Pāpāmoa Rugby Club's aspirations for a new, relocatable clubroom facility, acknowledge their interest in relocating to a future active reserve and request staff partner with the submitter and other stakeholders at Gordon Spratt Reserve to deliver the proposed new facilities using existing budgets.

NEXT STEPS

- Dialogue and partnership with the submitter and adjacent clubs and codes to deliver new facilities in the coming financial year.

SUBMISSIONS RECEIVED

Submission #: 661

ATTACHMENTS

Nil

Title: Issues and options – Development of a sports facility hub at Arataki Park

File Number: A18172872

Author: Emma Joyce, Open Space and Community Facilities Planner

Authoriser: Barbara Dempsey, General Manager: Community Services

ISSUE

1. Arataki Sports Club (the submitter) requests Council support to address the urgent need for appropriate changing facilities at Arataki Park and the development of a sports facility.

ANALYSIS OF SUBMISSION POINTS

2. The submission makes two points relating to the facilities at Arataki. There is an urgent short-term need for additional changing facilities this Winter season when multiple games are booked across the day and a mix of men's, women's and junior teams. The issue is compounded when Whalers Rugby League (also based at Arataki Park) need to also use the changing facilities.
3. The second point is Council support for the development of a dedicated sports facility on Arataki Park. This facility would also be available for the wider community.

DISCUSSION AND ANALYSIS

4. Council's Active Reserves Level of Service Policy (the policy) notes Council has a responsibility to provide changing facilities, storage, and toilets for clubs and sports codes located on Council-managed active reserves. While toilets and changing facilities are located in the Arataki Community Centre, these are no longer adequate to support the two clubs (Arataki Sports and Whalers rugby league) who use Arataki Park as their home ground. This has led to players using rooms within the community centre as changing rooms and / or showering at BayWave. (We have also received a request from New Zealand Rugby League asking for the situation to be addressed). A shipping container is currently located on the park as an interim measure to address storage needs.
5. Arataki Park has been the home of Arataki Sports since the 1970s when the park was a horse paddock. Its previous clubrooms were demolished in the early 2010s when the new community centre was constructed. The loss of these clubrooms is felt keenly by club members. A separate facility was considered during the development of the Arataki Community Centre but did not happen to bring the development within budget.
6. A concept plan for the park was adopted in 2024. This concept plan identifies the development of a sports facility in the red area on the image below roughly in the same location as the previous club rooms. It was envisioned that these clubrooms would provide appropriate changing and toilet facilities, storage, and provide a space for clubs using the fields to appropriately host visitors and display club memorabilia. Arataki Sports were also open to the space being used as a safe space for the wider Arataki community.
7. Progressing the sports facility requires the completion of a feasibility study and initial concept plan to understand the needs of clubs and other potential users. This will also give us information to inform any future funding requests (either to Council or other funders).



8. Staff are investigating short-term options to provide changing rooms to support both Arataki Sports and Whalers over the Winter season.

OPTIONS ANALYSIS

9. Council could support the development of a sports facility at Arataki Park or not support at this time.

Option 1: Support the development of a sports facility at Arataki Park and request Council staff work with Arataki Sports Club and other clubs to progress feasibility and a concept for investment consideration by Council and other funders.

Advantages	Disadvantages
<ul style="list-style-type: none"> Recognises that the current facilities are inadequate for the needs of both Arataki Sports and Whalers Rugby League Potential to address equity in provision of facilities for clubs operating on Council land Ensures robust financial information to inform future funding requests (from Council or other funders) Consistent with Arataki Park Concept Plan and Council's Active Reserves Level of Service Policy 	<ul style="list-style-type: none"> Nil

Budget – Capex: Nil at this time

Budget – Opex: Nil at this time

Key risks: None.

Recommended? Yes

Option 2: Do not support the development of a sports facility at Arataki Park

Advantages	Disadvantages
<ul style="list-style-type: none"> • Nil 	<ul style="list-style-type: none"> • Future capital investment requests may be required to rely on inadequate financial information. • Ongoing issues with providing changing room facilities. • Potential inequities in provision of facilities for clubs on active reserves • Potentially restricts the growth of rugby league and rugby union in Tauranga • Does not acknowledge the potential of the clubrooms to provide a safe community space in Arataki • Inconsistent with Council's Active Reserves Level of Service Policy and the Arataki Park Concept Plan.

Budget – Capex: Nil

Budget – Opex: Nil

Key risks: Inequitable provision. Ongoing opex cost for temporary changing facilities. Reliance on BayVenues to make available their facilities at risk of displacing other users.

Recommended? No

RECOMMENDATION

10. That Council support the development of a dedicated sports facility at Arataki Park and request staff with Arataki Sports Club and other park users to progress. The result may be a budget included in the LTP

NEXT STEPS

11. Should Council support option one, we will work with the park users to progress feasibility work for a new sports facility on Arataki Park.
12. Should Council not support, we will work with the club to see if we can identify alternative arrangements.

SUBMISSIONS RECEIVED

Submission #: 789

ATTACHMENTS

Nil

Title: Issues and options – Investment into development Judea Community Sport Club**File Number: A18072640****Author: Amy Taylor, Spaces and Places Planning Team Leader****Authoriser: Barbara Dempsey, General Manager: Community Services****ISSUE**

1. Judea Community Sports Club (the club) are seeking \$75k of Council investment to develop their two fields enabling them to be used for longer and by the wider community.

ANALYSIS OF SUBMISSION POINTS

2. The club has presented an early concept plan to redevelop their sportsfields in Brookfield to provide for wider community use. The plan includes upgrading field one to a publicly-useable standard including replacement of lights, making field two suitable for training purposes, and increasing the number of car parks. As the club only uses field one three days a week in Winter and only Fridays in Summer, there is the potential to make the space available to other clubs seeking training space. This would require improvements to the current toilet and changing facilities.
3. In addition to the sportsfield development, the club is proposing the development of a community playground adjacent to the kohanga reo, outdoor courts for netball / basketball, provision of outdoor fitness equipment, and increasing planting.

DISCUSSION AND ANALYSIS

4. A key goal of the Play, Active Recreation and Sport Action and Investment Plan (PARS Plan) is to increase the number of people participating in active recreation. Council has undertaken significant investment across our active reserves network to meet demand for sportsfields, particularly for additional training capacity. This has included lighting more fields and improving turf quality. However, there remains a shortage of training space in this catchment. Partnering with the club provides us with an option to make more training space available without the requirement to purchase additional land.
5. Council already has a relationship with the club as we undertake the mowing and line marking of field one. However, the club has not benefitted from council investment in sports fields unlike similar clubs located on council-owned reserves. Supporting the club to investigate and further refine their concept plan potentially addresses an equity issue in our support for active recreation.
6. The club land is located next to the Judea Reserve and Waikareao Estuary. As such, it is easily accessible by members of the public for recreational purposes. The playground proposed by the club could address a gap in our play provision. Our Open Space Level of Service Policy states that all homes will be able to access neighbourhood area open space with a playground within a 500m radius. The nearest playground is Lees Park, more than 800m away and requiring people to cross busy roads.

OPTIONS ANALYSIS

7. There are two options for Council consideration:
 - Monitor field 1 and determine the capacity of the field for increased usage, and scope work for minor improvements. If field one can withstand more use, we will consider upgrading the lights using existing sportsfield upgrades budgets. For other site improvements for wider community sport use, consider inclusion of other sport and play facilities/upgrades through to development of the Long-Term Plan 2027-37. (option 1)
 - Maintain status quo. (option 2)

Option 1: Short-term monitoring of field use and understanding capacity with potential upgrade of lights and, longer-term consideration of feasibility of wider play and recreational opportunities

Advantages	Disadvantages
<ul style="list-style-type: none"> • Potential to increase sportsfield capacity without the purchase of additional land • Recognises potential benefits of providing better recreational facilities in this location for the wider community • Potential to address equity issues • Ensures robust site and financial understanding prior to investment to ensure project delivers value for money • Supports implementation of an action in the Ōtumoetai Spatial Plan 	<ul style="list-style-type: none"> • May require new capital investment to be considered through the next Long-term Plan

Budget – Opex: Nil at this time. The feasibility study can largely be undertaken using internal planning and design staff resource with any technical investigations to be funded from existing opex budgets.

Budget – Capex: Prioritise \$75k from existing sports field capacity improvements budgets for lights if determined to be appropriate.

Financial impacts: Assuming this is funded from existing budgets there is no increase in rates, or impact on the balanced budget or debt.

Key risks: There is a risk that any capital investment is not on land that council owns. However, this can be mitigated through a robust agreement where, for example, Council retains ownership of assets it funds such as lighting or changing facilities.

Recommended? Yes

Option 3: Retain the status quo

Advantages	Disadvantages
<ul style="list-style-type: none"> • Nil 	<ul style="list-style-type: none"> • Potentially a missed opportunity to meet demand for sportsfield use, particularly training, without the need to purchase additional land • Does not recognise the wider community value of this space • Does not address equity issues

Budget – Capex: Nil

Budget – Opex: Nil

Financial impacts: \$nil increase in rates, balanced budget and debt.

Key risks: Ongoing risk of not meeting demand for sportsfields

Recommended? No

RECOMMENDATION

8. That Council notes that a portion of existing budget for sportsfield capacity improvement (if determined to be appropriate) can be prioritised towards the installation of lighting with additional funding to be considered following the completion of a feasibility study.

NEXT STEPS

9. Pending Council decision.

SUBMISSIONS RECIEVED

Submission #: 390

ATTACHMENTS

Nil

Title: Issues and options – Funding for ARGOS GymSports for new kitchen and café facility**File Number: A18089162****Author: Emma Joyce, Open Space and Community Facilities Planner****Authoriser: Barbara Dempsey, General Manager: Community Services****ISSUE**

1. ARGOS Gymsports (the submitter) is requesting funding of \$67,000 for a new kitchen and café in their Judea premises. They highlight that their legal status as an incorporated society (and not a registered charity) means they are ineligible for Council's Community Grant Fund.

ANALYSIS OF SUBMISSION POINTS

2. The submitter outlines how their current kitchen facility is inadequate for current operations with limited space to store and prepare food, particularly for their competitive athletes and participants in its accessibility programme. An upgraded kitchen and café would resolve these issues as well as providing an income opportunity for the club when hosting events.
3. The submitter notes that they are ineligible for council's community grants programme as they are not a registered charity.

DISCUSSION AND ANALYSIS

4. Council currently has no specific level of service/policy for supporting clubs and sports organisations who are not located on council land. However, under the district council banner, Council lent ARGOS \$79,000 secured by way of a 15-year mortgage. This debt was cleared from our balance sheet in 2018. While our Active Reserves Level of Service Policy commits Council to supporting clubs with storage, public toilets and changing facilities when located on council-managed sportsfields, we generally do not provide funding for "club" type facilities such as kitchens and cafes in club-owned facilities.
5. The Community Funding Policy requires organisations receiving any funding to have "registered charitable status". As sports clubs and organisations like ARGOS are often incorporated societies, this means they are ineligible for the Community Grant Fund. Requiring organisations to be registered charities is inconsistent with other funders where the requirement is only to be a "public benefit entity", for example an incorporated society. Council could consider altering the Policy in future to enable future requests from incorporated societies.
6. Council has made funding available to organisations that do not have a dual status of incorporated society and registered charity. This funding is managed through a robust funding agreement, or direct provision and project management, ensuring appropriate council oversight.
7. ARGOS Gymsports support community and social wellbeing outcomes and have a wide reach to tamariki and rangatahi, providing fundamental movements skills essential for all sports. In 2024, ARGOS had over 3300 enrolments including 19 representatives to national competitions.

OPTIONS ANALYSIS**Option 1:** Do not provide funding through the Annual Plan.

Advantages	Disadvantages
<ul style="list-style-type: none"> No additional opex required 	<ul style="list-style-type: none"> Requires ARGOS to seek alternative funding for its new kitchen / café

Budget – Capex: Nil

Budget – Opex: Nil

Key risks: None.

Financial impacts: nil increase in rates, balanced budget and debt

Recommended? Yes

Option 2: Approve funding of \$67,000 to ARGOS GymSports for a new kitchen and café space in their Judea premises, noting the inconsistency with the Community Funding Policy.

Advantages	Disadvantages
<ul style="list-style-type: none"> Recognises that Council provides limited funding to this sport when compared with sports clubs located on Council land Recognises that as an incorporated society, ARGOS is ineligible for the community grants fund 	<ul style="list-style-type: none"> Additional opex funding

Budget – Capex: Nil

Budget – Opex: \$67,000

Key risks: A decision to grant funding may require Council to identify that the decision is inconsistent with its policy on community funding under section 80 of the Local Government Act.

Financial impacts: \$67,000 increase in rates to maintain a balanced budget. nil impact on debt.

Recommended? No

RECOMMENDATION

8. That Council declines funding of \$67,000 and requests and considers the requirement for organisations to have charitable status to be eligible for community grant funding.

NEXT STEPS

9. Should Council not approve the funding, staff could consider a revision to the Community Funding Policy making incorporated societies eligible for community grants and other council funding.
10. Should Council approve the funding, staff will prepare a funding agreement setting out obligations and accountability for expending the grant.
11. If the grant is approved, Council will also need to resolve
 - (a) *“That pursuant to section 80 of the Local Government Act, the grant to ARGOS Gymsports is inconsistent with the Community Funding Policy as ARGOS Gymsports does not have charitable status and this inconsistency will be addressed through a future review of the policy”.*

SUBMISSIONS RECIEVED

Submission #: 631

ATTACHMENTS

Nil

Title: Issues and options – Funding for upgrade of third green at Bowls Matua

File Number: A18071947

Author: Emma Joyce, Open Spaces and Community Facilitation Planner

Chelsea Brett, Partnership and Facilitation Planner,

Authoriser: Barbara Dempsey, General Manager Community Services

ISSUE

1. Bowls Matua is requesting \$180,000 to upgrade their third green on their leased premises at Matua Park.

ANALYSIS OF SUBMISSION POINTS

2. Two submissions on behalf of Bowls Matua were received requesting a grant of \$180,000 to upgrade their third green (outlined in red in the below image). This 16-year-old green is heavily used for social bowls and corporate events. The submitter notes that they are in the process of obtaining a cost breakdown.



3. The submission highlights examples of where Council has funded other bowling clubs with new facilities and renewal of greens. It is also noted that Council has previously provided the club with \$50,000 to improve the greens but has declined requests for maintenance of hedges.

DISCUSSION AND ANALYSIS

4. Located at Matua Park (a council-owned active reserve), Bowls Matua approached Council towards the end of the draft Annual Plan process with the request for funding to upgrade their third green. At that time, we recommended that a submission be put forward and that they may wish to approach Sport Bay of Plenty to identify any non-Council funding opportunities.
5. Historical Council investment in other bowls facilities across the city has been a result of varying situations to further Council strategic and operational objectives. The investment in land owned by Tauranga South Bowls Club was to foster a future amalgamation discussion which may result in Tauranga Domain Bowls Club relocating off Tauranga Domain and co-location on Tauranga South Bowls Club site. The historical amalgamation between the Cosmopolitan Club Mount Maunganui and Mount Greens Sports Incorporated resulted in a partnership agreement between the two entities, including with regards funding. The Papamoa Bowls Club lawn is a historical Council asset, and all renewals are the responsibility of the Council.
6. The submission notes that a full breakdown of the proposed cost of \$180,000 is yet to be prepared. The Tauranga Reserves Management Plan notes the requirements of clubs seeking funding to provide Council with at least an operational and financial plan to support the request. We also suggest clubs note any support from Sport Bay of Plenty and if requests have been made of other funding providers. This has not yet been completed for Bowls Matua.

OPTIONS ANALYSIS

7. Council could choose to fully fund the cost of the upgrade or decline at this time encouraging the club to identify other funders who can contribute along with Council.

Option 1: Decline funding of \$180,000 to Bowls Matua and request staff work with the club to identify complementary funding options

8. This option would provide Council staff with the ability to work with the club to complete the requirements noted in paragraph 7 above.

Advantages	Disadvantages
<ul style="list-style-type: none"> No additional opex requirement at this time Provides opportunity for the club to define their proposal and identify other funding partners 	<ul style="list-style-type: none"> Potential delay in upgrading the third bowling green

Budget – Capex: Nil

Budget – Opex: Nil

Key risks: Nil

Financial impacts: \$nil impact on rates, debt and balanced budget

Recommended? Yes

Option 2: Approve funding of up to \$180,000 to fund the development of the third green at Bowls Matua

Advantages	Disadvantages
<ul style="list-style-type: none">• Supports Bowls Matua	<ul style="list-style-type: none">• Requires additional opex to be added to the draft Annual Plan.• Does not recognise potential availability of other funding partners

Budget – Capex: Nil

Budget – Opex: \$180,000

Key risks: Potential that other projects are delayed or not funded.

Financial impact if rate funded: \$180,000 increase in rates to maintain a balanced budget. nil impact on debt.

Financial impact if loan funded: Loaning funding of \$180,000 over five year period would increase rates by \$41,600 per year for five years. This included interest at 5%. Debt would increase by \$180,000 in 2026 and reduced each year as debt is payment down. This would also impact the balanced budget by \$140,000 in 2026. A specific resolution by council at Annual Plan adoption would be required to loan fund any new opex.

Recommended? No

RECOMMENDATION

9. That Council declines funding of \$180,000 for Bowls Matua and recommends that Bowls Matua work with staff to refine the proposal, including seeking funding from non-Council funders.

NEXT STEPS

10. If Council approve option 1, staff will approach Bowls Matua to work with the club and Sport Bay of Plenty on a business case and funding proposal for external funders. If Council approve option 2, we will work with Bowls Matua to develop a funding agreement to manage the disbursement of the grant.

SUBMISSIONS RECEIVED

Submission #: 792, 836

ATTACHMENTS

Nil

Title: Issues and options – Development of Pāpāmoa shared path**File Number: A18071952****Author: Ana Hancock, Design Team Leader****Authoriser: Barbara Dempsey, General Manager Community Services****ISSUE**

1. To discuss funding for the extension of the Pāpāmoa shared path.

ANALYSIS OF SUBMISSION POINTS

2. Several submissions expressed interest in extending the Pāpāmoa shared path, particularly from Parton Road to Taylor Reserve.

DISCUSSION AND ANALYSIS

3. Over the past two years, we have constructed an asphalt path from Domain Road to Parton Road partially funded through NZTA funding for cycleways. The total cost of this path was \$3.6million with almost \$2 million funded through NZTA's low-cost low risk programme. This NZTA funding is now not available.
4. During engagement on the Pāpāmoa shared path in 2022, a number of submitters requested that the path be extended south towards Taylor Reserve and to Te Tumu and north towards Evans Road and to connect to the Marine Parade coastal path. Staff prepared a high-level conceptual plan for a staged approach and identified the connection from near Parton Road down towards Taylor Reserve as stage 2 (see conceptual plan below) – a distance of just less than one kilometre as the crow flies. This was costed at just over \$1 million per kilometre in early 2023 (noting that costs will have increased since then). A more detailed concept design was prepared for stage 2.



5. It is noted that while the community are enthusiastic about the shared path, a number have expressed dissatisfaction with the more cost-effective materials used (asphalt) when compared with the recently completed Marine Parade coastal path (concrete and timber). The use of asphalt was based on the budget available and the desire for the pathway to be a sealed, wheel-friendly surface.

6. There is currently no funding available for stage 2 of the Pāpāmoa shared path. A budget bid was prepared for walkway or pathway development for the 2024-2034 LTP however was not successful. Likewise, the Transport team also sought funding through the National Land Transport Plan for walkways and cycleways and this was not successful either.
7. Despite decisions to not fund projects like the proposed extension to the Pāpāmoa Shared path, we know that where we have developed off-road pathways, they are well-used and enjoyed by a wide range of users. Recent examples include the recently completed improvements to a short section of the coastal path along the Ōtūmoetai foreshore between Beach Road and Woods Avenue and the Marine Parade coastal pathway.
8. On this basis, we understand that there is significant community interest in developing more off-road pathways along the coastline. In addition to proposed extensions to the Pāpāmoa shared path, the Ōtūmoetai Spatial Plan proposes improvements to the Ōtūmoetai Matua Coastal path from Maxwells Road to Fergusson Park and the Mount to Arataki Spatial plan contains an unfunded action to investigate extending the shared path further along Oceanbeach Road (on the beach side of the houses from the end of the Marine Parade coastal path heading towards Omanu and Arataki). Given this level of interest and need, an option would be to undertake a citywide approach to developing shared pathways with a view to considering investment decisions through the next long-term plan.

OPTIONS ANALYSIS

9. There are three options for Council to consider in relation to the shared pathway
 - Do not include funding for the Pāpāmoa shared pathway and consider a citywide pathways and investment plan through the next long-term plan (option 1)
 - Allocate funding for stage 2 of the Pāpāmoa Shared Pathway (Parton Road to Taylor Reserve) in this annual plan at a cost of \$2 million (option 2)
 - Do not allocate any additional funding for pathways (option 3)

Option 1: Do not include funding for the Pāpāmoa shared path in this annual plan and request a citywide investment plan for shared paths to be considered through the next long-term plan.

10. This option recognises that there is a citywide interest in shared pathways but no agreed investment plan. The option advocates completing an investment plan for consideration through the next long-term plan.

Advantages	Disadvantages
<ul style="list-style-type: none"> • Provides for a citywide consideration and prioritisation of investment in shared pathways, including capex and ongoing opex costs for maintenance • Recognises the need to evaluate further and grow the evidence base for investment in this activity • Allows time to consider what materials and designs provide the best value for money. • Allows time to evaluate this investment against other desired recreational activities • Recognises the community enjoyment of and desire for additional investment in off-road shared pathways. 	<ul style="list-style-type: none"> • No requirement for additional capex or opex to be included in the draft Annual Plan • Potential negative feedback from the community and perception that the project has been delayed.

Budget – Capex: Nil at this time

Budget – Opex: Nil

Financial impacts: nil increase in rates, balanced budget and debt.

Key risks: Not meeting community expectations

Recommended? Yes

Option 2: Approve additional new funding in the Annual Plan to extend the shared pathway from Parton Road to Taylor Reserve

11. There is no capacity within existing Spaces and Places budget to fund this extension. (The anticipated cost is likely equivalent to the entire planned investment in playspaces). Additional new capex would be required.

Advantages	Disadvantages
<ul style="list-style-type: none"> Recognises the community interest in seeing the pathway extended Potential to tie project delivery with planned investment in Taylor Reserve 	<ul style="list-style-type: none"> Significant additional capex to be added to the draft annual plan with ongoing opex costs Prioritises this pathway over other desired pathway extensions Potential for ad hoc decisions without regard to a citywide view on pathway development

Budget – Capex: \$1.5 to \$2 million

Budget – Opex: Ongoing costs for maintenance. A class 1 walkway is \$0.4241 per linear metre (\$424 for the approximate 1-kilometre length for this portion of the path). Gardens are \$0.856 per square metre. As design is not yet complete, it is not possible to accurately quantify the total annual cost at this stage. However, we have estimated an additional 250m² of planting would cost an additional \$2,568 per annum if maintenance is undertaken monthly.

There would be no additional opex required to maintain grassed areas as this is already within operational budgets.

In addition to the above opex there would be a further \$150,000 per year for debt servicing and depreciation.

Financial impacts: In total, the rate funding required for operational costs is \$153,000. This would not impact on the balanced budget measure but would increase debt by \$2 million.

Key risks: Impact on overall Council budget.

Recommended? No

Option 3: Retain the status quo – no funding for the Pāpāmoa shared pathway and no work to develop a pathways plan for consideration through the next long-term plan

Advantages	Disadvantages
<ul style="list-style-type: none"> No additional capex requirement 	<ul style="list-style-type: none"> Risk of potential future adhoc decisions on pathways investment Not meeting community expectations for investment in this activity

Budget – Capex: Nil

Budget – Opex: Nil

Financial impacts: nil increase in rates, balanced budget and debt.

Key risks: Risk of not meeting community expectations

Recommended? No

RECOMMENDATION

12. That Council does not fund an extension to the Pāpāmoa shared pathway but requests the development of a citywide pathways plan for consideration through the next long-term plan.

NEXT STEPS

13. If Council approves option one, staff will develop a citywide pathways plan for consideration through the next long-term plan.
14. If council approves option two, we will progress design for stage 2 of the shared pathway from Parton Road to Taylor Reserve.

SUBMISSIONS RECIEVED

Submission #: 41, 640, 641, 642, 645, 650, 666, 710, 794, 857,

ATTACHMENTS

Nil

Title: Issues and options – Additional funding to support paid lifeguard services at Tay Street beach

File Number: A18071956

**Author: Chelsea Brett, Partnerships and Facilitation Planner
Emma Joyce, Open Space and Community Facilities Planner**

Authoriser: Barbara Dempsey, General Manager Community Services

ISSUE

1. Surf Life Saving New Zealand (the submitter) is requesting an additional \$16,080 per annum to extend paid lifeguard services at Tay Street Beach for an additional three weeks (8-14 December, 9-15 February and 16-22 February). This would align with services at Mount Main Beach, Ōmanu and Pāpāmoa.

ANALYSIS OF SUBMISSION POINTS

2. The submitter is requesting additional funding to extend paid lifeguard services at Tay Street beach for an additional three weeks over the summer months. Providing for 10 weeks paid lifeguard service would be consistent with the service offered at other beaches and ensure consistent patrol of the beach from the base of Mauao to Ōmanu.
3. This submission highlights that lifeguard patrolling Tay Street undertook three rescues, provided first aid on 16 occasions and nearly 600 preventative actions. This illustrates the risks of the beach in this location, particularly the large swells around Moturiki.
4. The submission notes the value of surf lifesaving as a community service and promoting beach safety.

DISCUSSION AND ANALYSIS

5. Council has a funding agreement with Surf Life Saving New Zealand to provide paid lifeguard services across our beaches (Mount Main Beach, Tay Street, Ōmanu, Pāpāmoa and at Taylor Reserve over the summer months). The current agreement reaches the end of its term in June 2026.
6. The agreement provides for paid lifeguard services at Tay Street beach from Monday 18th December 2023, running 7- days per week through to Waitangi Day on Tuesday 6th February 2024. Council staff agreed to extend this by an additional two weeks over Summer 2024/2025 but suggested funding for this to be permanent be considered by Council.
7. The total value of the funding agreement for lifeguard services for 2024/2025 was \$361,787.65 (plus GST). This figure includes \$13,432 (plus GST) for the additional lifeguard services at Tay Street.
8. Safety at our beaches, including Moturiki, was the subject of a recent coronial report. Alongside recommendations to improve signage, ensuring that a lifeguard service is present recognises a responsibility to ensure the safety of beachgoers. Extending the paid lifeguard service at Tay Street recognises that this part of the beach is becoming more popular particularly with the completion of the shared path.

REVIEW OF GRANTS FOR 2026/27 AND 2027/28 FINANCIAL YEARS

9. It is the intention that later this year staff will present to council an opportunity to review the level of funding to all partnership agreements. The result of this review will provide all partners with a level of certainty of their funding for future years. It is noted that our current agreement with Surf Life Saving New Zealand does not expire until June 2026.

OPTIONS ANALYSIS

10. Council could choose to add the extension to its current community funding agreement at a cost of \$16,080 per annum or retain the current service.

Option 1: Support the extension of paid lifeguard services at Tay Street to be included in the funding agreement, a cost of \$16,080 per annum and further consider following the review of financial grants as outlined in 9.

Advantages	Disadvantages
<ul style="list-style-type: none"> Recognises the increasing use of Tay Street providing additional safety for beachgoers Consistent lifeguard service across the most populated beaches 	<ul style="list-style-type: none"> Additional ongoing opex cost

Budget – Capex: Nil

Budget – Opex: \$16,080 ongoing

Key risks: Additional opex in 2026 and all years thereafter.

Financial impacts: \$16,080 increase in rates to and commitment to continue to fund after 2026 to maintain a balanced budget. Nil impact on debt.

Recommended? Yes

Option 2: Retain the status quo

Advantages	Disadvantages
<ul style="list-style-type: none"> No additional cost implications for Council 	<ul style="list-style-type: none"> Does not recognise the increasing use of this part of the beach Inconsistent lifeguard service across our beaches

Budget – Capex: Nil

Budget – Opex: Nil

Key risks: Potential safety risk of leaving portion of the beach unpatrolled by lifeguards

Financial impacts: nil increase in rates, balanced budget and debt.

Recommended? No

RECOMMENDATION

11. That Council approves an increase of \$16,080 in the 2025/26 annual grant to Surf Life Saving New Zealand to provide additional paid lifeguard service at Tay Street beach.

NEXT STEPS

12. Should the funding request be approved, an amendment to the current agreement would be completed to recognise the additional funding and service to be provided.
13. Should the request for additional funding not be approved, paid lifeguard services will continue to operate at Tay Street in accordance with the current agreement.

SUBMISSIONS RECEIVED

Submission #: 786

ATTACHMENTS

Nil

Title: Issues and options – Funding for a SEATRAC sea access device

File Number: A18071954

Author: Emma Joyce, Open Space and Community Facilities Planner

Authoriser: Barbara Dempsey, General Manager Community Services

ISSUE

1. The submitter is requesting \$100,000 to install a SEATRAC system at Waikorire Pilot Bay. This system allows people with limited mobility to independently access the water.

ANALYSIS OF SUBMISSION POINTS

2. The submitter acknowledges that Council has successfully implemented a range of accessibility improvements that enable our disabled community to access our beaches and other open spaces. The purchase and installation of a SEATRAC device (as illustrated below) would be a continuation of this investment in accessibility by allowing people with limited mobility to independently access the water.
3. The submitter requests \$100,000 be allocated in the draft Annual Plan to install the SEATRAC at Waikorire Pilot Bay and estimates an annual operational cost of \$5,000.



DISCUSSION AND ANALYSIS

4. Council is committed to ensuring all Tauranga residents are able to access our open spaces. While the blue mats at key beach accesses allow for improved access to the beach, they do not facilitate independent access to the water. While staff have had discussions with the disability community on the potential for SEATRAC to resolve this issue, no detailed investigation into the feasibility of installing SEATRAC has been completed.

5. An initial desktop assessment identified a range of issues that should be addressed through a feasibility study. While the SEATRAC has been installed at numerous beaches in Greece, it has not been trialled anywhere in New Zealand or Australia (where the supplier is based). While Waikorire is flat with less space between the water and the sand (similar to Grecian beaches), we would want to confirm if there are other more suitable locations particularly as this beach is prone to erosion. Other issues to consider would be ensuring ease of access to the SEATRAC, for example, ensuring accessible parking is available.
6. As well as the location, a feasibility study would help us understand any planning issues to be considered prior to construction. It is likely that a regional consent would be required for a structure occupying the coastal marine area. While the SEATRAC might be a permitted activity under the City Plan, there may be a requirement for consent depending on whether the construction requires earthwork disturbance. Installation and construction methodology would be another matter considered through the feasibility study.
7. The submitter indicates that the purchase and installation of SEATRAC will cost \$100,000 with \$5,000 ongoing maintenance costs. This cost has not been confirmed by staff with the supplier, nor have we yet had a conversation about the ease of maintenance (for example, whether spare parts are easily obtained).
8. No consultation has been undertaken with hapū or other users of Waikorire Pilot Bay.
9. It is unlikely that installation would be possible to Summer 2025/2026, particularly if consent is required. Allowing time to complete a proper feasibility assessment / business case does not put delivery at risk.

OPTIONS ANALYSIS

10. Council could choose to endorse the concept of the SEATRAC system but delay any investment until the completion of a feasibility study to understand full costs, ease of ongoing maintenance, and an operational plan (option 1). Option 2 would be to allocate funding in the 2025/2026 draft Annual Plan as recommended by the submitter.

Option 1: Endorse the concept of the SEATRAC system but complete a feasibility study before committing any investment.

Advantages	Disadvantages
<ul style="list-style-type: none"> Indicates Council support for ongoing investment in technology that makes our spaces more accessible Ensures that any solution allowing access to water is appropriately located and delivers value for money Enables robust consideration of costs, including ongoing maintenance costs. Provides time for community engagement 	<ul style="list-style-type: none"> Potential perception that Council is not supportive of accessibility improvements.

Budget – Capex: Nil at this time. Costs will be determined through recommended feasibility assessment.

Budget – Opex: Nil at this time. Costs will be determined through recommended feasibility assessment.

Key risks: Feasibility assessment may conclude that the SEATRAC cannot be installed in Tauranga.

Recommended? Yes

Option 2: Allocate \$100,000 in draft Annual Plan 2025/2026 to fund the purchase and installation of a SEATRAC device at Waikōre Pilot Bay.

Advantages	Disadvantages
<ul style="list-style-type: none"> Addresses the submitter's request 	<ul style="list-style-type: none"> Risk that budget is insufficient to meet full costs including purchase and installation and ongoing maintenance Risk that site is not suitable for installation of the system or cannot be consented Limited understanding of ongoing maintenance requirements, including the ease of doing so. No investigation into alternative options

Budget – Capex: \$100,000. This is the figure put forward by the submitter. There has been no identification of the costs behind that figure and whether they provide value for money.

Budget – Opex: \$5,000 ongoing. This is the figure put forward by the submitter. There has been no identification of the costs behind that figure and whether they provide value for money. In addition to the \$5,000 provided by the submitter, there would be a further \$23,000 per year for debt servicing and depreciation assuming a five year life.

Financial Impacts: \$100,000 increase to debt, \$28,000 impact on rates (assuming 5 year useful life) and no impact on balanced budget.

Key risks: Insufficient budget, system not suitable for Tauranga Moana environs,

Recommended? No

RECOMMENDATION

- That Council acknowledges the potential value of the SEATRAC system and requests Council work with the submitter to prepare a feasibility study to inform any future investment in the system.

NEXT STEPS

- If Council approves option 1, staff will undertake a feasibility assessment before reporting further to Council to confirm any investment. If Council approves option 2, we will work with the submitter and supplier to install a SEATRAC device.

SUBMISSIONS RECEIVED

Submission #:

ATTACHMENTS

Nil

Title: Issues and options – Funding for Nature and Biodiversity Initiatives**File Number: A18071948****Author: Michael Barton, Team Leader: Environment and Assets
Emma Joyce, Open Space and Community Facilities Planner****Authoriser: Barbara Dempsey, General Manager, Environmental Services****ISSUE**

1. Forest and Bird, the Bay of Plenty Regional Council (BOPRC) and two individual submitters (the submitters) have submitted in opposition to the suggested reduction of \$200,000 in the budget allocated to nature and biodiversity initiatives.
2. In addition, Bay Conservation Alliance (BCA) (in collaboration with other community conservation and iwi groups) have submitted requesting funding for a community-led pest animal control project on Council land. The initial cost of this project is \$250,000 with an annual operating grant of \$21,000.

ANALYSIS OF SUBMISSION POINTS

3. Forest and Bird highlights how past decisions to invest in the development of areas like the Matua Salt Marsh and the Kopurererua Valley have benefitted the environment, provided new areas for recreation, and allowed for nature-based solutions to stormwater management. The submitter requests Council continue this approach to stormwater management rather than investing in hard engineering solutions.
4. In advocating that Council not reduce the nature and biodiversity budget by \$200,000 as suggested in the Annual Plan 2025/2026 consultation document, the submitter contends that nature-based solutions and green spaces are not a “nice to have” with a healthy environment being just as important as other infrastructure and housing. The additional budget is necessary to recognise that additional green spaces are necessary in a growing city.
5. Bay of Plenty Regional Council notes that sufficient funding should be retained in order for Council to meet its obligations under the Regional Pest Management Plan to control pest plants and pest animals on land under its control. The submission from BCA illustrates how supporting community groups to undertake pest control on our land supports wider conservation goals.

DISCUSSION AND ANALYSIS

6. As part of internal efforts to identify areas where opex costs could reduce without impacting levels of service, Spaces and Places proposed a reduction of \$200,000 in the Nature and Biodiversity Action and Investment Plan (AIP) budget. This reduced the overall budget to \$800,000 per annum. Council rejected a proposal to further reduce the budget by an additional \$200,000 at its 3 March 2025 meeting (resolution CO/25/3/14).
7. A portion of the budget proposed to be reduced was primarily targeted towards increasing community environmental programmes and expanding our pest animal control in additional parts of the city. For example, Council owns a significant parcel of land adjacent to the Otanewainuku forest managed by the Department of Conservation. As noted in the submission from Bay Conservation Alliance et al, pest animal control in this location led by local volunteers will support increased habitat, particularly for kokako, and complement existing conservation efforts in adjacent blocks. In addition, there is the opportunity to develop the recreational value of this land.
8. With the reduced budget, Spaces and Places would still be able to deliver environmental projects but this would likely be restricted to existing areas or delivered over a longer time period. In particular, we have been undertaking work to identify gaps in tree canopy and indigenous vegetation and ecological corridors. Investment in reducing those gaps will be

prioritised to provide residents with better access to green space and shade as well as supporting biodiversity within the city.

9. As noted by the submitters, Council investment in spaces like the Matua Salt Marsh and Gordon Carmichael Reserve not only provide valuable recreational space for the city but also have an important role in supporting biodiversity and stormwater management. As the city expands, similar investment may be required in new spaces.

OPTIONS ANALYSIS

10. Council could confirm its March 2025 decision to retain the Nature and Biodiversity AIP budget at \$800,000 budget or further reduce the budget by \$200,000 as suggested in the consultation document.

Option 1 – Status quo: To retain the Nature and Biodiversity AIP budget at \$800,000 per annum.

Advantages	Disadvantages
<ul style="list-style-type: none"> Ensures Council meets its obligations under the Regional Pest Management Plan Council is better able to participate in community environmental programmes Enables Council to invest in new and emerging environmental initiatives Consistent with existing Council decisions 	<ul style="list-style-type: none"> Potential requirement to reduce budgets elsewhere to meet savings targets.

Budget – Capex: Nil

Budget – Opex: No additional opex. The \$800,000 is the amount currently included in the draft Annual plan

Financial impacts: no impact on rates, balanced budget or debt.

Key risks: Council unable to meet its goal to reduce opex budgets and meet savings targets, Potential requirement to find savings in other budgets through a reduction in level of service elsewhere

Recommended? Yes

Option 2: Reduce the Nature and Biodiversity AIP budget by \$200,000 as suggested in the draft Annual Plan 2025/2026 Consultation Document

Advantages	Disadvantages
<ul style="list-style-type: none"> No requirement to identify other budgets where savings could be made to meet targets 	<ul style="list-style-type: none"> Reduced investment in environmental programmes with programmes delivered over a longer timeframe Less participation from Tauranga City Council in community environmental programmes and initiatives Inconsistent with previous Council decision

Budget – Capex: Nil.

Budget – Opex: Nil

Financial impacts: Rates reduction of \$200,000, no impact on debt or balanced budget as expenditure offsets the rates reduction.

Key risks: Reputational risk about Council's involvement in environmental programmes

RECOMMENDATION

11. That Council retains the Nature and Biodiversity AIP budget at \$800,000 per annum.

NEXT STEPS

12. If Council supports option 1, staff will prepare a programme outlining our proposed investment in green spaces and environmental initiatives based on the revised budget. This will include support for the proposal from Bay Conservation Alliance but potentially not at the level requested by the group. Staff will work with stakeholders, including Bay Conservation Alliance when preparing the programme.
13. If Council supports the reduced budget, staff will re-work the proposed programme supporting the budget to accommodate the reduction in scope and advise the submitters accordingly.

SUBMISSIONS RECIEVED

Submission #: 510, 652, 808, 862, 867

ATTACHMENTS

Nil

11.4 Aquatic Projects Update and Next Steps

File Number: A17316467

Author: Ross Hudson, Manager: Strategic Planning and Partnerships, Spaces and Places
Alison Law, Manager: Spaces & Places

Authoriser: Barbara Dempsey, General Manager: Community Services

PURPOSE OF THE REPORT

1. The purpose of this report is to gain Council approval for the development of an Aquatic Network Plan and seek direction on the next steps for three Aquatics projects:
 - (a) Memorial Park Aquatic Centre
 - (b) Ōtūmoetai Pool
 - (c) Mount College PoolTo confirm options for inclusion in the Aquatic Network Plan.

RECOMMENDATIONS

That the Council:

- (a) Receives the report "Aquatic Projects Update and Next Steps"; and
- (b) Notes the updates provided through this report on:
 - (i) Memorial Park Aquatic Centre
 - (ii) Ōtūmoetai Pool
 - (iii) Mount College Pool.

Memorial Park Aquatic Centre

- (c) Notes that the site investigations currently underway for the existing Memorial Pool site (including geotechnical) will be available in early August 2025. If the results are favourable, this could present an opportunity to locate the new Memorial Aquatics Centre on that site and to retain the Queen Elizabeth Youth Centre for circa 15 years.

Ōtūmoetai Pool

- (d) Supports the Ōtūmoetai Pool Working Group's recommendations to retain and upgrade the Ōtūmoetai Pool and signals its intent to allocate indicative capital funding of \$3.28m (uninflated) in 2027/28 and \$2.43m (uninflated) in 2032/33 through the next Long Term Plan in line with those recommendations.
- (e) Notes that if the Ōtūmoetai Pool is retained in the network the Development Contributions Policy will need to be amended to reflect the implications of that decision.

Mount Maunganui College 50m pool

- (f) Confirms in-principle support for the Mount Maunganui College 50m Pool expansion proposal, including ongoing Council support to subsidise the community use of the pool, with:
 - (i) a \$4.945m initial 10-year loan-funded operational grant for the pool construction, paid to the Mount Maunganui Aquatic Centre Trust over 2025/26 (2.59m) and 2026/27 (\$2.355m), and

-
- (ii) up to \$340,000 annual operational grant, based on actual net operational costs, on an ongoing basis to meet the extra cost of providing a 50m community pool, as outlined in the Mount Maunganui Aquatic Centre Trust proposal (attachment 4). Subject to: Annual Plan decisions and their impacts on the balanced budget financial benchmark, formal support for the proposal from Ministry of Education and Mount Maunganui College Board of Trustees, and the outcomes of resolution (f).
 - (g) Instructs staff to continue further due diligence and financial modelling, and to work with the Mount Maunganui Aquatic Centre Trust to finalise a funding agreement that provides:
 - (i) the legal and financial framework for the upgrade and ongoing operation of a new 50m pool,
 - (ii) long-term confidence to the Mount Maunganui Aquatic Centre Trust and the Council regarding the financial sustainability of the proposal, and
 - (iii) fair, equitable and safe community use of the pool, including non-structured community open use.
 - (h) If resolution (e) and (f) are not successfully implemented, signal in-principle support for option 2, 33m pool expansion to a wider 33m x 25m pool in 2025/26 and 2026/27 approving:
 - (i) an initial 10-year loan-funded operational grant of \$2.6 mil for construction, and
 - (ii) an ongoing operational grant of up to \$20,000 to cover the additional cost of meeting PoolSafe requirements,as the alternative preferred option. Subject to Annual Plan decisions and their impacts on the balanced budget financial benchmark and formal support for the proposal from Ministry of Education and Mount Maunganui College Board of Trustees.

Aquatic Network Plan

- (i) Approves the development of an Aquatics Network Plan, as outlined in this report, including targeted stakeholder engagement and broader community consultation.
 - (j) Notes that, subject to the above resolutions, staff will prepare an Aquatic Network Plan that outlines a roadmap for the future of aquatics in Tauranga, including:
 - (i) An aquatic centre at Memorial Park,
 - (ii) Retention of Ōtūmoetai Pool for at least 15 years, and
 - (iii) Support for the development of a 50m training pool at Mount Maunganui College.The draft Network Plan will be brought back to Council to endorse for consultation.
-

EXECUTIVE SUMMARY

2. Council has been working through a range of aquatics projects and this report brings together an update and recommended next step for each project. The report proposes the development of an overarching Aquatic Network Plan to summarise proposed aquatic investments over time to meet current and future demand, to provide structure and clarity for the Council and the community.
3. Council resolved in November 2024 to cease the current Memorial Park Aquatic Centre design whilst alternative site, design and cost options are considered. This report outlines the next steps for this project, including the current site investigations (geotechnical) for the existing Memorial Pool site.
4. Staff have been working with representatives of pool user groups and the community of the Ōtūmoetai peninsula and technical experts, through the Ōtūmoetai Pool Working Group, to

explore options for the future of the pool, considering geotechnical assessment, its condition, costs of upgrades and the context of the aquatics network. The conclusions and recommendations of the working group are that –

- (a) Whilst there is historical and potentially some ongoing subsidence at the pool, this is considered non-critical and does not warrant major investment to rectify at this time.
 - (b) Council should invest in essential upgrades to the pool to improve its functionality and quality to provide a reasonable level of service for at least 15-20 years, allocating \$3.28m (uninflated) in 2027/28, on the basis that the pool provides an important local asset, especially for learn-to-swim and water safety, and because it can meet local demand for an extended period of time, thus also enabling the Memorial Park Aquatics Centre to make a greater contribution to water space for population growth.
 - (c) Council should also provisionally allocate a further \$790,000 (uninflated) of new capex towards a new resin floor and \$1.64m from its renewals funds towards a replacement fabric roof, both to be undertaken in 2032/33 if demand for the pool persists after the Memorial facility opens. Alternatively, Council could choose to invest in these earlier alongside the other upgrades.
 - (d) Retention of the pool will also require an extension over the LTP period and beyond of the operational subsidy to Bay Venues of \$472,000 per annum.
- 5. The Council has received a proposal from Mount Maunganui Aquatic Centre Trust (MMACT) to extend the current 33m x 13m pool at Mount College to a 50m x 25m pool, subject to Council funding the increased cost of providing a 50m community pool. The 50m pool expansion proposal has been prepared by MMACT with support of Council staff and others, in response to the large community demand for a 50m pool.
 - 6. This report recommends Council support the proposal by way of an upfront operational subsidy of \$4.945m to fund the increased construction cost of a 50m pool, and an ongoing operational subsidy of up to \$340,000, noting that further work is required to finalise a prudent funding agreement.
 - 7. Note, this is an alternative proposal to be considered in the place of the current Council supported proposal to expand the college pool to 33m x 25m in 2029/30, for which Council currently has \$1.65m in the Long Term Plan 2024-34.
 - 8. Feedback from the Council through this meeting will inform the development of an Aquatic Network Plan, which will be brought back to Council to approve a draft for consultation.
 - 9. Council has heard from many in the community that the city's sport and recreational facilities are not meeting the needs of the current and emerging population. The development and implementation of the Aquatics Network Plan is a key component of Council's broader investment in sports, recreational and play facilities to enable people to socialise, play, compete.
 - 10. Staff have been reviewing that programme of investment in the context of this Council's emerging priorities, its intention to enable equitable, value for money outcomes and the concept of a benchmark of 30% of the capital programme annually for community infrastructure. We will be bringing programme level options for Council to consider in upcoming meetings.

BACKGROUND

- 11. The Council currently provides an aquatic network across five sites managed by Bay Venues Ltd, comprising a range of lane pools, leisure facilities and learn to swim. The current Council provision is strongly focussed on structured sport and fitness swimming, with a large deficit in the leisure and recreation, and health and therapy provision. The overall provision of pool space in the city is also below the Council's target level of service and the Sport New Zealand recommended level of service.

12. The current Council aquatic facilities include BayWave, Ōtūmoetai Pool, Greerton Pool, Mount Hotpools and the seasonal Memorial Pool.
13. On 29 October and 12 November 2024, the Council received a number of reports that provided the background and strategic direction of the aquatic network and Memorial Park Aquatic Centre and included the following key items:
 - Extensive research, analysis and engagement went into determining the appropriateness of the current aquatic network provision, including demand (both current and future), current supply and the areas of greatest need for increased supply.
 - Council had a project to develop an Aquatic Centre at Memorial Park, to meet the current deficit, as well as cater for future city population growth. The project was put on hold in September 2024, prior to the Council reports.
 - Results of the community survey undertaken in October/November 2024:
 - 5,292 respondents
 - 73% of survey respondents support additional aquatic facilities.
 - 72% of survey respondents support spending \$80-105 million on Memorial Park Aquatic Centre.
 - The ranking of pool features in priority order were:
 - A learn to swim pool
 - An indoor 50m lane pool
 - Leisure pool

MEMORIAL PARK AQUATIC CENTRE

14. Through the 2024/34 LTP, The Memorial Park Aquatic Centre project was scheduled to commence construction in 2024/25, with a total project cost of \$123m. Work undertaken by Apollo in 2024 and presented to Council in November 2024 produced updated project costings and two preferred options. A complete aquatic centre as previously designed, for \$100m or the in-door only aspects of the aquatic centre for \$80m.
15. On 12 November 2024, the Council resolved to cease work on the current Memorial Park Aquatic Centre design, pending further stakeholder engagement and assessment of options including project scope, costings, funding and alternative locations within Memorial Park.
16. The existing design has been put on hold whilst further options are investigated, including stakeholder engagement and location analysis. Three options have been identified for Council consideration.

Option 1 – Full Memorial Park Aquatic Centre development removing the Queen Elizabeth Youth Centre (QEYC).

Key Advantages	Key Disadvantages
Likely to be most geotechnically advantageous part of the site	No courts provided, doesn't retain current QEYC building
Provides all facilities of proposed aquatic centre in shortest timeframe	Traffic and access adding extra pressure on 11th Ave
Minimal impact on existing greenspaces	
Significant design work occurred and confidence in budget	
Removes ongoing cost of maintaining QEYC	

Option 2 – Staged Memorial Park Aquatic Centre development, commencing with the indoor aquatic facilities and building outdoor facilities at a future date, including removing the Queen Elizabeth Youth Centre (QEYC).

Key Advantages	Key Disadvantages
Likely to be most geotechnically advantageous part of the site	No courts provided, doesn't retain current QEYC building
Minimal impact on existing greenspaces	Traffic and access adding extra pressure on 11th Ave
Significant design work occurred and confidence in budget	Doesn't provide outdoor facilities at this time and the cost of outdoor facilities will likely increase over time
Removes ongoing cost of maintaining QEYC	
Lower cost to deliver in the short-term	

Option 3 – Relocate the Memorial Park Aquatic Centre to the site of the existing Memorial Pool and retain the Queen Elizabeth Youth Centre (QEYC) and Memorial Hall.

Key Advantages	Key Disadvantages
Retains current QEYC and Memorial Hall building and associated court facilities.	Greater uncertainty regarding budget, significant design rework and site investigations required
Provides greatest opportunity for elected members to influence the design, facilities and cost of the Aquatic Centre if a redesign is required.	Will take longer for construction to commence due to site investigation and design work required
Spreads traffic and access pressure across a few entrance points	Retains ongoing cost of maintaining QEYC, although this can be minimised where possible

17. Whilst Option 3, building the Aquatic Centre at the site of the existing Memorial Pool, has a significant benefit for the community in retaining the existing court facilities for on-going community use, the feasibility of Option 3 could be significantly impacted by the ground conditions of the site. Geotechnical investigation and analysis, topographical survey and location of main services work has been commissioned to understand the ground conditions and what impact that could have on an Aquatic Centre build.
18. The cost of further investigations required to complete the necessary geotechnical, ground condition and design analysis to enable a true understanding of the financial viability of this option and continue progressing option 3 is estimated in the following table. Note some items have been commissioned, with the outcome of this work anticipated in early August 2025. The further work required (outlined as stage 2 in the following table) will be dependent on the findings of the work already commissioned (stage 1).

Site Investigations required	Approximate cost
Stage 1: Commissioned:	
Review all the available services to the site including power, stormwater, water supply and wastewater. This needs to include a full survey of above and below ground services	\$15,000 + GST
Complete a topographic survey	\$10,000 + GST
Complete a full geotechnical investigation, including bore logs etc and full assessment to understand the likely ground conditions and ground improvement requirements	\$150,000 + GST
Total Commissioned	\$175,000+GST

Stage 2: To be approved pending outcome of stage 1:	
Complete a Civil Works concept for the site to explore levels and traffic access	\$65,000 + GST
Update Resource Consent advice to understand any change in consenting risk based on the new site	\$25,000 + GST
Develop the architectural, structural and services design	\$250,000 + GST
Complete a detailed assessment of the existing QEYC to understand the extent of work required for compliance. Will include fire, structural, accessibility and geotechnical	\$200,000 + GST
Total to be approved	\$540,000+GST
Total Site investigations	\$715,000+GST

19. Until the results of the geotechnical work are received, Council does not have enough information to make a final decision regarding the Memorial Park Aquatic Centre. However, through this report Council may wish to provide direction to staff on a preferred approach to the Memorial Park Aquatic Centre project, subject to the geo-technical results. This report seeks guidance from Council regarding the Memorial Park options to be included in the Aquatic Network Plan.
20. Once the stage 1 site investigations are complete, they will be reported back to Council to confirm the next steps for the project, and whether to commence with stage 2 site investigations. If the stage 1 site investigations are favourable, next steps are likely to include a redesign of the aquatic centre project scope, design and cost, as well as further transport planning.
21. Note the current Annual Plan 2025/26 budget for investigations for Memorial Park Aquatic Centre are \$500,000. When the findings of stage 1 site conditions are reported back to Council, consideration will be given to the budget for next steps.

QUEEN ELIZABETH YOUTH CENTRE

22. The QEYC will eventually require earthquake strengthening work to be undertaken by 2041. Further work is required to understand those costs, but it is expected that they may not be value for money and the facility may need to be removed at that time. However, in the meantime, retention of the QEYC for an indicative 15-year period would mean that, with the opening of the Haumarū (Cameron Road) courts, Council's indoor courts network has a total of 14 courts and enables us to better meet the rapidly growing demand for court space. Beyond meeting current demand, it could also mean that both a small proportion of the Haumarū Courts and a significant proportion of the next indoor courts project would be providing for growth and thus potentially be eligible for Development Contributions (DC), reducing the ratepayer impact. Once Council has finalised its Aquatics Network Plan and is in a position to make decisions on the location, scope and timing of the Memorial Park Aquatics Centre, it can make any appropriate adjustments to its DC Policy.
23. Consideration was given to whether the new aquatics centre could be located adjacent to or be connected to the QEYC. That option was discounted for the following reasons –
 - (a) Any structural connection or triggering of works to the QEYC would likely trigger the need for a Building Consent, which would then necessitate full earthquake remediation
 - (b) Entrance levels, accessibility, operation, flow and user experience of the aquatics centre would be expected to be compromised
 - (c) Cost was anticipated to be higher due to the irregular shape required, exacerbated by fire safety complications

24. The net annual operating costs of retaining the QEYC are estimated at \$156k. Budget for 2025/26 has been included through the Executive Report to the Annual Plan Deliberations meeting. If the QEYC is to remain open for the next 15 years, renewals budget of around \$235,000 per annum would be required in total. Currently there is budget provision for \$70,000 per annum for renewals until a decision is made about the long-term future of this facility.
25. The financial considerations and associated attachments (attachment 1) consider financial modelling undertaken on keeping the QEYC within the courts network.

ŌTŪMOETAI POOL

26. Following community concerns at the prospect of the closure of Ōtūmoetai pool, Council staff have been working with representatives of pool user groups and the community of the Ōtūmoetai peninsula, through the Ōtūmoetai Pool Working Group, to explore options for the future of the pool, considering its condition, costs of upgrades and the context of the aquatics network. The 'Ōtūmoetai Pool Options Paper' is at attachment 2.
27. The Working Group, which was set up at Council's direction, has consisted of representatives of Ōtūmoetai College, Evolution Aquatics, community representatives and an independent aquatic facilities expert. We acknowledge the time, contributions and collaborative approach that the Working Group has adopted.
28. Whilst use of the pool is moderate and potentially impacted by the Memorial Park Aquatics Centre, it remains highly valued by the community, particularly for the role it plays in water safety, with use by Ōtūmoetai College and learn-to-swim providers. It also contributes to Council's aquatics level of service and to an equitable distribution of pool space across the city. Retention of the pool in the network would thus enable the Memorial Park Aquatics Centre to make a greater contribution to meeting the projected growth in demand from new residents.
29. Assessments were undertaken of the condition of the pool facilities and its geotechnical stability. These informed the development of a set of options that considered a 15-year investment horizon.
30. The Ōtūmoetai pool has experienced subsidence in the past, raising concern regarding its structural integrity. General conclusions from the geotechnical assessment are that, whilst further gradual settlement is expected and further assessment and potential filling of minor voids may be required, the pool is not anticipated to undergo a major structural failure based on its geotechnical underpinnings. However, any upgrades, in particular consideration of replacement roof structures, should avoid adding to the structural load of the facility.
31. The geotechnical report is attached as attachment 3. Options were assessed for interventions associated with the geotechnical issues. These were:
 - 1) Full rebuild on current site (\$40m order of magnitude estimate)
 - 2) Piled foundations (\$3.6m estimate)
 - 3) Ground improvement (\$5.8m estimate)
 - 4) Do minimum – renewal of essential pipework to increase resilience and relining the pool to increase resilience to settlement (covered through existing Renewals)
32. Given the costs associated with options (1) to (3) above, uncertainties about the longer-term future of the pool (beyond 15 years) and the conclusion that minimal intervention is required for now, the Working Group took the view that option (4) was appropriate.
33. A facility condition assessment identified a set of investments that could be made to enable the pool to be retained within the network under different scenarios. Potential investments include:

	Potential Upgrades	Cost estimate (uninflated)
1	Plantroom and Pool Water Services to meet modern water quality and safety requirements	\$970,000
2	Accessibility upgrades, including pool entry ramps	\$710,000
3	Separate Pool Filtration to enable the learn-to-swim pool to run at a warmer temperature	\$1,600,000
4	Resin Flooring to mitigate water damage to services and improve safety	\$790,000
5	Fabric roof (like-for-like replacement to avoid increased weight)	\$1,637,000

34. These potential capital investments were considered alongside projected renewal costs and ongoing operational costs. Together, they informed the development of three investment options.
35. **Option 4a** – “Sweat the Asset” – investing the minimum required to keep the pool open until the Memorial Park Aquatics Centre opens, assumed by the Working Group to be in 2030.
36. **Option 4b** – “Maintain & Modernise” – investing in upgrades and renewals to ensure the pool can provide a *reasonable* service for at least 15 years (upgrade items 1-3 above).
37. **Option 4c** – “Invest to Transform” – investing in upgrade items 1-5 to ensure the pool can provide a *good* service for at least 15-20 years.
38. The options were considered by the Working Group, and they came to the following conclusion:
- With the prospect of the facility being retained (see Geotech Options Evaluation) there were different views as to its proposed lifespan. The members of the OPWG ranged in their opinions. Ōtūmoetai College and the community representatives preferred that the pool remains open permanently as the school’s level of usage will be maintained because of the pool’s location. TCC and Bay Venues staff believe the proposed Memorial Pool complex could meet current aquatic demand from the catchment Ōtūmoetai pool currently serves but note and support the importance of the Ōtūmoetai pool for the local community. Collectively the consensus was that the future of Ōtūmoetai Pool should be revisited once the Memorial Pool complex has opened.*
39. Based on the feedback from the Working Group, the recommended approach is that Council upgrade Ōtūmoetai pool as per Option 4c, but with a seven-year deferral of the proposed new resin flooring and the like for like fabric roof replacement, pending an understanding of the impacts of the Memorial Park Aquatics Centre on use of the pool. Over that time the approach to asset management would be proactive. There was some variance in views, with some community representatives preferring early and full investment in Option 4c. The recommended hybrid of options 4b and 4c proposes Council upgrades items 1-3 in 2027/28 (following major upgrades to Baywave in 2027/28) and allocates budget provisionally for items 4-5 in FY33, pending review of use after Memorial Park Aquatics Centre has been open for 18-24 months.

40. The table below summarises the costs and considerations of the options –

Option	Description	Capex (inflated)	Renewals (over 15 years)	Operating grant (per annum)	Considerations
4a “Sweat the Asset”	No capital investments; basic renewals, assuming potential closure in 2030	\$0	\$471k (De-commissioning cost of \$3m)	\$472k	No capex or long-term costs but removes pool from network dis-benefitting user groups and compromising DC funding for Memorial Aquatics.
4b “Maintain & Modernise”	Make necessary minimum upgrades to keep reasonable service for 15+ years	\$3.8m	\$2.1m	\$472k	Additional capex and opex with uncertainty of future demand but enables pool to meet local community need and enables significant potential increase in DC funding for Memorial Aquatics
4c “Invest to Transform”	Make upgrades to ensure good service for 20+ years.	\$4.8m	\$4.2m	\$472k	As 4c above, but with greater potential longevity and certainty of service quality.

Note that the capex figures above include a 10% contingency and inflationary assumptions. Under option 4c, the roof replacement would be a renewal. Further due diligence to refine costs would be undertaken prior to LTP 2027/37. The Aquatics Funding Summary (attachment 1).

MOUNT COLLEGE POOL

Introduction

41. The Council has received a proposal from the Mount Maunganui Aquatic Centre Trust (the Trust) to extend the existing 33m pool at Mount Maunganui College to a 50m pool, for consideration alongside the Annual Plan 2025/26.
42. The Trust has been operating the existing Mount College Pool for the last 13 years, contracting Omanu Swim Club to manage the facility. The majority of the use of the pool has been by the College and Omanu Swim Club, but the Swim Club has facilitated some wider community use of the facility, both structured and open.
43. Whilst the majority of the pool’s users have historically been from the school and the Omanu Swim Club, additional structured swimming has been provided for other swim and surf clubs, and the pool has been open to public recreational swimming during school summer holidays.
44. Through the Long Term Plan 2024-34, Council agreed to support the Trust with an upgrade to the existing 33m pool, from a 6 lane to a 10 lane pool, by way of a loan-funded operational grant for \$1.65m in 2030. The grant was to help fund construction of the expansion, with no ongoing operational funding support provided by the Council.

45. Following a strong community response requesting a 50m pool during Council's Memorial Park Aquatic Centre survey, the Trust has identified an opportunity to work with the Council to provide a 50m training pool, at Mount Maunganui College, as part of the planned pool upgrades.
46. Alternatively, the Trust has identified an opportunity to speed-up the provision of additional lane space in Tauranga, by providing their planned expansion to a 33m x 25m pool during 2025-27. This would require the funding Council has currently allocated in 2029/30 to be brought forward to 2025/26 and 2026/27 and the total sum increased from \$1.65m to an estimated \$2.6m, reflecting the Trust will have less time to acquire alternative funding.

50m Pool Proposal

47. The Trust, in collaboration with staff, have prepared a proposal (attachment 4) for Council's consideration. The proposal presents an opportunity for the Council to support the provision of a 50m training pool for the Tauranga community, without having to meet the full cost of building and maintaining the pool.

Community Demand

48. Competitive and club swimmers have voiced demand for a 50m pool since before the development of Baywave in 2001. However, through both the Baywave Aquatic Centre and now the Memorial Park Aquatic Centre design phase, combining a 50m pool within an aquatic centre has been considered unaffordable for the community.
49. Feedback that the Council has received through various Long Term Plans⁸ and user-group engagement has again highlighted the community demand for a 50m pool.
50. In late October to early November 2024, the Council undertook a community survey targeted specifically at the aquatic needs of the whole community. This survey received a significant 5,292 responses from a broad range of community members, including existing aquatic users (75%) and non-aquatic users (25%). The key takeouts from the survey relevant to this proposal include:
 - 73% of respondents think we need more aquatic facilities in Tauranga, of these -
 - The second highest priority pool feature was an Indoor* 50m lane pool.
 - 45% of respondents had an indoor* 50m lane pool in their top 3 ranked features.
 - Of the 2,511 'other pool features' provided, a 50m pool was mentioned 4x more than anything else - 929 additional suggestions for a 50m pool.

*Note the survey specifically asked about an 'indoor' 50m pool.

51. Council's Annual Resident Survey in 2024 showed a decline in visitation for Council's swimming pools. The narrative provided by residents suggests that this decrease is due to the lack of availability of lanes at the time of visit, outdated facilities and high costs.
52. Targeted engagement was undertaken during January and February 2025 regarding the structured swimming and water sports community's aquatic needs (see attachment 5 – Structured Aquatic Users – summary of needs):
 - Overall, it was clear that the needs of different user groups varied dependent on sport. A variety of facilities, through a coordinated network approach, is required to meet aquatic user needs.
 - For the swim clubs and surf clubs, a 50m pool is a high priority. For these clubs, a 50m pool would not mean they stop using other Council pools, but they will no longer need to travel to Rotorua for training in preparation for long-course events. For some, there is a desire for an indoor competition grade 50m pool.

⁸ 41% of submissions to Council's LTP 2018, 2021 and 2024 that related to aquatics facilities focused on the need for a 50m pool.

- Depth is a greater priority for water-sports and for some, being indoors is important. Storage, dry land space and seating are also important. Providing 2-3m deep pool space indoors would be ideal for these groups.
 - Across all users there is a definite perception that lane availability is an issue, and this may be helped with the provision of any new lane space.
53. The provision of a 50m pool within the city's aquatic network will have an impact on the wider pool network. Consultation with structured aquatic users identified that a range of clubs would look to shift at least some of their training sessions to the 50m pool. This may have a small impact on Greerton and Ōtūmoetai pools, as the clubs that use those pools are more likely to use the 50m pool for additional training. But for current Baywave users there is likely to be a large portion of training moved from Baywave to the 50m pool if scheduling and access are well managed. Based on current demand, waitlists and scheduling conflicts, it is anticipated that this would free up other uses of Baywave, not create a reduction in use of Baywave. Based on best estimates, it is likely that up to 115 hours per week of training could move from Baywave to the 50m pool, and this space at Baywave would be expected to be filled straight away by other users. Ensuring equitable management of the new 50m pool booking system would be integral to realising these gains. Staff propose continuing to work with the Trust to ensure a fair and transparent booking system.

Option 1: Status Quo – Council support 33m x 25m pool upgrade in 2030

54. Operational grant of \$1.65mil for wider 33m x 25m pool in five years (already included in LTP budgets) and an ongoing operational grant of \$20,000 per annum. Note the ongoing operational grant has not been requested by the Trust, but is intended to cover the increased cost of meeting PoolSafe requirements.

As per LTP submission proposal.

Advantages	Disadvantages
Low cost – this is the cheapest option for Council, with a one-off investment and ongoing ratepayer funding required to cover the extra cost of PoolSafe requirements.	Delayed increase in lane space – the Mount College pool would not be expanded until 2030, unless the college is able to secure alternative funding.
Limited liability – Council will not be involved in the running of the pool and therefore not be responsible or liable for the operation of the facility. However, as a funding partner, Council may want to stipulate that the pool is operated within PoolSafe requirements for community use.	No 50m pool in Tauranga for now – The opportunity to provide a 50m pool for the Tauranga community through this joint venture will be lost. Council will need to develop an alternative solution if providing a 50m pool is a priority.
Consistent - This is in line with Council's LTP and current commitment to the Trust.	

Option 2: Council support 33m pool upgrade in 2025/26 and 2026/27

55. Operational grant of \$2.6 mil for wider 33m x 25m pool next year, and an ongoing operational grant of \$20,000 per annum. Note the ongoing operational grant has not been requested by the Trust, but is intended to cover the increased cost of meeting PoolSafe requirements.

Advantages	Disadvantages
Increased lane space – the Mount College pool would be expanded by October 2026, providing more lane space for the college, Omanu Swim Club and other structured and recreational aquatic users.	Medium cost – this is the second cheapest option for Council, with a larger one-off investment and ongoing ratepayer funding required to cover the extra cost of PoolSafe requirements.

Limited liability – Council will not be involved in the running of the pool and therefore not be responsible or liable for the operation of the facility. However, as a funding partner, Council may want to stipulate that the pool is operated within PoolSafe requirements for community use.	No 50m pool in Tauranga for now – The opportunity to provide a 50m pool for the Tauranga community through this joint venture will be lost. Council will need to develop an alternative solution if providing a 50m pool is a priority.
The Trust are happy to progress this option as it meets their needs.	

Option 3: Council support 50m pool upgrade in 2025-27 and ongoing operational support

56. Operational grant of \$4.9mil in 2025-27 and ongoing grant of up to \$340,000 annually for a 50m pool.

Mount Maunganui College pool expanded as outlined in the Mount Maunganui Aquatic Centre Trust proposal (attachment 4).

Advantages	Disadvantages
Increased lane space – the Mount College pool would be significantly expanded by October 2026, providing more lane space for the college, Omanu Swim Club and other structured and recreational aquatic users.	High cost – this is the most expensive option for Council, with a much larger one-off investment and significant ongoing ratepayer funding required.
A 50m pool in Tauranga – the Tauranga community will have a much sought after 50m pool to enhance training, reduce travel, improve performance and swimmer competitiveness and attract visitors to the city.	Liability – As Council would be funding the pool on an ongoing basis, Council will need to ensure that appropriate health and safety standards are met, and risks are managed. Council will also incur the financial liability of the pool failing to meet the financial outcomes calculated in the Trust's proposal.
The Trust is happy to progress this solution if this is Council's preferred option and there is no additional cost to the Trust.	
Affordable aquatic provision – whilst this is the most expensive option, the per swim subsidy from Council (\$3.37 per swim) would be less than the Council subsidy provided for Ōtūmoetai (\$12.07 per swim), and Greerton (\$5.97 per swim), but more than Baywave (\$0.67 per swim).	

Key Considerations

57. **Pool size:** Analysis of various pool size options has been undertaken to balance maximising the usability and function of the pool for various pool-users, with building a cost-effective pool to operate:

50m pool width options	25m	22.5m	20m
Annual cost to operate	\$715,350	\$693,350	\$673,350
Number of lanes	10 (also allows for 25m lane widths)	9	8
Cost per lane per hour	\$24.75	\$26.66	\$29.12

The proposal from the Trust is for a 50m x 25m pool and staff support this size, but propose continuing to work with the Trust and other aquatic users on optimal dimensions to ensure the maximum benefit for the community.

58. **Pool depth:** Pool size analysis has also covered different pool depths. Again, looking at a depth that allows for greatest usability without impacting cost. The cost impact of a deeper pool is in heat up costs when the pool is first filled. With an in-the-ground and insulated pool the heat loss for the larger pool volume is minor compared to the evaporation to the air. Therefore, the driver in heat loss is the area of the pool not the volume. The proposed pool depth ranges from 2m in the deep end (allowing for water-polo, surf-lifesaving etc) to 1.2m in the shallow end (allowing for learn to swim, flipper ball and tumble turns). This depth is supported by staff, but staff will continue to work with the Trust and other aquatic users to ensure the maximum benefit and flexibility for the community.
59. **Budget sensitivity:** Whilst the cost and income numbers provided through the proposal present a reasonable estimate for the new pool operation, they are based on some high-level assumptions. Any variation to the underlying assumptions could have a significant impact on the overall operating subsidy required to operate the pool. As an example, many pools charge a different fee for youth, squads, or have a membership rate.

Current pool fees	Adult 16+	Senior 65+	Child 5-15	Child 2-4
Baywave - casual swim	\$9.40	\$6.00	\$5.90	\$4.50
Ōtūmoetai, Greerton, Memorial Pools – casual swim	\$6.90	\$4.80	\$4.20	\$3.50

60. The income expectation in the proposal assumes a flat \$7 per swim. The following table provides some comparative revenue and subsidy expectations based on different swim fees or a different level of demand (5 swimmers per lane rather than 6). The actual fee and lane usage will vary, but this table intends to indicate the price sensitivity of the numbers, and the potential impact for the Trust and the Council.

Cost per swim	Swimmers per lane	Estimated income from Fees	Potential required subsidy
\$9	6	\$425,250	\$245,100
\$8	6	\$378,000	\$292,350
\$7 (proposal)	6	\$330,750	\$339,600
\$6	6	\$283,500	\$386,850
\$5	6	\$236,250	\$434,100
\$4	6	\$189,000	\$481,350
\$7	5	\$275,625	\$394,725

Staff propose continuing to work with the Trust to ensure the proposal is financially sustainable and minimise the financial risk for the Trust, the college and the Council.

61. **Relative cost:** To understand how this proposal compares to the cost of operating other Council pools, staff have analysed a cost comparison, to compare the proposal to other Bay Venues operated pools.

	50m pool proposal	Ōtūmoetai	Greerton	Baywave
	2025/26 budgets			
Annual cost to operate*	\$552,241	\$657,160	\$987,505	\$2,230,472
Revenue	\$375,750	\$185,319	\$345,319	\$1,929,833
Net cost to operate	\$176,491	\$471,841	\$642,186	\$300,639
Visits per annum	52,380	39,091	107,487	450,617

Net cost to Council per visit	\$3.37	\$12.07	\$5.97	\$0.67
-------------------------------	--------	---------	--------	--------

*Less depreciation/renewal allowance/overheads

The cost to Council (ratepayers) for the proposed 50m pool is less than other Council pools and the Council subsidy per swim represents good value, although not as good as Baywave, which represents exceptional value for money for ratepayers for a community pool.

62. **Value for money:** Overall, staff recommend option 3, if meeting the community demand for a 50m pool is a priority for Council. Delivering a stand-alone indoor 50m pool would cost Council significantly more money to build and operate alone. Delivering a pool through a school means that off-peak times (during school hours) the pool is still being well utilised. This proposal does not meet the community demand for an indoor event 50m pool facility, which would be a much more costly project, and the school location would not be ideal for that facility. Council may consider an indoor 50m pool capable of hosting large events in future years as part of the Aquatic Network Plan. However, this proposal presents a relatively quick and value for money solution to meet the majority of the 50m pool community training demand.

Recommended Next Steps

63. Having worked with the Trust to undertake some due diligence on revenue and cost assumptions and help develop a sustainable and feasible proposal, staff believe that there is merit in the option of expanding to a 50m pool at Mount Maunganui College, with Council's support. However, there are a number of assurances that Council will want to have confidence in the outcomes. Staff propose to continue working through the detail of these items with the Trust, if the Council support option 3. These items include:
64. **Health and Safety requirements:** this includes supporting the Trust, through additional in-kind support, to develop user agreements, Normal Operating Procedures (NOP), qualified pool lifeguards and ensure processes and documentation is in place to achieve annual PoolSafe accreditation. The Council, through Bay Venues, could provide in-kind support for the pool lifeguard training which costs \$250 per person to train.
65. **Water Quality:** provide support to the Trust to ensure the design and construction of the pool, as well as ongoing operation and maintenance regimes meet the NZ Water Quality standard.
66. **Equity of use:** Shifting from a pool managed and substantially utilised by Omanu Swim Club to a pool funded by and for the use of the wider community will be a significant change for both the Omanu Swim Club and other aquatic users. It will be essential that there is a transparent, equitable and open process for lane allocation and to ensure all users have the appropriate access to the pool. Staff propose working with the Trust to ensure this equity exists. A formal expectation of the level of service and access the community will receive will be part of any conditions for funding. The proposed pool will also include an accessibility ramp to ensure maximum community accessibility, and staff will work with Council's Advisor: Accessibility to ensure the design is appropriate.
67. **Financial sustainability:** For the Council to provide funding for a facility that is managed by an external party leaves Council vulnerable to escalating costs. Any escalating or unexpected costs or drop in revenue will impact the net operating cost and this liability will fall back on Council. As well as continuing to work with the Trust to ensure thorough interrogation of the assumptions used in developing the financial costs, it is also proposed that staff work closely with the Trust regarding ongoing operations. This could include through an annual reporting process, or through co-opting to the Trust a Council representative. Staff also recommend working with the Trust to develop a prudent financial management process that provides certainty around fund use, depreciation funding and any cost variation in each operating year.
68. **School Relationship:** To date, discussions have been held primarily with the Trust, who hold the relationship with the school. The Principal and Deputy Principal are both on the

Trust Board. However, there will need to be an agreement between all parties to move forward with this project. If Council support the continuation of a 50m pool concept, then Mount Maunganui College and Ministry of Education (MoE) will need to approve the concept formally (to date support has been verbal, subject to Council support). There are a few areas that require finalising through this agreement including support from the school to; continue funding the changing rooms and conveniences associated with the pool, continuing to cover the insurance costs for the pool, continue contributing to the operational cost of the pool (circa \$45,000 per annum), approve the new floor area and construction, and support for the ongoing use of the facility on school grounds, as proposed. Formal agreement between MoE and MMACT securing long-term access, tenure, or development rights needs to be sighted by Council. If school or MoE support is not provided, then the staff recommendation would be for Council to revert to option 2 - Council support 33m pool upgrade in 2025/26.

69. **Carparking:** The proposed 50m pool layout encroaches on current carparks. The Trust is working with the Council to look at repositioning the carparks onto the adjacent reserve. This will ensure there is no loss of car parking. The school agreement to the overall proposal will be dependent on there being no reduction in the number of carparks available for staff use during school hours.
70. **Funding Agreement:** Staff will work with the Trust to develop the appropriate level of documentation, including reporting structures, to provide certainty regarding the above items in paragraphs 64-69. The Council funding will be conditional on this agreement, including
- Defined service level expectations.
 - Annual performance reporting.
 - Demonstrated public benefit.

The Council may also consider requesting a Council representative be co-opted to the Trust.

AQUATIC NETWORK PLAN

71. The purpose of an Aquatic Network Plan is to provide a pathway for the Council that informs future decisions regarding aquatic network investment, whilst also providing the community with an outline of future aquatic provision. It provides an opportunity for a community discussion on priorities and will enable a common understanding of the plan for the network over the next 10 to 20 years.
72. The development of an Aquatic Network Plan is proposed to build on the strategic planning and needs analysis undertaken to date. Pulling together information from various studies and strategic plans to outline a pathway forward for Tauranga aquatics.
73. The plan will be informed by previous engagement to date, both targeted stakeholder engagement, and broader community engagement.
74. The proposed process to develop an Aquatic Network Plan includes opportunities for further targeted and broad community consultation.
75. The Network Plan will be drafted to include options informed by the latest information on various aquatic facilities across the city and identify Council's proposed approach for the network based on the direction provided by Council through this report.
76. Council's decisions at this meeting will inform the basis of an Aquatics Network Plan for community consultation.
77. Beyond the proposed investments outlined here, the Network plan will also consider options for future investments in the aquatics network. Current network planning suggests a need for a community-scale facility with a mix of water spaces that could be constructed in the mid-2030s in the Wairakei area, to serve the growing Eastern part of the city. Council's land at the Papamoa East Interchange is a potential site for an aquatics centre. The location is also potentially well-suited to a larger regional scale facility that could house a 50m indoor events pool and/or more extensive aquatic recreational features. Options development and

feasibility are proposed to be explored in due course with a range of local, regional and national stakeholders.

78. Future provision for the Western Corridor is considered to be a longer-term matter. It is proposed that a review of population growth trajectories and condition and use of the network of facilities on the Tauranga side of the harbour is undertaken in the early 2030s.
79. Whilst the Aquatic Network Plan will outline a roadmap and help to articulate the community need and growth demand, the Network plan will not be a decision-making document. Instead, it will help to inform future Council planning, with any decisions around facilities and funding considered through Council's Long Term Plan (LTP) 2027-47 and beyond.
80. The draft Aquatic Network Plan will be brought to Council for consideration and approval, prior to a period of targeted and community-wide consultation. Feedback from the community will help to inform the final Aquatic Network Plan, in time to inform planning for the 2027-37 LTP.

FINANCIAL CONSIDERATIONS

81. We have assessed the funding implications of a set of aquatics (and indoor courts) investment options (attachment 1), including consideration of estimated external charitable funding and potential DCs.
82. The table below compares the financial implications of two alternative options across the three projects this report addresses. It shows that, when Ōtūmoetai Pool is upgraded so it can be retained for an extended period of time, this enables the Memorial Aquatics project to provide a greater and longer-term contribution to demand associated with population growth, potentially justifying a greater DC component to the funding of that project. This, in combination with the option to deliver more pool space at Memorial Park (indoor and outdoor pool spaces), would create a significant (\$12.1m) net reduction in the 'rates-funded debt' component across the set of projects.
83. Note that the potential additional water space at Mount College is excluded from level of service calculations as it would not be a Council asset.

	Net TCC Debt Funded Cost	DC Contribution	Net Total Operating Deficit or Rates Impact Per Annum (including depreciation and interest costs)	NPV (15 Years)	Outcome
1. Close Ōtūmoetai Pool, and build indoor only at Memorial Park; Mount College 33m pool grant	\$81.8m	\$0	\$8.7m	\$100.6m	Slightly lower cost to ratepayer, poorer community outcome
2. Upgrade Ōtūmoetai Pool and build indoor and outdoor at Memorial Park; Mount College 50m pool grants	\$69.7m	\$26.3m	\$9.5m	\$90.6m	More equitable distribution of costs between ratepayer and DC payer; better community outcome
Variance	-\$12.1m	+\$26.3m	+\$0.8m	-\$10.0m	

84. Note that the net debt funded cost above accounts for estimated contributions from charitable funders.
85. We have also considered the funding implications of including the Mount Hotpools in the aquatics network. The facility has not been included in Level of Service calculations previously on the assumption that it provides more of a visitor experience than a core level of service offering. Whilst inclusion of the facility in the Level of Service calculation could imply a significant additional DC component to the Memorial Park Aquatics project (modelled at \$44.5m based on \$100m development option), doing so would imply that the new facility was able to provide for growth for circa 40 years. It would also imply that DCs would then not be applicable to the next aquatics project, proposed to be in the Wairakei area if constructed in the mid-late 2030s. It would also leave debt on the balance sheet for longer, with a higher overall interest component.
86. The intention would be to provide a 'loan-funded opex' grant for the capital costs of the Mount College Pool in 2025/26 and 2026/27, with the loan to be retired over a 10-year period. This would be subject to Annual Plan decisions and their impacts on the balanced budget financial benchmark.
87. In combination, the projects as set out in this report and in the above table are considered to constitute a value for money investment pathway to meet current and future residents' aquatics interests that is consistent with Council's overall financial principles and would form part of a balanced overall programme of investment in sports, recreation and play over the LTP period.

STATUTORY CONTEXT

88. Council is not statutorily required to provide aquatic facilities, however there are some legislative requirements that Council must consider when making decisions regarding service delivery. The provision of aquatic facilities contributes significantly to community well-being, creating a thriving environment and contributing to community safety, health, social connection and enjoyment. Section 14 of the LGA further defines principles under which councils should operate, and this includes being democratic and taking account of the diversity of views and interests of the community and ensuring prudent stewardship and efficient and effective use of resources.
89. The process for making decisions is further defined in part 6 of the LGA, including the process of community consultation, developing and amending Long Term Plans in consultation with the community and reporting and accountability. Whilst under section 93(6)(e) the purpose of a long-term plan is to provide a basis for accountability of the local authority to the community, section 96 clearly states that no person is entitled to require a local authority to implement the provisions of a long-term plan, and the Council is free to make a decision that is inconsistent with the contents of any long-term plan.
90. There are however requirements to follow when altering plans and certain decisions that can only be taken if provided for in a long-term plan. If Council was to choose to cease the Memorial Park Aquatic Centre project in its entirety, this decision might trigger LGA section 97(1)(a) a decision to alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the local authority, including a decision to commence or cease any such activity. This may require Council to make the decision to cease the Memorial Park Aquatic Centre project through a Long Term Plan Amendment, including community consultation.

STRATEGIC ALIGNMENT

91. This contributes to the promotion or achievement of the following strategic community outcomes:

Contributes

We are an inclusive city	✓
We value, protect and enhance the environment	□
We are a well-planned city	✓
We can move around our city easily	□
We are a city that supports business and education	✓

92. In August 2023, the Council adopted the 'Our Public Places Strategy' with the ambition of:

Together we can have public places to play, relax, be inspired, and connect with people and nature.

93. In August 2023, the Council also adopted a Play, Active Recreation, and Sport Action and Investment Plan, 2023-33 (AIP).

94. This AIP focuses on the Our Public Places Strategic Plan objective of: Increasing participation by providing easily accessible opportunities for organised and informal play, active recreation, and sport for people of all ages, backgrounds, and abilities.

95. The AIP identified Memorial Park Recreation Hub as a priority action:

Action No.	Actions and programmes of work	Proposed timeframes	Indicative cost	Who	Priority
33.	Replacement of Memorial Pool with Memorial Park Recreation Hub (indoor and outdoor pools).	Short Term	\$\$\$\$ LTP 2026- 2028	TCC	Priority action

Key: \$\$\$\$ = more than \$5m

96. The current network plan (based on catchment analysis and condition assessments) supports the Memorial Park Aquatic Centre upgrade with further projects for other local facilities – Greerton, Ōtūmoetai (upgraded), and in the future - Wairakei and Tauriko. There is currently \$61m in 2041-43 for a new community aquatic facility.

LEGAL IMPLICATIONS / RISKS

Memorial Park Aquatic Centre

97. The Council is balancing the risk of delaying the Memorial Park Aquatic Centre creating a negative response from the aquatic community who have an expectation of the aquatic centre being delivered, with ensuring the optimal value for money solution for the community. The site investigations will help Council mitigate the risk of uncertainty regarding project costs, if moving the Aquatic Centre onto the existing Memorial Pool site. Ground conditions and suitability for construction of this nature is the major risk of relocating the aquatic centre.

Ōtūmoetai Pool

98. The Council has received technical advice on the development of the Ōtūmoetai Pool, given existing ground conditions and historic ground movement. The proposed approach is intended to limit future changes to the pool structure and load, and therefore minimise the risk of significant ground movement in the medium term (approx. 15 years). This is the preferred solution to continue providing a pool in Ōtūmoetai, whilst not spending money remediating the ground condition issue.

Mount College Pool

99. As a funding partner, the main risk for Council is in the funding agreement and terms agreed with the Trust. This report recommends ongoing due diligence and for staff to work with the Trust to develop a legal and financial framework for the upgrade and ongoing operation of a new 50m pool. This will include risks to the financial sustainability of the Trust. This report also recommends Council support the accreditation with PoolSafe and adherence with PoolSafe requirements to mitigate potential health and safety risks associated with the pool.

TE AO MĀORI APPROACH

100. It is proposed that the final Memorial Park Aquatic Centre design will incorporate a cultural narrative framework, to be developed jointly with mana whenua, with ongoing engagement as the design response is refined. To date, hui undertaken with mana whenua during the concept design phase of the project has led to a Tauranga Moana design principles, Memorial Park cultural design drivers and design outcomes. Mana whenua are seen as partners in the design process and work developed to date has been to establish cultural narratives, understanding and objectives to set a strong foundation for the project to move ahead upon. A foundation for the design is embedding the history and cultural narrative of the place, seamlessly connecting the people to the place.
101. Consultation on the Aquatic Network Plan is proposed to include specific mana whenua engagement to ensure the needs and expectation of mana whenua are incorporated within the city's future aquatic plans.

CLIMATE IMPACT

102. The Memorial Park Aquatic Centre has been designed to incorporate modern sustainability principals. It is important however that these features do not add significant cost for little value. The current design (Option A of this report) is expected to achieve a Greenstar 5 rating. Key features include stainless steel pools, which are considered to have lower embodied carbon than concrete and 25% of the ongoing maintenance costs, highly insulated cladding and energy efficient lighting and mechanical systems. For options that include the geothermal bore, further emission and cost reductions will be achieved.
103. Embodied carbon associated with the development of any new aquatic facility will be higher than utilising existing facilities. Whilst the specific options in this report have not been quantified, the preferred option of retaining QEYC is a lower carbon solution than building additional court facilities. Extending the lifespan on the Ōtūmoetai pool also extends the benefit of the embodied carbon of the existing pool. Similarly expanding the Mount College Pool is a lower carbon solution than building a new purpose built 50m pool facility from scratch.
104. For a new Memorial Park Aquatic Centre facility, measures have been considered to reduce the embodied carbon including, partnering with subcontractors and suppliers who share a carbon reduction mindset, concrete additives, prioritising Bay of Plenty and then New Zealand supplied materials, diverting waste and re-using materials on-site.
105. Work has been undertaken at Memorial Park and Ōtūmoetai pool to understand and quantify the ground conditions and the work that might be required in the future to address a changing climate, and in particular the impact of the water table and ground conditions on the facilities.

CONSULTATION / ENGAGEMENT

106. There has been extensive consultation over many years and Council planning processes regarding the aquatic needs of the Tauranga Community, including the Community survey in 2024.
107. Specific targeted stakeholder engagement regarding the specific projects outlined in this report has included the Ōtūmoetai Pool working group, aquatic user group stakeholder meetings and Bay Venues led aquatic user forums.
108. The development of an Aquatic Network Plan will provide the community with an understanding of Council's proposed planning, outcomes and priorities in the aquatic space. This will incorporate all of the community engagement to date and present a document that the community can provide comment and feedback on, before Council adopts it as a pathway for the future of the network.

SIGNIFICANCE

109. The Local Government Act 2002 requires an assessment of the significance of matters, issues, proposals and decisions in this report against Council's Significance and Engagement Policy. Council acknowledges that in some instances a matter, issue, proposal or decision may have a high degree of importance to individuals, groups, or agencies affected by the report.
110. In making this assessment, consideration has been given to the likely impact, and likely consequences for:
- (a) the current and future social, economic, environmental, or cultural well-being of the district or region
 - (b) any persons who are likely to be particularly affected by, or interested in, the proposal.
 - (c) the capacity of the local authority to perform its role, and the financial and other costs of doing so.
111. In accordance with the considerations above, criteria and thresholds in the policy, it is considered that the proposal to support the expansion of the Mount Maunganui College Pool to a 50m x 25m pool is of medium significance.
112. The other matters considered through this report are not seeking a Council decision at this stage and therefore are not considered of high significance.

ENGAGEMENT





113. Taking into consideration the above assessment, that the proposal to support the expansion of the Mount Maunganui College Pool is of medium significance, officers are of the opinion that no further engagement is required prior to Council making a decision.
114. The Aquatic Network Plan will be subject to community consultation.

NEXT STEPS

115. Depending on the Council's decisions from this meeting, the following next steps are proposed for each project:
116. **Memorial Park** – the results of the site investigations currently underway will be reported back to Council to inform the next step for the Memorial Park Aquatic Centre project. If the site investigations are favourable, the next step is likely to include reviewing the Aquatic Centre design to ensure the project has the right scope, design and cost to deliver value for money to the community.
117. **Ōtūmoetai Pool** – The costs for the hybrid option will be incorporated into the Long Term Plan 2027-37, to commence in 2028.
118. **Mount Maunganui College Pool** – Staff will continue to work with the Trust to complete due diligence and finalise an agreement that appropriately addresses the items outlined in this report. The Council will consider the inclusion of budget to fund the 50m pool alongside Annual Plan deliberations at the Council meeting commencing 26 May 2025. Staff will work with the Trust to gain formal agreement from the College and MoE.
119. **Aquatic Network Plan** – Staff will prepare an Aquatics Network Plan that incorporates the Council decisions from this meeting and bring it back to Council as a draft for endorsement to consult.

ATTACHMENTS

1. **Attachment 1 - Financial Model for Aquatics and Courts - A18154092 (Separate Attachments 1)** 

2. **Attachment 2 - Otumoetai Pool Options Paper - A18181641 (Separate Attachments 1)** 
3. **Attachment 3 - Otumoetai Pool - Geotechnical Assessment and Options Report - A18181646 (Separate Attachments 1)** 
4. **Attachment 4 - Proposal - Mt College 50m Pool - A18154213 (Separate Attachments 1)** 
5. **Attachment 5 - Structured Aquatic Users – summary of needs - A18181650 (Separate Attachments 1)** 

11.5 Local Water Done Well - Deliberations

File Number: A18001483

Author: Stephen Burton, Transformation Lead - Water Services
Cathy Davidson, Manager: Directorate Services
Kathryn Sharplin, Manager: Finance
Fiona Nalder, Principal Strategic Advisor

Authoriser: Paul Davidson, Chief Financial Officer

PURPOSE OF THE REPORT

1. This report presents a summary of the submissions received by Council in response to community consultation on 'Why wai matters: Local Water Done Well', ahead of seeking a decision on the preferred water services delivery model for Tauranga on 15 July 2025. This report also seeks a decision as to whether to maintain a fully integrated approach for the delivery of water services (three waters – water supply, wastewater and stormwater) regardless of the future service delivery model for waters.

RECOMMENDATIONS

That the Council:

- (a) Receives the report "Local Water Done Well - Deliberations".
- (b) Notes the community consultation findings, as presented by this report.
- (c) Approves an integrated, three-waters approach for the delivery of water services, with all three water services (water supply, wastewater and stormwater) delivered through the same organisation.
- (d) Approves that a multi-Council Controlled Organisation continues to be the preferred model, noting that a Council workshop on the in-house developed financial model will be held in June, with the final decision on the water delivery model being made by Council prior to the finalisation of the Waters Service Delivery Plan.
- (e) Notes that Council will receive the following future reports:
 - (i) Approval of a Water Services Delivery Plan for submission to the Department of Internal Affairs by the government prescribed deadline of 3 September 2025.
 - (ii) Approval of key establishment principles / guidelines which will guide the establishment process if a multi-council controlled organisation is the final approved approach for Tauranga.

EXECUTIVE SUMMARY

2. This report presents community consultation findings and analysis regarding the future delivery model for Tauranga's water services. Three potential models were consulted on:
 - The proposed model: a multi-Council Controlled Organisation (**multi-CCO**).
 - An alternative model: a sole Tauranga City Council Controlled Organisation (**Tauranga only-CCO**).
 - The current delivery model: retaining water service delivery in-house, with changes to meet new government legislative requirements (**in-house**).

3. This report also seeks a decision as to whether to maintain an integrated approach for the delivery of water services (three waters – water supply, wastewater and stormwater) regardless of the future service delivery model for waters.
4. A further report (15 July 2025) is planned to seek a Council decision as to which water services delivery model will be progressed for Tauranga (in-house, multi-CCO or Tauranga only-CCO).

Submissions and Survey Analysis

5. Consultation on 'Why wai matters: Local Water Done Well' was integrated with Council's Annual Plan process and ran for four weeks from 28 March to 28 April.
6. Out of the 968 submissions received, a total of 726 people provided submissions addressing 'Why wai matters: Local Water Done Well' via Council's online submissions form. Council received further submissions via email. In addition to the submission process, a market research company was contracted to complete a demographically sound survey of 253 people from across Tauranga.
7. Submitters who used Council's online submission form were asked to rank the importance of five statements and then asked to rank the three delivery models in order of preference (and say why they liked and disliked each model).
 - Community, tangata whenua and stakeholder influence - everybody's ability to shape water service decisions - 53.88% of submitters rated this as very important or somewhat important.
 - Governance - an independent and competency-based professional board of directors that focuses on water services only - 58.6% of submitters rated this as very important or somewhat important.
 - Access to sufficient funding - to deliver necessary water infrastructure and services without constraining other council activities - 74.13% of submitters rated this as very important or somewhat important.
 - Managing debt levels - the ability to sustainably invest in the infrastructure that a growing city like Tauranga needs - 87.9% of submitters rated this as very important or somewhat important.
 - Ring fencing - Tauranga revenue and debt stays with Tauranga to avoid any cross-subsidisation with other communities which are also in the multi-CCO - 68.16% of submitters rated this as very important or somewhat important.
8. Multi-CCO: 41.7% of submitters ranked this as their first preference. Almost 400 comments were provided regarding this option, with approximately 30% of comments positive and 50% of comments negative:
 - Positive: regional cooperation, economies of scale, increased access to funding and financing and better long-term planning.
 - Negative: loss of local control, financial risks, and potential for increased complexity and cost.
9. Tauranga only-CCO: This option was least preferred as a first choice (19.3%), but the most popular second choice (61.6%). Approximately 300 comments were provided, around 16% of those comments were positive, and 65% negative.
 - Positive: professional governance, autonomy, local control and strategic focus.
 - Negative: cost concerns, potential inefficiencies (replication of services and functionality between Council and the CCO), and reduced accountability.
10. In-House Model (current delivery model): 39.2% of submitters ranked this option as their first preference. Approximately 300 comments were provided with around 47% of those comments positive and 29% negative.

- Positive: local control, perceived cost-effectiveness, and trust in current operations.
 - Negative: funding limitations, lack of scale, and political decision-making impacting on sustainable planning and delivery.
11. Survey results mirrored these trends, with the multi-CCO model slightly more favoured, particularly among younger and female respondents.
 12. Council staff engaged directly with Te Rangapū Mana Whenua o Tauranga Moana partnership (Te Rangapū) an autonomous body made up of 17 representatives from each of the hapū and iwi in the Tauranga City Council area. Te Rangapū, along with iwi and hapū, were invited to provide submissions via email.
 13. Council received a submission from Te Rangapū supporting the creation of a multi-CCO and requesting that Council ensures tangata whenua representation on the board of any CCO, and that co-governance and co-design principles are built into the establishment and operations of any future waters CCO.
 14. Submissions were also received by several iwi, hapū and Māori landowners, Bay of Plenty Regional Council, Bluehaven, the Disabilities Resource Centre Trust, the Property Council New Zealand, the Urban Taskforce for Tauranga, PriorityOne and EnviroHub. Feedback was also proactively sought from high water users and Council staff. Summaries of these submissions and feedback is provided in the body of this report.

Three waters versus two waters

15. Council, in addition to water supply and wastewater management, manages stormwater, the runoff of rainwater from hard surfaces such as buildings, footpaths and roads. The complexity of the stormwater system, which sits across private and public land, transport infrastructure, reserve land and open spaces, and which includes both built infrastructure and natural landforms, means that it has strong planning linkages with a range of Council functions.
16. The Local Government (Water Services) Bill provides councils with the option of:
 - Continuing to deliver stormwater services directly.
 - Transferring all or some aspects of stormwater services provision to a council-controlled water services organisation (CCO); and/or,
 - Contracting a third party (this could be a CCO) to provide all or some aspects of stormwater delivery.
17. Providing the choice of how to deliver stormwater services recognises the complexity of stormwater management, the linkages between stormwater and other non-water Council activities, and the unique stormwater challenges faced by each council. There are four primary reasons for proceeding with a three-waters approach versus a two-waters approach:
 - Avoids duplication of knowledge and compliance in the new regulatory environment.
 - A three-waters approach is better able to deliver a co-ordinated response in the event of an emergency.
 - Establishing a three-waters CCO supports future scale and efficiency gains by not limiting prospective partner Councils to two-waters.
 - A CCO has the ability to borrow up to 500% of revenue and this creates slightly more investment opportunity for stormwater and flood management improvement works.
18. If Council chooses to transfer stormwater to a CCO, stormwater reserve land which provides environmental and recreational amenity value will be retained under Council ownership. (e.g. catchment reserves like Gordon Carmichael Reserve).

Financial considerations

19. Financial modelling: MartinJenkins (MJ) completed financial analysis for Council using data from the Long-Term Plan (and since updated with the most recent Annual Plan data). The key financial conclusions from the MJ modelling are that:
 - A CCO results in a lower water charge than continuing with the current in-house arrangement based on application of assumed efficiency savings.
 - Community affordability improves slightly under the CCO model.
 - The assumed efficiencies continue to compound beyond 2034 and therefore there will be even greater savings in the water charge in years beyond 2034.
 - The assumed efficiencies in capital delivery also mean that there will be more infrastructure delivered under the CCO for the same level of capital programme investment as under an in-house arrangement.
 - The larger the CCO the greater the cumulative savings over time (i.e. higher peak savings)
 - Overall, a CCO model has a small to moderate amount of increased debt capacity when compared to the in-house model based on maintaining a ratio of Free Funds from Operations to Debt (FFO:Debt) at 10%.
20. All the modelling work to-date has produced consistent results, as would be expected because all modelling has been based on data provided by Council and assumptions for savings have been those consistently provided by MJ. The savings assumptions are based on international experience.
21. Council is currently developing an in-house financial model to better enable consideration and display of multi-council and Tauranga only options and to test different scenario assumptions. The in-house model will be presented to Council alongside the draft Water Services Delivery Plan (WSDP). The intention is that the in-house model will be publicly available.
22. Treatment of overhead activities - Within Council's wider business, there are a number of activities that currently recover their costs from the water services activity, such as the water billing operations within finance and asset management services. Others are overhead activities with part of their costs allocated to water services based on key drivers including total expenditure and number of full-time equivalent staff (FTEs), e.g. digital services, communications
23. Under a CCO there will be different or duplicated costs to those under a Council structure, and the likelihood of some stranded costs left with Council that would need to be reduced over time.
24. If Council decides to move the delivery of water services to a CCO there is work to identify which services will be contracted back to the parent council/s and for what period, and to understand what other mitigations would be required to minimise stranded overhead costs remaining with Council.
25. Financial sustainability – community affordability will be an ongoing challenge for water service delivery, regardless of which option Council chooses to proceed with. Financial sustainability for waters is challenged by the high level of future capital investment required. Future capital investment is needed to meet the level of growth required under the National Policy Statement – Urban Development and to meet current understandings of future regulatory requirements.

Options Analysis – Three versus two waters

26. This report seeks a Council decision as to whether to maintain an integrated approach for the delivery of water services. If Council chooses an integrated approach, this would mean that all three water services (water supply, wastewater and stormwater) would be delivered through the same organisation.

27. The report recommends an integrated approach as it has benefits of integrated planning, service delivery and customer support, holistic water management and tangata whenua values, reduced risk in emergency management and reduction of duplication in the new regulatory environment. If the approved approach is a CCO it has further benefit of slightly greater access to finance.
28. An integrated approach in a CCO model will require service level agreements with Council, particularly for transport, city planning and spaces and places activities

Statutory Context and Legal Implications

29. The Local Government (Preliminary Arrangements) Act 2024 requires councils to adopt a financially sustainable water delivery model and submit a Water Services Delivery Plan by 3 September 2025. Failure to do so may result in the appointment of a Crown facilitator.
30. The Local Government (Water Services) Bill, due to be enacted mid-2025, provides for a new economic regulation and consumer protection regime for water services, and changes to the water quality regulatory framework and the water services regulators.

Next steps

31. The next steps will be to decide on a preferred delivery model for Tauranga (15 July 2025) and finalise a Water Services Delivery Plan (5 August 2025), which will then be submitted to the Department of Internal Affairs by the government perscribed deadline of 3 September 2025. Key milestones are provided by the table below.

Date	Milestone
26 May 2025	Council meeting - Deliberations report
June 2025	Public workshop – Financial model (date tbc)
July 2025	Public workshop – Water Services Delivery Plan
15 July 2025	Council meeting – Decision on preferred delivery model and adoption of key establishment principles (only relevant if chosen delivery model is a CCO)
5 August 2025	Adoption of Water Services Delivery Plan
Prior to 3 September 2025	Submit Water Services Delivery Plan to Department of Internal Affairs

BACKGROUND

32. This report builds on the information contained in the following Council reports.
 - Local Water Done Well – Indicative Business Case on the Future for Water Service Delivery (9 December 2024)
 - Local Water Done Well – Adoption of Consultation Document and Update on Progress (24 March 2025)
33. Whilst some information from these past reports is repeated in this report, these past reports provide essential background and context for this report.

SUBMISSIONS AND SURVEY ANALYSIS

34. Consultation on 'Why wai matters: Local Water Done Well' ran from 28 March to 28 April. This consultation was integrated with Council's Annual Plan consultation.
35. Out of the 968 submissions, a total of 726 people provided submissions addressing 'Why wai matters: Local Water Done Well' via Council's online submissions form. Council received

further submissions via email. Submissions provided via email did not follow the same format as those provided via Council's online submission form.

36. Council's online submission form asked submitters to rate the importance of statements regarding governance, organisational structure, and funding and financing, to rank their preferred water delivery model (from 1 to 3) and to comment on what they did and didn't like about each of the models.
37. 726 submitters used Council's online submission form, not all submitters answered every question. A full copy of submissions, both those provided via Council's online form and those provided via email, was provided as Attachments 2 to 6 of the Council report 'Annual Plan 2025/26 and Local Water Done Well – Hearings' (13 May 2025). Attachment 1 to this report contains the submission references for those submissions provided via email.
38. Council also contracted an independent market research company to conduct a survey across Tauranga, with respondents selected to ensure age, gender and location were demographically representative of the city's population. A total of 253 people (18 years and older) were surveyed from across Tauranga. These survey respondents were asked the same questions as were in Council's online submission form. A full copy of the survey report is provided as Attachment 1 of the Council report 'Annual Plan 2025/26 – Consultation and feedback' (26 May 2025).

Governance, structural and financial questions

Community, tangata whenua and stakeholder influence - everybody's ability to shape water service decisions.

39. A total of 722 submitters rated this statement.
 - 53.88% rated it as very important or somewhat important.
 - 26.73% rated it as not at all important or not important.
40. The survey results had more people rating this as very important or somewhat important – 64%.

Rating	Submissions		Market research survey
	Number of responses	% of responses	% of responses (253 respondents)
Not at all important	109	15.1%	6%
Not important	84	11.6%	9%
Neutral	140	19.4%	21%
Somewhat important	195	27.0%	41%
Very important	194	26.9%	23%
TOTAL	722	100%	100%

Governance - an independent and competency-based professional board of directors that focuses on water services only.

42. A total of 715 submitters rated this statement.
 - 58.6% rated it as very important or somewhat important.
 - 26.85% rated it as not at all important or not important.
43. The survey results aligned with submissions, with 59% of people rating this as very important or somewhat important.

Rating	Submissions		Market research survey
	Number of responses	% of responses	% of responses (253 respondents)
Not at all important	111	15.5%	3%
Not important	81	11.3%	10%
Neutral	104	14.5%	29%
Somewhat important	197	27.5%	41%
Very important	222	31.0%	18%
TOTAL	715	100%	100

Access to sufficient funding - to deliver necessary water infrastructure and services without constraining other council activities.

45. A total of 715 submitters rated this statement.
- 74.13% rated it as very important or somewhat important.
 - 8.26% rated it as not at all important or not important.
46. The survey results had slightly more people rating this as very important or somewhat important – 80%.

Rating	Submissions		Market research survey
	Number of responses	% of responses	% of responses (253 respondents)
Not at all important	31	4.3%	1%
Not important	28	3.9%	2%
Neutral	126	17.6%	18%
Somewhat important	243	34.0%	47%
Very important	287	40.1%	33%
TOTAL	715	100%	100%

Managing debt levels - the ability to sustainably invest in the infrastructure that a growing city like Tauranga needs.

48. A total of 716 submitters rated this statement.
- 87.9% rated it as very important or somewhat important.
 - 2.94% rated it as not at all important or not important.
49. The survey results aligned with submissions, with 88% of people rating this as very important or somewhat important.

Rating	Submissions		Market research survey
	Number of responses	% of responses	% of responses (253 respondents)
Not at all important	10	1.4%	1%
Not important	11	1.5%	1%

Neutral	65	9.1%	9%
Somewhat important	233	32.5%	39%
Very important	397	55.4%	49%
TOTAL	716	100%	100%

Ring fencing - Tauranga revenue and debt stays with Tauranga to avoid any cross-subsidisation with other council areas which are also in the multi-CCO.

51. A total of 710 submitters rated this statement.

- 68.16% rated it as very important or somewhat important.
- 7.75% rated it as not at all important or not important.

52. The survey results aligned with submissions, with 68% of people rating this as very important or somewhat important.

Rating	Submissions		Market research survey
	Number of responses	% of responses	% of responses (253 respondents)
Not at all important	25	3.52%	1%
Not important	30	4.23%	2%
Neutral	171	24.08%	29%
Somewhat important	206	29.01%	43%
Very important	278	39.15%	25%
TOTAL	710	100%	100%

Ranking of the three water delivery options

54. A total of 515⁹ submitters ranked the three options, with 1 indicating their most preferred option and 3 indicating their least preferred option.

Council online submissions: Preferred options

Option	1 (most preferred)		2		3 (least preferred)	
	No.	%	No.	%	No.	%
Proposed model: A multi council-controlled organisation.	215	41.7%	65	12.0%	235	45.6%
Alternative model: A standalone Tauranga City Council CCO.	99	19.3%	317	61.6%	99	19.2%
Current model: The current delivery model (in-house), with changes to meet new legislation.	201	39.2%	133	25.8%	181	35.2%
Total	515	100%	515	100%	515	100%

⁹ The number of responses captured here is lower than the responses above. This is due to a technical error, resulting in lost responses to this question. Submitters were contacted and asked to resupply their responses, and some responded, re-answering this question. Despite this there remains a lower response rate for this question.

55. This question demonstrates that there is not a strong community preference for either the multi council CCO or for the current delivery model. Community views are close to being evenly split between these two options, with a standalone Tauranga Council CCO being the least preferred first option.
56. The popularity of the standalone Tauranga Council CCO as people's second preference, compared to it being the least preferred first option, shows that many view this option as a compromise approach.

Market research survey: Preferred options

Option	1 (most preferred)		2		3 (least preferred)	
	No.	%	No.	%	No.	%
Proposed model: A multi council-controlled organisation.	83	39%	44	20%	88	41%
Alternative model: A standalone Tauranga City Council CCO.	72	33%	89	42%	54	25%
Current model: The current delivery model (in-house), with changes to meet new legislation.	60	28%	82	38%	73	34%
Total	215	100%	215	100%	215	100%

57. The market research differed from submissions. While the proposed model (a multi-CCO) remained the most popular first choice, the alternative model (a standalone Tauranga CCO) was preferred over the current model. It also found that the proposed model of a multi-CCO was most preferred by females (43%) and younger residents, aged 18-49 years (42%).

Commentary on the three options

58. Submitters using Council's online form were asked to provide comments on what they liked and didn't like about each model. Not all submitters provided comments. Overall, there was a greater proportion of comments provided in support of the current model, whilst (as shown above) submitters' ranking of preferred options was relatively evenly split between the current model and the proposed model. This could be interpreted as people wishing to see the current model retained as more motivated to provide comments.
59. Key themes expressed by comments are summarised below.

Proposed model: A multi-CCO

60. Close to 400 comments were provided in relation to the proposed model of a multi-CCO. Around 30% of those comments were positive, 50% negative and the remainder either provided comments outlining both positive and negative aspects of the proposed model (or were unclear).
61. The key themes from comments made in support of the proposed model, a multi-CCO were:
- Economies of scale – such as shared infrastructure and resources.
 - Expertise and efficiency – pooling expertise, particularly technical and specialist knowledge, was seen as more efficient. Additionally, a CCO was seen as offering a less political approach, with professional expertise driving decision making.
 - Funding and financing benefits – a multi-CCO was viewed as potentially providing better funding opportunities and improving financial sustainability.

- Regional approach – many submitters saw advantages in adopting a water management approach that transcends council boundaries.
- Transparency and governance – the multi-CCO was viewed as providing a more focussed and accountable approach to managing water services
- Long-term planning – this model was viewed as a better vehicle for long-term strategic planning (potentially this is as it would be less influenced by councils' three-yearly election cycles).
- Community and environmental benefits – such as more sustainable and holistic water management practices and improved service delivery
- Tangata whenua – a number of submissions highlighted the opportunity, and need, to include tangata whenua in governance and decision-making processes, recognising their role as kaitiaki (guardians).

62. The key themes from comments which expressed a negative view of the proposed model were:

- General distrust – negative comments conveyed a general mistrust of Council, government and consultants, as well as a distrust of the financial modelling which has been completed and a fear that true costs and benefits are being hidden, coupled with a view that the current model is working well.
- Cost concerns – one of the most frequently expressed negative comments, there was a view that a multi-CCO would have high set up costs, including duplication of services already existing at Council, and that a CCO would be more expensive on an ongoing basis due to the costs of paying for board members, senior staff, consultants and additional bureaucratic layers.
- Bureaucracy and inefficiency – linked to the comments on cost, many submitters were concerned about additional bureaucracy leading to inefficiency and slower decision-making, as well as duplication of roles and responsibilities which already exist in councils (and stranded overheads).
- Loss of local control – a fear that a multi-CCO will dilute local decision-making and accountability, overlook local needs, and increase the potential for privatisation of water as well as that having multiple councils involved could become too political.
- Financial risks – a fear of increasing debt levels and of well-managed councils subsidising those areas who have underinvested in their infrastructure, as well as scepticism and doubt as to the financial modelling, and projected savings and efficiencies.
- Governance – concerns that the governance structure of a multi-CCO would be ineffective.

Alternative model: A Tauranga only-CCO

63. Approximately 300 comments were provided addressing the alternative model of Tauranga only-CCO. Around 16% of those comments were positive, 65% negative and the remainder either provided comments outlining both positive and negative aspects of the proposed model (or were unclear). There was a higher percentage of negative comments relating to this option than the other two options, perhaps reflecting that this model was ranked as the least preferred option.

64. The key themes from comments made in support of the alternative model, a Tauranga only-CCO were:

- Local control and accountability – there were a number of comments emphasising the need for water services to stay under local control, and to be answerable only to the people of Tauranga (versus multiple geographic areas).

- Efficiency and focus – a CCO was seen as potentially being able to operate in a more streamlined manner than Council and to be free to concentrate solely on water services.
- Expertise and professionalism – a CCO was viewed as offering an approach to water management that was less political and instead driven by subject matter experts.
- Financial considerations – some submitters found this option more appealing as funds and infrastructure remained Tauranga owned and focused, and the greater flexibility around financing and funding was also seen as a benefit.
- Autonomy and simplicity – this option was viewed by some as a more straightforward model than a multi-CCO and as a way to avoid potential disagreements that may arise due the involvement of multiple communities.
- Strategic planning and stability – removing water services from Council was seen as offering the ability to plan effectively beyond three-year political cycles.

65. The key themes from comments which expressed a negative view of the alternative model were:

- Cost and financial concerns – many of these comments focussed on the expense of establishing and running a standalone CCO, including duplicated management, overheads, and board fees. There was also concern expressed that the model would lead to higher costs for ratepayers and increased borrowing, with little to no benefit, as well as concerns about the lack of transparent financial modelling.
- Bureaucracy and inefficiency – this model was seen as adding unnecessary bureaucracy and potentially duplication of roles with Council.
- Loss of accountability and control – a CCO was viewed as being less accountable to ratepayers and elected representatives, as well as potentially a step towards privatisation of water.
- A desire to maintain the current status quo – a view that water is already managed well on a local basis by existing staff and structures, and that change is unnecessary
- Lack of economies of scale – a Tauranga only CCO was seen as not delivering the economies of scale that could be achieved by a multi-CCO.
- Strategic and longer-term risks – a standalone CCO was seen as possibly inflexible or unable to adapt to regional growth and infrastructure needs, and as having the potential to hinder innovation, funding access, and regional cooperation.
- General distrust – there was a view that CCO model was being proposed to shift debt off the Council's books or to enable more borrowing, with this being seen as negative (rather than as an advantage).

Current model: The current delivery model (in-house), with changes to meet new legislation

66. Approximately 300 comments were provided addressing the current delivery model. Around 47% of those comments were positive, 29% negative and the remainder either provided comments outlining both positive and negative aspects of the proposed model (or were unclear).

67. The key themes from comments made in support of the current approach, in-house delivery, were:

- Satisfaction with current performance – Tauranga was viewed as having an excellent water service, with no major issues, high quality water, well maintained infrastructure and as reliable and well run, with confidence expressed in the existing water services staff.

- Local control and accountability – this approach was viewed as being transparent, with commenters valuing having elected members being directly responsible and being able to contact elected members and/or staff directly in the event of issues.
- Cost effective – commenters liked that an in-house model would avoid additional costs of a CCO board, senior management and administrative layers, and that creation of a new entity would be costly.
- Ownership and asset retention – there is strong support for retaining local council ownership of water infrastructure and a fear that overtime a CCO model could lead to asset sales, privatisation of water and loss of public control.
- Ability to adapt to new legislation – submitters felt that the Council could adapt its water delivery to the new legislation without creating a CCO.
- Opposition to alternatives – there was a high level of scepticism expressed as to the efficiency of a CCO, with CCOs viewed as costly, bureaucratic, and less accountable, many people also viewed the additional debt capacity created by moving to a CCO model as a negative, leading overtime to increased borrowing and high debt repayment costs.

68. The key themes from comments which expressed a negative view of the current, in-house model were:

- Finance and funding limitations – comments highlighted that the in-house model restricts the council's ability to invest in necessary infrastructure due to overall debt limits, as well as expressing concerns that water budgets are not protected, potentially resulting in underfunding.
- Governance – many submitters who criticised the in-house model highlighted the risk of Councillors making decisions without the necessary expertise, often influenced by short-term political agendas, and felt that that water services should be governed by independent, qualified boards rather than elected members.
- Operation inefficiencies – water services are seen as competing with other council priorities for funding and attention, leading to inadequate levels of investment and a failure to plan adequately for future growth, additionally the in-house model was viewed as inefficient and overly restrained by process/red-tape.
- Lack of scale and specialisation – an in-house, Tauranga centric model was viewed as losing out on the ability to capitalise on cost-efficiencies that could be gained from a regional/multi-council approach, additionally in-house structure is seen as less attractive to skilled professionals compared to a specialised entity.
- Infrastructure and service delivery – the in-house model is seen as insufficient to handle Tauranga's rapid growth and increasing water needs, with the current system already under strain, not equipped to maintain high standards and suffering from delayed upgrades.
- Strategic and legislative misalignment – submitters commented that an in-house model makes planning and implementation at a regional level more challenging, with broader initiatives like SmartGrowth and regional water strategies struggling. Additionally, the new legislative and regulatory frameworks were viewed as potentially harder to manage with an in-house delivery model.

Themes from the market research survey

69. The full report providing the results from the market research survey is available as Attachment 1 of the Council report 'Annual Plan 2025/26 – Consultation and feedback' (26 May 2025).
70. The proposed model, a multi-CCO, was ranked as the most preferred model by participants in the market research survey. A multi-CCO was viewed as potentially more efficient and as promoting regional collaboration and increased expertise. Concerns raised with the model

were mainly around potential lack of local control and the bureaucracy and additional cost that the increased layers of governance can bring.

71. The alternative model, a Tauranga only-CCO, was the second most popular choice by participants. Positive comments focused on the advantages of local control and accountability. Concerns centred around increased costs, lack of trust in Council, and missed opportunities (due to being a single council CCO).
72. The current, in-house model was the least favoured by participants. Negative comments focused on cost, inefficiency, frustration with Council performance, and accountability, whilst positive comments centred on the current model working well.

Submissions which did not use Council's online form

73. Council received 16 submissions via email which provided feedback on Local Water Done Well. As these submissions did not use Council's online form, they do not form part of the analysis above. The content of these submissions is discussed below. Emailed submissions can be found in full in Attachments 2 to 6 of the Council report 'Annual Plan 2025/26 and Local Water Done Well – Hearings' (13 May 2025). Attachment 1 to this report contains the submission references for submissions provided via email.

Tangata whenua

74. Council staff engaged directly with Te Rangapū Mana Whenua o Tauranga Moana partnership (Te Rangapū) an autonomous body made up of 17 representatives from each of the hapū and iwi in the Tauranga City Council area. Te Rangapū, along with iwi and hapū, were invited to provide submissions via email.
75. Council received a submission from Te Rangapū supporting the creation of a multi-CCO and requesting that Council ensures tangata whenua representation on the board of any CCO, and that co-governance and co-design principles are built into the establishment and operations of any future waters CCO.
76. Board representation, co-governance and co-design are viewed by Te Rangapū as essential for the following reasons:
 - To give effect to the principles of Te Tiriti o Waitangi.
 - To ensure that the principle of kaitiakitanga is upheld and the mauri of wai is protected.
 - To ensure access to the knowledge that tangata whenua hold regarding the taiao (natural environment).
77. Overall, the Te Rangapū submission argues that tangata whenua partnership is essential to any CCO achieving long-term positive outcomes.
78. Council also received submissions from the following iwi, hapū and Māori landowners, largely focused on infrastructure and land ownership.
 - Otanewainuku Whanau Trust – this submission requests that Otanewainuku is formally acknowledged as the sacred source of Tauranga's water supply, that Waoku 2A is returned to the Otanewainuku Whānau Trust with the urupā protected and that further engagement is undertaken regarding the Public Works acquisitions at Oropi No.2 and adjacent blocks.
 - Maungatapu Marae Committee and Trustees – request, integration of Maungatapu Marae-specific needs into the Local Water Done Well planning and project frameworks, and continued collaboration with Council and/or CCO to develop effective measures for stormwater, wastewater, and water supply resilience for Maungatapu Marae.
 - Ngāti Pūkenga ki Tauranga – this submission provides detail regarding Ngāti Pūkenga's values, aspirations, and responsibilities as kaitiaki and seeks opportunities to be involved in any CCO that may be established.

Interest groups/organisations

79. The following organisations/interest groups made submissions relating to Local Water Done Well
- Bay of Plenty Regional Council – this submission does not clearly endorse any option.
 - Bluehaven – supports establishment of a multi-CCO to deliver all three water services (water supply, wastewater and stormwater) and highlights the involvement of Bay of Plenty Regional Council as part of ensuring a comprehensive sub-regional waters response.
 - Disabilities Resource Centre Trust – supports a regional approach to the management of water and requests that any CCO prioritises community wellbeing and actively seeks to include the voices of disabled people and older adults in any future decision-making processes.
 - The Property Council New Zealand – supports establishment of a multi-CCO to deliver all three water services (water supply, wastewater and stormwater), as this approach provides improved governance, is more strategic, and delivers better access to funding and financing, and efficiencies of scale.
 - Urban Taskforce for Tauranga – supports establishment of a multi-CCO with Western Bay of Plenty District Council. Their perspective was that it is the first towards local government amalgamation, and that it will deliver efficiencies and provide more funding options. It supports all three water services (water supply, wastewater and stormwater) transferring to a CCO.
80. Two organisations that work closely with Council provided their submissions via Council's online form. Their answers to the questions are captured in the analysis earlier in this section, and their comments are summarised as follows.
- PriorityOne – supports establishment of a multi-CCO but cautions that Council needs to be careful regarding the readiness of other councils, if it is considering going outside of known partners.
 - EnviroHub – supports the creation of a multi-CCO to deliver water supply and wastewater but is concerned about the impact of transferring the delivery of stormwater to a CCO. Most stormwater reserves double as open space and are a critical part of supporting biodiversity and other environmental outcomes. Separation of stormwater from Council may compromise the holistic management of these spaces.

Others

81. Council received six email submissions from private individuals, these submissions included the following points.
- Support for establishment of a multi-CCO (x1).
 - Support for a board elected based on skill (x2).
 - The need for participating Councils to have resources consents in place (x1).
 - Support for water service delivery to remain in-house (x4).
 - That Council should wait to make a decision until all legislation is passed and it is clear whether government will make financial contributions towards the cost of delivering water services (x1).
 - That Council should wait to make a decision until financial modelling has been completed which can be shared in full with the community (x2).
 - That any tangata whenua interest/involvement should be fully articulated and disclosed (x1).

- That the consultation document does not provide the information needed for people to decide on a model (x1).

High water users

82. Council staff reached out to commercial high water users “top 10”. Of those, staff consulted directly with four of the city’s highest water users, each of these users has an annual water bill exceeding \$100,000. There was general support expressed for the concept of a CCO, with the following factors viewed as most important:

- Pricing certainty, with an expressed desire to have advance notice of water pricing (ideally 2 to 3 years ahead) to allow for business planning.
- Continuity and certainty of service, as several of these businesses run continuously.
- Security of supply, being certain that they can access the amount of water they need, when they need it.
- Water quality, particularly important for businesses manufacturing products used in food production.

Other feedback

Informal community feedback

83. Council received informal feedback via promotion of the ‘Why wai matters: Local water done well’ consultation on social media. These comments, as they cannot be reliably attributed to individuals, are not considered submissions and a full analysis has not been completed. However, two overwhelming themes can be identified from the comments posted on social media.

- A general distrust of Council, government more generally, and the decisions made by Council.
- A desire for costs to remain low, regardless of which water services delivery model is chosen.

Staff survey

84. 150 staff who have a high proportion of their days’ work focused on water service delivery for the city were invited to provide their views on the three proposed water service delivery models. 76 staff responded with feedback. Whilst some of this feedback directly relates to staff, and their work and roles within Council, many of the themes are similar or the same as those provided via community submissions. A summary of staff feedback is provided below.

Staff feedback on the proposed model: A multi-CCO

What staff like	What staff are concerned about
<p>Efficiency & economies of scale.</p> <p>More opportunities for career development & increased professional reputation.</p> <p>Improved service delivery due to regional planning and investment, and reduced political involvement.</p> <p>Have a professional board, with strong focus on delivering improved services and driving efficiencies.</p> <p>Have greater size and scale which translates to better resourcing (in-house skills and expertise), as well as ability for ongoing investment</p> <p>Enhanced inter-council collaboration and</p>	<p>A complex governance structure and issues with conflicting council priorities.</p> <p>A fear of absorbing debt and underinvestment from other councils and concerns about unfair cost distribution and rate increases.</p> <p>Concerns that partner Council’s data and asset quality may not be at the same level as Tauranga’s.</p> <p>Integration of systems, policies, and staff could be slow and costly.</p> <p>Potential job losses and role redundancies.</p> <p>A desire not to lose direct accountability and</p>

<p>sharing of best practices and technical expertise. Building on what is already happening between the councils.</p> <p>Improved strategic focus due to being a dedicated water services provider, resulting in more resilient and future-ready infrastructure.</p>	<p>connection the local community.</p> <p>Concerns about the model being too similar to the unpopular Three Waters reforms.</p>
--	---

Staff feedback on the alternative model: A Tauranga only-CCO

What staff like	What staff are concerned about
<p>Maintains local control and focuses on Tauranga's specific needs, making it easier to align with community and Council priorities.</p> <p>It is less complex than a multi-CCO model and easier and faster to implement.</p> <p>As it would be a dedicated professional water services entity, it could improve service delivery and would have less political involvement.</p> <p>Financial benefits including enabling better debt leveraging for water infrastructure and keeping water-related finances separate from broader Council budgets.</p>	<p>Misses out on economies of scale and shared resources that would be achieved via a multi-CCO, making it less efficient over the long term.</p> <p>Risk of duplicating governance, management, and support services which already exist in Council and there would be potentially high setup and operational costs.</p> <p>Limited collaboration and innovation with reduced opportunity to share knowledge and expertise with other councils and missed opportunities for regional planning.</p> <p>Concerns about long-term sustainability and capacity to manage large infrastructure projects.</p>

Staff feedback on the current model: The current delivery model (in-house), with changes to meet new legislation

What staff like	What staff are concerned about
<p>Staff feel part of a tight-knit, supportive team with shared goals.</p> <p>Staff are proud of Council's quality of service, data, and assets.</p> <p>Direct accountability to the community and elected members.</p> <p>No disruption from structure change.</p> <p>There are close working relationships and high levels of internal collaboration with other departments (e.g. open space team, transportation, finance).</p> <p>Avoids the setup costs of a new CCO as existing systems and overheads already in place.</p>	<p>There are frequent shifts in priorities with each election cycle which means that long-term planning and investment is often compromised.</p> <p>Councillors lack technical expertise.</p> <p>There are greater financial constraints as there is limited borrowing capacity and funding flexibility and water services competes with other areas for Council funding.</p> <p>Some of the teams are under-resourced and bureaucratic processes can slow delivery.</p> <p>Difficulty attracting and retaining skilled staff.</p> <p>Strategic limitations, including a lack of focus on water services as a core business, missed opportunities for economies of scale and innovation.</p> <p>Council's ability to meet future legislative and compliance demands effectively.</p>

Staff Feedback survey: Preferred options

Option	1 (most preferred)		2		3 (least preferred)	
	No.	%	No.	%	No.	%
Proposed model: A multi council-controlled organisation.	42	66%	11	17%	9	14%
Alternative model: A standalone Tauranga City Council CCO.	11	17%	39	61%	12	19%
Current model: The current delivery model (in-house), with changes to meet new legislation.	9	14%	12	19%	41	64%
<i>Total</i>	62	100%	62	100%	62	100%

How consultation may influence next steps

85. Some of the community consultation findings are almost evenly split, with a multi-CCO model being the first preference for 41.7% of submitters, and the in-house delivery model being the first preference for 39.2% of submitters (a Tauranga only-CCO was the most popular second choice, with 61.6% of submitters ranking it as their second preference). This means there is not a clear community mandate for either option.
86. However, there was community support for each of the following statements.
- Community, tangata whenua and stakeholder influence - everybody's ability to shape water service decisions - 53.88% of submitters rated this as very important or somewhat important.
 - Governance - an independent and competency-based professional board of directors that focuses on water services only - 58.6% of submitters rated this as very important or somewhat important.
 - Access to sufficient funding - to deliver necessary water infrastructure and services without constraining other council activities - 74.13% of submitters rated this as very important or somewhat important.
 - Managing debt levels - the ability to sustainably invest in the infrastructure that a growing city like Tauranga needs - 87.9% of submitters rated this as very important or somewhat important.
 - Ring fencing - Tauranga revenue and debt stays with Tauranga to avoid any cross-subsidisation with other council areas which are also in the multi-CCO - 68.16% of submitters rated this as very important or somewhat important.
87. Some of the statements above will be easier to achieve under a CCO model, such as access to funding and being able to invest in needed infrastructure, with further work required as to how best to ensure stakeholder interests are represented if a CCO is established.
88. Tangata whenua support the establishment of a multi-CCO and have also clearly told Council that, if Council proceeds with establishing a CCO, they wish to be involved at a governance level.
89. Given the split stance of the community, Council will need to factor in other considerations, not just community feedback, when deciding which water service delivery model to progress. Factors such as funding and financing arrangements, long-term affordability and government's aspirations for Long Water Done Well arrangements will be critical contributors to Council's decision-making.
90. If, at a later date, Council chooses to proceed with a CCO option, it will also need to adopt key principles to guide the establishment negotiations and the structure of any future CCO.

Submissions have given Council a strong sense of what principles are most important to the community.

THREE WATERS VERSUS TWO WATERS

91. Council, in addition to water supply and wastewater management, manages stormwater, the runoff of rainwater from hard surfaces such as buildings, footpaths and roads. Managing stormwater is about protecting public health and safety by reducing the impacts of flooding on people, property, water quality and eco-systems. The challenge of managing stormwater is increasing with Tauranga's growing population and changing urban form, and the worsening impacts of climate change.
92. Council's stormwater network consists of underground pipes, open drains, ponds, wetlands and outlets. Roads and streets are also used as part of Council's stormwater management approach, as are overland flowpaths (which cross private and public property).
93. The complexity of the stormwater system, which sits across private and public land, transport infrastructure, reserve land and open spaces, and which includes both built infrastructure and natural landforms, means that it has strong planning linkages with a range of Council functions. These include:
 - Land use planning and planning for growth and urban form
 - Transport corridors
 - Spaces and Places, the management of parks, open spaces and active reserves
 - Regulatory Services and Environmental Compliance
 - Emergency Management
94. The Local Government (Water Services) Bill provides councils with the option of:
 - Continuing to deliver stormwater services directly.
 - Transferring all or some aspects of stormwater services provision to a council-controlled water services organisation (CCO); and/or,
 - Contracting a third party (this could be a CCO) to provide all or some aspects of stormwater delivery.
95. Under the Local Government (Water Services) Bill, councils must develop Stormwater Network Risk Management Plans to map infrastructure, identify critical assets, assess risks, and implement mitigation strategies. They can establish stormwater bylaws to regulate activities affecting infrastructure and require landowners to report potential impairments. Councils may also recover costs associated with maintaining and protecting the stormwater network, including costs incurred from mitigating risks or addressing impacts caused by landowner activities.
96. Providing the choice of how to deliver stormwater services recognises the complexity of stormwater management, the linkages between stormwater and other non-water council activities, and the unique stormwater challenges faced by each council. Councils are being encouraged to think innovatively about how best to deliver stormwater services and the legislation recognises that for some councils, this may mean separating the management of stormwater from water supply and wastewater.
97. There are five primary reasons for proceeding with a fully integrated, three-waters approach versus a two-waters approach:
 - A three-waters approach is better able to deliver a co-ordinated response in the event of an emergency.
 - Avoids duplication of staff, and duplication of knowledge and compliance in the new regulatory environment.

- The changes to stormwater delivery would be largely operational and internally facing, i.e. they will impact on how Council staff do things internally, and how they liaise with the stormwater function. Establishing a three-waters CCO supports future scale and efficiency gains by not limiting prospective partner Councils to two-waters. The operational and planning challenges may be managed via service level agreements, internally facing documentation. There will be no change to the level of customer service provided by the stormwater activity, regardless of whether it is delivered by Council or by a CCO.
 - A CCO has the ability to borrow up to 500% of revenue and this opens up investment opportunity for stormwater and flood management improvement works.
 - A three-waters model has potential to deliver greater capex and opex efficiencies. The modelling completed by MartinJenkins, and presented as part of this report, provides financial forecasting for the potential CCO options (a CCO only servicing Tauranga, versus a CCO servicing two or more local government areas). It is based on a three-waters scenario. The operational and financial efficiencies identified in this modelling would not be fully realised if a two-waters approach was adopted. In addition, existing waters staff have significant experience in stormwater planning, management, operations, renewals and consenting. This makes an attractive partner for future growth prospects for the CCO. If a two-waters approach was adopted, this existing knowledge of stormwater systems would be lost to Council and need to be replaced.
98. This report recommends that Council approve an integrated three-waters approach for the delivery of water services, with all three water services (water supply, wastewater and stormwater) delivered through the same organisation.
99. If a CCO is established Council, as local authority retains its role as “Plan Maker”, strengthened through the Statement of Expectation, and the proposed CCO responds as “Plan Taker” through the Water Services Strategy. Whilst the advantages of adopting a three-waters approach outweigh those of a two-water approach, the challenges of moving water delivery and management in full to an external organisation will need to be addressed. It is intended that these will be managed via the service level agreements between Council and the proposed CCO.
100. If Council chooses to transfer stormwater to a CCO, Council will retain ownership of all stormwater reserve land which also provides environmental and recreational amenity. This includes walkways, open spaces and catchment reserves.
101. It also should be noted that Section 13 of the Local Government (Water Services) Bill allows for stormwater to revert from a CCO back to Council should it have reason to do so.

FINANCIAL CONSIDERATIONS

102. The financial analysis to support the decisions to-date on a preferred three waters structure have been based on a number of different models at different stages of the process, all of which used Council data (from the Long-Term Plan or updated Annual Plan):
- Better Business Case analysis based on Long-Term Plan (LTP) data in November 2024, used to identify a preferred way forward.
 - Department of Internal Affairs template and analysis based on the LTP to support the Bay of Plenty grouping (formerly entity C).
 - MartinJenkins modelling of council data from across the region to enable consistent presentation of financial implications through the consultation process on three options.
 - Council is currently developing an in-house model to support future decisions.

MartinJenkins financial modelling

103. MartinJenkins (MJ) completed independent modelling for four councils (including different combinations of councils). The MJ analysis used in the consultation document was based on Council financial data provided in January 2025, which was amended slightly since the LTP for the Annual Plan. The MJ model was applied to three other councils who may be potential multi-CCO partners. It was based around maintaining a Funds from Operations:debt ratio (FFO:Debt) of 10% with the price path and capital availability coming from the data provided by the councils. Tauranga's consultation used a ring-fenced pricing option.
104. The table below summarises the outcomes from this modelling for Council.

	TCC In-house	TCC CCO Stand alone	Multi CCO (TCC/WBOPDC)	Multi-CCO (with 4 Councils)
TCC avg water charge 2034 (price point) in 2024 \$	\$3,800 (\$4,864 inflated)	\$3,470 (\$4,442 inflated)	\$3,440 (\$4,403 inflated)	\$3,380 (\$4,326 inflated)
Water charge as % of median income (2034)	3.4%	3.1%	3.1%	3.0%
Cumulative savings per connection (2028-2034 in 2024 \$)*	\$0	\$1,900	\$1,900	\$2,100
Total cumulative savings by 2044 (excluding inflation)	\$0	14.40%	20.8 capex FY44 17.8% opex FY 44	20.8 capex FY44 23.3% opex FY 44
Total CCO debt (FY34) \$m	\$0	\$1,500	\$1,800	\$2,200
TCC waters debt (FY34) \$m	\$1,500	\$1,500	\$1,500	\$1,500
TCC Capital Programme 10 year total to 2034 at the above Price Point (\$b)	\$2.1	\$2.0	\$2.0	\$2.0
Estimated debt capacity or additional capital at a price \$400 p.a per connection above price point above (\$m)**	0	\$140	\$140	\$140
* Note savings estimated to continue until 2044 with price advantage or debt capacity increasing				
** This is a TCC calculation based on debt increase at 5 times revenue increase at a 500% D:R ratio				

105. The key financial conclusions from the MJ modelling are that:
- A CCO results in a lower water charge than continuing with the current in-house arrangement.
 - Community affordability improves slightly under the CCO model.
 - The positive efficiencies continue to compound beyond 2034 and therefore there will be even greater savings in the water charge in years beyond 2034.
 - The efficiencies also mean that there will be more infrastructure delivered under the CCO for the same level of capital programme investment as under an in-house arrangement.
 - The larger the CCO the greater the cumulative savings over time (i.e. higher peak savings).
 - Overall, a CCO model has a small to moderate amount of increased debt capacity when compared to the in-house model. This would enable more investment in water (CCO) and non-water infrastructure (Council), and along with the efficiency savings to capital delivery, would enable more investment to be delivered to communities for the same cost.

Financial modelling work to support future decisions

106. Council is currently developing an in-house financial model to better enable consideration and display of in-house delivery versus delivery by a council-controlled organisation (multi-council and Tauranga only options). This model will provide key metrics to enable comparison of options, different assumptions and consideration of the implications of key principles. The updated data used in the in-house model will also support the Water Service Delivery plan financials which will be prepared using the Water Services Delivery Plan templates.
107. The model is still in development at the time of writing this report. An independent peer review of the model has been completed by Mafic. Initial review is also underway by other councils, who may subsequently choose to make use of the model with their own data.
108. Once finalised, Council may also use the model as part of a due diligence process reviewing the financial information provided by other councils. At this stage Council has not completed a review of Western Bay of Plenty District Council's financial information or the financial information of any other councils. This work will be part of due diligence if, at a later date, Council chooses to progress a multi-CCO.
109. All the modelling work to-date has produced consistent results.
110. A Council workshop will be held in June 2025 to present the model and the outcome of the peer review. This will provide an opportunity for elected members to understand the model and its outputs more fully. It is the intention that the model will also be made publicly available.

Requirements of Local Water Done Well policy

111. Local Water Done Well introduces new legislation (the Local Government (Water Services) Bill) that implements a new economic regulation regime and a new planning and accountability framework. This will increase the cost to local government of providing water services, due to the costs of resourcing the new regulatory and reporting requirements and potentially also due to additional future investment requirements. Council is recognised as a relatively high performing council in its infrastructure investment to-date and the quality of its service delivery. Despite the high performance of Council's water services, service delivery under the new policy will still cost more (regardless of the delivery model). Assumed efficiency savings from a multi-CCO (and to a lesser extent, CCO) model will offset some of these cost increases.
112. Under Local Water Done Well, the costs of supplying the three water services (water supply, wastewater and stormwater) will need to be separately identified (ring-fenced) and reported. For Council this is a relatively easy change as Council, for over 20 years, has ring-fenced its water supply and wastewater activities and charged targeted rates and fees covering all operating costs for each of these activities. A full balance sheet has been produced for each of the three water services.

Transfer of assets and liability to a new entity

113. Water service infrastructure assets totaled \$2.29b in the 2024 Annual Report. If, at a later date, Council chooses to proceed with a CCO delivery approach, minimal land is expected to be transferred and transfer of land would be based on Council decision. Legal arrangements would be put in place for assets not transferred. Land with amenity value would stay with Council, such as reserve land.
114. Whilst debt is currently reported at the whole of Council level, the individual debt levels of each of the three water service activities can be readily identified.
115. At the end of the 2025/26 financial year, water services debt is estimated at \$550m. If a CCO was created, Council and the new entity would need to agree on the approach to transfer of debt, as part of the wider negotiation regarding asset transfer arrangements and shared services.

116. While the detail of Commerce Commission regulation is yet to be outlined for councils or consulted on, high level review of other regulated utilities suggests that CCOs would want to have floating debt at the commencement of regulation to enable organisations to match their hedging profiles with regulatory settings. Council is working through what this means for the level and duration of hedging prior to the commencement of regulation in July 2028.
117. If a multi-CCO is created, Council is likely to be the largest shareholder and hold well above 50% of shares. Further work is required to understand options to limit the guarantee of the new CCO's debt at commencement with other councils, and over time. The level of debt of the multi-CCO would have implications for the credit rating of Council as a major guarantor and parent council.
118. If Council decides to proceed with a multi-CCO, Council will also need to adopt establishment principles which would in turn will guide the financial approach taken by the multi-CCO.

Treatment of overhead activities

119. Within Council's wider business, there are a number of activities that currently recover their costs from the water services activity, such as the water billing operations within finance and asset management services. Others are overhead activities with part of their costs allocated to water services based on key drivers including total expenditure and number of full-time equivalent staff (FTEs), e.g. digital services and communications.
120. In the 2026/27 year (based on inflated 2026 Annual Plan data) the activities directly recovering or allocating a share of their costs to water services charge a total of \$28m.
121. Under a CCO there would be different or duplicated costs to those that exist under a Council structure, and the likelihood of some stranded costs left with Council that would need to be reduced over time. Duplicated costs would be likely to include the costs of governance and executive officers, as well as the cost of specialists across areas of business outside of the core engineering and asset management aspects of water services.
122. For example, a water services CCO would require finance, corporate planning, legal, procurement, communication, human resources and digital leadership in-house, even if there was a decision to contract back to parent councils for a portion of these services. The extent to which a future CCO could contract back to parent councils would depend on what decisions are made regarding the digital platforms to be used by any new entity.
123. If Council decides to move the delivery of water services to a CCO there is significant work to identify which services are to be contracted back to the parent council/s and for what period, and to understand what other mitigations would be required to minimise stranded overhead costs remaining with Council.
124. If Council decides to proceed with multi-CCO approach, further work will be completed to develop a collaborative model with other councils, including exploring the potential for shared services, as part of reducing the impact of stranded overheads on Council. Early thinking on this matter has commenced particularly in the area of digital systems.

Financial sustainability

125. Affordability will be a challenge for water service delivery, regardless of which option Council chooses to proceed with. Financial sustainability for waters is challenged by the high level of future capital investment required. Future capital investment is needed to meet the level of growth required under the National Policy Statement – Urban Development and to meet current understandings of future regulatory requirements.
126. Increasing capital investment is particularly difficult when the waters activity already carries a large amount of debt relating to growth investment, such as the new Waiāri water supply and treatment facility costing approximately \$300m over the next 30 years. CCO options provide a better overall access to debt at competitive prices through LGFA by providing a higher borrowing limit overall (500% on waters activities and 280-350% overall on other council

activities) without the council having to accommodate higher waters debt within its total borrowings.

127. Financial sustainability under Local Water Done Well also requires that there is adequate revenue able to be raised to pay the operating costs of the business, to meet borrowing requirements, and over time to repay debt to provide headroom for future investment. None of the options assessed above provide revenue sources other than those mentioned above, and therefore, the ability to charge enough to meet ongoing operating and borrowing requirements is limited to assumptions around affordability for users.

STATUTORY CONTEXT

128. Local Water Done Well is the Coalition Government’s plan to address New Zealand’s longstanding water infrastructure challenges and replaces the former government’s Three Water Reforms Programme. It provides councils with the flexibility to determine the optimal structure and delivery method for water services, including the establishment of new, financially separate water organisations with greater access to funding (CCOs). Whichever model councils choose, assets will remain in public ownership given a CCO is owned by Council.
129. Local Water Done Well will also introduce new regulatory requirements for local government and this new regulatory regime is expected to contribute to some of the projected cost increases in Council’s financial modelling (alongside cost increases due to the need for ongoing capital investment to meet growth demands).
130. The third and final Local Government (Water Services) Bill was introduced in December 2024 and is anticipated to be enacted by mid-2025. Until legislation is enacted there will be uncertainty over the specific provisions.
131. All councils need to develop a Water Services Delivery Plan to publicly demonstrate the intention and commitment to deliver water services in ways that are financially sustainable, meet regulatory quality standards for water infrastructure and water quality, and unlock housing growth. Councils must commit to a service delivery model (e.g. a multi-CCO) as part of their Water Services Delivery Plan process.
132. This approach aims to provide transparency to communities in relation to costs and financing of water services. Water Services Delivery Plans need to be submitted to the Department of Internal Affairs by 3 September 2025.

STRATEGIC ALIGNMENT

133. This contributes to the promotion or achievement of the following strategic community outcomes:

	Contributes
We are an inclusive city	<input type="checkbox"/>
We value, protect and enhance the environment	<input checked="" type="checkbox"/>
We are a well-planned city	<input checked="" type="checkbox"/>
We can move around our city easily	<input type="checkbox"/>
We are a city that supports business and education	<input type="checkbox"/>

134. The health and wellbeing of our communities rely on adequate, reliable, and resilient water networks. Choosing the water service delivery model best placed to plan, implement and manage effective, safe and sustainable water networks is key to the long-term wellbeing of the people of Tauranga and its environment.

OPTIONS ANALYSIS – THREE VERUS TWO WATERS

Option i. Maintain an integrated, three-waters approach towards the delivery of water services (RECOMMENDED)

135. Maintain an integrated approach towards the delivery of water services, regardless of the future delivery model for water. If Council decides to establish a CCO for the delivery of water services, all three water services (water supply, wastewater and stormwater) would be transferred to the CCO.
136. Description: Stormwater services would transfer to the newly created CCO, along with certain built infrastructure such as pipes. The ownership of most stormwater reserves would remain with Council, as many of these also provide amenity and environmental value. Relationship Agreements and/or Service Level Agreements would be developed to govern how the CCO interacted with key partners within Council (such as the transport and spaces and places activities).
137. Costs: Financial modelling completed by MartinJenkins and referenced earlier in this report is based on all three water services transferring to a CCO.
138. Key risk: That Service Level Agreements between Council and the CCO are not well designed/thought out and well implemented, leading to compromised outcomes.

Pros	Cons
<ul style="list-style-type: none"> • Economic and environmental regulation – all water services can be regulated by one team. • Optimises resources, capacity and capability. • A holistic perspective of water - supports a water sensitive city and aligns with tangata whenua 'one water' world view • Specialised team to respond to emergencies. • Customers have one point of contact for all water related enquiries. • Operations and maintenance contract services is for all water related work, delivering cost efficiencies. • Potential for more innovation gains (technology). • Integrated asset management and procurement. • A fully integrated approach to water is beneficial for growth. • Consistent approach to levels of service across all water services. • Wastewater and stormwater are interconnected. • Enables integrated management of water during emergency events <p><u>Benefits in CCO model</u></p> <ul style="list-style-type: none"> • Stormwater can be funded by CCO balance sheet – able to access more funding. 	<ul style="list-style-type: none"> • Concern on integration for growth/spatial planning. • Adhering to Council consenting timeframes. • Less integration between key partners on stormwater management (such as the Community Services Group which owns, manages and maintains many reserves which also have a stormwater function). • Greater investment into relationship management and maintenance with Council activities such as transport, city planning, emergency management, spaces and places etc. • Emergency management – Council will remain responsible for emergency management / Civil Defence activities, with the CCO responsible for incident management.

<ul style="list-style-type: none"> • Council retains ownership of all stormwater reserve land which also provides environmental and recreational amenity. This includes walkways, open spaces and catchment reserves. • May make Tauranga a more attractive CCO partner for other councils. 	
---	--

Option ii. Maintain the delivery of stormwater services by Council if CCO is established (NOT RECOMMENDED)

139. If Council decides to establish a CCO for the delivery of water services, only two water services (water supply, wastewater) would be transferred to the newly created CCO and stormwater would be retained within Council.
140. Description: Stormwater services would remain with Council, along with ownership of all stormwater assets.
141. Costs: Unknown, all financial modelling to-date has assumed transfer of all three water delivery services.
142. Key risk: That duplication of resourcing and expertise leads to increased costs for both organisations (and ultimately the community) and that overall management of water is compromised due to splitting stormwater from water supply and wastewater

Pros	Cons
<ul style="list-style-type: none"> • Supports integration of stormwater and wider city planning considerations during the early planning and development phases. • As stormwater and transport are key to spatial planning, structure planning and rezoning, stormwater may potentially be better led by Council. • Better accountability for interactions between stormwater and emergency management planning. • Avoids developers from needing to liaise with two organisations. • Development engineers can take on more autonomy (make decisions on drainage matters). • Better placed to update flood hazards as there is better linkages to the City Plan. • Council is able to manage consenting timeframes independently. • Land development, designation and acquisition will be more easily managed. • Strategic land purchases (flood zone, retreat) are more easily managed. 	<ul style="list-style-type: none"> • Council may need additional resourcing to respond to increased regulatory requirements under Local Water Done Well. • Resourcing and expertise split and potentially duplicated between Council and the CCO. • With legislation changes, Council is accountable for private stormwater overland flow paths and urban waterways. • Stormwater, if funded via Council's balance sheet, is likely to be more constrained. • Customers may experience confusion about which organisation to contact regarding water queries. • Procurement and planning separated. • High level of interface required between Council and the CCO for planning and delivery of capital programmes. • Stormwater still needs to be ringfenced from Council activities. • It will be more complex to manage operational responsibilities and crossovers between stormwater and wastewater (overflows, inflows).

	<ul style="list-style-type: none"> • Water management is not holistic, creating an unnatural separation of activities and misaligning with the tangata whenua preference for a 'one water' approach. • May make Tauranga a less attractive CCO partner.
--	---

LEGAL IMPLICATIONS / RISKS

143. Council is required to submit its Water Services Delivery Plan by the government prescribed deadline of 3 September 2025 in order to comply with the requirements of the Local Government (Water Services Preliminary Arrangements) Act 2024. The Water Services Delivery Plan must demonstrate that Council has chosen a financially sustainable model for the delivery of water.
144. If Council misses the deadline of 3 September, the Minister of Local Government may choose to appoint a Crown facilitator.

TE AO MĀORI APPROACH

145. In Te Ao Māori (the Māori worldview) humans are connected physically and spiritually to land, water, air and forests. People are an integral part of ecosystems, and ecosystems are an essential part of heritage and genealogy (whakapapa). For Māori, talking about the well-being of waterbodies also means talking about the well-being of people.
146. Under Local Water Done Well, the use of a more independent entity to manage water service delivery may have an impact on the ability to contribute to decision making impacting the principles of rangatiratanga (self-determination) and kaitiakitanga (stewardship of the natural environment).
147. If Council chooses, to proceed with CCO water delivery model, the CCO will need to determine (with direction from the shareholding Councils, if there are any), how tangata whenua participation will be developed to ensure the significant relationship between tangata whenua and water is maintained and that provision is made for continued involvement.
148. Te Rangapū Mana Whenua o Tauranga Moana partnership support the concept of a multi-CCO and emphasise the importance of tangata whenua being involved in governance arrangements and service delivery.

CLIMATE IMPACT

149. The built environment, including water networks, play a crucial role in the resilience of our city. Water infrastructure is a long-term investment, and the infrastructure built today may still be operating 100 years from now. Any future service delivery model needs to prioritise sustainability and consider how climate change may impact infrastructure and the supply and management of water.

CONSULTATION / ENGAGEMENT

150. Consultation on 'Why wai matters: Local Water Done Well' was integrated with Council's Annual Plan consultation and ran from 28 March to 28 April. Feedback from the community is discussed earlier in this report.

SIGNIFICANCE

151. The Local Government Act 2002 requires an assessment of the significance of matters, issues, proposals and decisions in this report against Council's Significance and Engagement Policy. Council acknowledges that in some instances a matter, issue, proposal

or decision may have a high degree of importance to individuals, groups, or agencies affected by the report.

152. In making this assessment, consideration has been given to the likely impact, and likely consequences for:
- (a) the current and future social, economic, environmental, or cultural well-being of the district or region
 - (b) any persons who are likely to be particularly affected by, or interested in, the decision.
 - (c) the capacity of the local authority to perform its role, and the financial and other costs of doing so.
153. In accordance with the considerations above, criteria and thresholds in the policy, it is considered that the decision is of high significance.

ENGAGEMENT

154. Taking into consideration the above assessment, that the decision is of high significance, officers are of the opinion that no further engagement is required prior to Council making a decision.

NEXT STEPS

155. The next steps are as follows.
- Finalise the financial model being developed by Council staff and have the peer review completed. Present the in-house financial model to Council in a workshop in June.
 - Seek a Council decision as to which service delivery model will be established for Council (in-house, multi-CCO or Tauranga only-CCO). This decision will be informed by Council's in-house financial model, and key establishment principles will be provided to Council for consideration as part of this report (to be used if that Council decides on a CCO model). (July 2025)
 - Provide the Water Services Delivery Plan to Council for consideration and approval. (August 2025)
 - Following Council consideration and approval, submit the Water Services Delivery Plan to the Department of Internal Affairs by the government prescribed deadline of 3 September 2025.

Date	Milestone
26 May 2025	Council meeting - Deliberations report
June 2025	Public workshop – Financial model (date tbc)
July 2025	Public workshop – Water Services Delivery Plan
July 2025	Council meeting – Decision on preferred delivery model and adoption of key establishment principles (only relevant if chosen delivery model is a CCO)
August 2025	Adoption of Water Services Delivery Plan
Prior to 3 September 2025	Submit Water Services Delivery Plan to Department of Internal Affairs

ATTACHMENTS

1. **Attachment 1 - Submission references - A18123139**  

Attachment 1: Submissions received by email

These submissions are contained in full by Attachments 2 to 6 of the Council report 'Annual Plan 2025/26 and Local Water Done Well – Hearings' (13 May 2025).

Reference #	Submitter
372	Gary Webber
532	Katherine Wilson, Property Council NZ
677	Luke Meys
795	Robert and Anne Hale
799	Wendy Napier-Walker
809	Matire Duncan, Te Rangapū Mana Whenua o Tauranga Moana
811	Vicky Williamson, Urban Taskforce for Tauranga
813	Mike Baker
818	Naomi Freeman, Disabilities Resource Centre Trust
842	Ngāti Pūkenga ki Tauranga
847	Joe Kee, Otanewainuku Whanau Trust
860	Nathan York, Bluehaven
862	Dean Howie, Bay of Plenty Regional Council
865	Des Heke Kaiwaha, Maungatapu Marae Committee and Trustees
866	Des Heke Kaiwaha, Kaitimako Māori Landowners
957	Chris Pattison

11.6 Annual Plan 2025/26 Deliberations - Other issues and options papers**File Number: A17520271****Author: Josh Logan, Team Leader: Corporate Planning****Authoriser: Christine Jones, General Manager: Strategy, Growth & Governance****Please note that this report contains confidential attachments.**

Public Excluded Attachment	Reason why Public Excluded
Item 11.6 - Annual Plan 2025/26 Deliberations - Other issues and options papers - Attachment 7 - Accessible Properties	s7(2)(i) - The withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).
Item 11.6 - Annual Plan 2025/26 Deliberations - Other issues and options papers - Attachment 8 - Submission 27 - Confidential	s7(2)(b)(ii) - The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.

PURPOSE OF THE REPORT

1. To consider and make decisions on a number of specific matters raised through the annual plan consultation process that have not been covered in other reports.

RECOMMENDATIONS

That the Council:

- (a) Receives the report "Annual Plan 2025/26 Deliberations - Other issues and options papers".

Pāpāmoa Primary School request for Parton Rd footpath widening (Attachment 1)

- (b) Widens the 105m section of Parton Road path along the eastern boundary of Pāpāmoa Primary School, between the zebra crossing and Dickson Road, to achieve an effective width of at least 1.8 metres, funded within the approved Transport budget.

Vale Street – Request for pathway between Landscape Road and Bureta Road and additional pedestrian crossing facilities (Attachment 2)

- (c) Requests staff to collaborate with the submitter, who has offered to develop an early design for a path on the northern side of Vale Street (along the golf course) at no cost.
- (d) Requests that the outcome of this investigation be reported to the September City Delivery Committee meeting.
- (e) Undertakes a more detailed investigation into pedestrian facilities at various locations to support accessibility and safety to and from school.
- (f) Ensures that the outcomes of these investigations are shared with the submitters, and that, where feasible, the projects are to be prioritised within the transport capital programme against other projects to determine their priority.
- (g) Allocates \$10,000 operational expenditure to support further investigation into accessible crossing facilities between Vale Street and Pillans Point School, noting that the majority of work will be undertaken using in-house capability.
- (h) Adds these projects to the Community Response Programme, where they may be progressed if there is available budget within the transport programme.

Public Place Recycling Bins and Charity Waivers (Attachment 3)

- (i) Reduce the number of co-mingled and glass recycling bins by converting to general waste bins and implement enhanced education.
- (j) Retains the Charity Waiver Programme and completes the ongoing review.

Proposal from Creative Bay of Plenty (Attachment 4)

- (k) Approves an increase of \$77,500 in the annual grant to Creative Bay of Plenty for the 2025/2026 financial year with a review in late 2025 to coincide with the review of funding partnership agreements.

Transport connections for Welcome Bay and Ohauiti suburbs (Attachment 5)

- (l) Approves staff undertaking a high-level study (in-house) and initiate discussions with key partners identified in the report.

Funding for Papakāinga Developments (Attachment 6)

- (m) Allocates \$400,000 to establish a Council managed fund focused on assisting Tangata Whenua to progress papakāinga development being \$200,000 in 2025/26 funded from the unapplied allocation of elder housing proceeds included in the 2024/25 budget, and a further \$200,000 in 2026/2027 also funded from the elder housing sale proceeds.
- (n) Approves staff also undertaking further work to identify the criteria on when and how the fund will be allocated to provide assistance for tangata whenua to overcome current barriers to develop papakāinga.

Accessible Properties (Public Excluded) (Attachment 7)

- (o) Approves the recommended Option 1 from within the report.

-
- (p) **Attachment 7** can be transferred into the open at Council's discretion upon consideration at these deliberations.

Submission 27 (Public Excluded) (Attachment 8)

- (q) Approves the recommended Option 3 from within the report.
- (r) **Attachment 8** can be transferred into the open upon agreement with the submitter.
- (a) **Attachment 7** can be transferred into the open This Issues and Options Paper is currently classified as 'public excluded.' When considering the paper Council can choose to bring into public if it wants to.
- (b) **Attachment 8** can be transferred into the open Will be released upon agreement with the submitter.
-

BACKGROUND

Annual Plan consultation process

2. Consultation on the annual plan was undertaken from 28 March to 28 April. In total, 968 submissions were received covering a wide variety of topics.
3. A total of 70 submitters spoke at hearings between 13-14 May in support of their submissions.
4. Multiple topics were covered, including items flagged for public feedback in the consultation document and several that were not.

This Report

5. This report covers a number of matters raised through submissions that have not been addressed in other reports on this agenda.
6. Each identified matter where a clear decision is required by Council has been covered in a separately attached issues and options paper. These issues and options papers include financial considerations relevant to the specific matter.
7. The recommendations within each issue and options paper have been brought forward into the above recommended resolutions for Council's consideration. Council may alternatively select a different option from within the issues paper or craft its own resolution.
8. This is a compilation report. While a single author and authoriser are identified above, in reality the attachments have been prepared by a number of different authors and each has been formally approved by the relevant General Manager. Discussion on each attachment will be led by the relevant General Manager.

STATUTORY CONTEXT

9. The preparation and adoption of an annual plan allows Council to review the budget for the respective financial year to ensure the budget is accurate and to enable Council to respond to strategic priorities and objectives.
10. The Local Government Act 2002 (LGA) requires local authorities to prepare and adopt an Annual Plan for each financial year. This report is in relation to the 2025/26 financial year, which is the second year of the 2024-34 Long Term Plan (LTP). Developing an Annual Plan requires consultation on changes that are significantly or materially different from the LTP.

STRATEGIC ALIGNMENT

11. Where appropriate, relevant strategic context is provided in the individual attachments.

OPTIONS ANALYSIS

12. Options are provided for each issue in the attachments to this report.

FINANCIAL CONSIDERATIONS

13. Financial considerations are provided for each issue in the attachments to this report.

LEGAL IMPLICATIONS / RISKS

14. The Annual Plan is Council's resource-allocation document for the year ahead.
15. Legally, the purpose of the annual plan is set out in section 95(5) of the Local Government Act 2002 ("the Act") as being to:
- a) *contain the proposed annual budget and funding impact statement for the year to which the annual plan relates; and*
 - b) *identify any variation from the financial statements and funding impact statement included in the local authority's long-term plan in respect of the year; and*
 - c) *provide integrated decision making and co-ordination of the resources of the local authority; and*
 - d) *contribute to the accountability of the local authority to the community.*
16. The Act also requires, at section 95(6), that the Annual Plan be prepared in accordance with the principles and procedures that apply to the 2024-34 Long-term Plan.

CONSULTATION / ENGAGEMENT

17. Consultation has been carried out in accordance with the Local Government Act 2002.

SIGNIFICANCE

18. The Local Government Act 2002 requires an assessment of the significance of matters, issues, proposals and decisions in this report against Council's Significance and Engagement Policy. Council acknowledges that in some instances a matter, issue, proposal or decision may have a high degree of importance to individuals, groups, or agencies affected by the report.
19. In making this assessment, consideration has been given to the likely impact, and likely consequences for:
- (a) the current and future social, economic, environmental, or cultural well-being of the district or region
 - (b) any persons who are likely to be particularly affected by, or interested in, the decision.
 - (c) the capacity of the local authority to perform its role, and the financial and other costs of doing so.
20. In accordance with the considerations above, criteria and thresholds in the policy, it is considered that the decisions are of low or medium significance.







ENGAGEMENT

21. Taking into consideration the above assessment, that the decisions are of low or medium significance, officers are of the opinion that no further engagement is required prior to Council making a decision.

NEXT STEPS

22. For each matter covered by this report, staff will action the resolutions made by Council.

ATTACHMENTS

1. **Pāpāmoa Primary School footpath widening - A18096080** [↓](#) 
2. **Vale Street and Pedestrian Crossing Facilities - A18096079** [↓](#) 
3. **Public Place Recycling Bins and Charity Waivers - A18176993** [↓](#) 
4. **Creative Bay Of Plenty - A18094259** [↓](#) 
5. **Transport Planning Welcome Bay and Ohauti - A18089600** [↓](#) 
6. **Funding for Papakāinga Developments - A18072001** [↓](#) 
7. **Accessible Properties - A18020805 - Public Excluded**
8. **Submission 27 - Confidential - A18011446 - Public Excluded**

Title: Issues and options – Pāpāmoa Primary School request for Parton Rd footpath widening**File Number: A18096080**

Author: Cara Phillips, Senior Transport Engineer
 Karen Hay, Manager Safety and Sustainability (Acting)

Authoriser: Mike Seabourne, Head of Transport
 Nic Johansson, General Manager Infrastructure

ISSUE

1. The footpath along Parton Rd, on the eastern boundary of Pāpāmoa Primary School, is narrow and heavily utilised by students and the wider community. The School Principal has identified a health and safety risk due to the current width of the footpath, which is obstructed by two power poles. The school has requested that TCC support improved access and safety for students and the wider community by prioritising the widening of the footpath. The situation is outlined in the image below.



Figure 1: Constrained footpath width outside Pāpāmoa Primary School.

2. In March 2025, staff met with the School Principal and a Board Representative to discuss the proposed widening of the footpath between the zebra crossing and Dickson Rd. During the meeting, it was noted that there is no funding allocated for this project in the upcoming years, as the current programme is fully subscribed. Staff completed a concept design, which subsequently costed the project at \$55,000 to complete the path. This design includes widening the footpath by 1.2 metres over a length of 105 metres.

ANALYSIS OF SUBMISSION POINTS

3. *"This issue is of immediate concern due to the high volume of tamariki and whānau moving along this path each day".*
 Recent counts indicate that 335 students travel to and from Pāpāmoa Primary School using active modes daily, many of whom utilise the Parton Road footpath. Additionally, the Parton Rd footpath is frequently used by locals to access the Pāpāmoa shared coastal pathway, Pāpāmoa Swimming Club, the skatepark on Parton Rd, Gordon Spratt Reserve, the Te Ara ō Wairākei waterways path, and the local shopping centre across the road.
4. *"The school is currently in the middle of a major building project, and as part of that, we will be replacing the existing school boundary fence. This provides a timely and practical opportunity to increase the footpath width by approximately 1.2 metres onto school property, enabling alignment with the new fencing".*

The fence will be relocated by the school regardless of whether the footpath is widened or not. The fence relocation would result in a grassed area of approx. 1.2m between the fence and the existing footpath which would provide additional space, for example a student biking could go onto the grass around people walking/scooting. However, it is not an accessible route and cannot be used by all people. The additional 1.2m area provides an opportunity to widen the footpath.

5. *"The submission states that the current footpath is only approximately 800mm wide. Two power poles are situated directly in the middle of the path, further restricting safe passage. The current width does not allow for safe student movement, particularly during peak drop-off and pick-up times. Students on bikes and scooters cannot safely pass each other or other pedestrians. The proximity to parked cars means there is no buffer if a car door opens, posing a health and safety risk".*

The effective width of the footpath is further constrained by the presence of two power poles and instances when parked cars have their doors open, such as when parents are assisting children out of the vehicle. Consequently, the usable width of the footpath is less than the minimum required at around 800mm to 1.2m along its length. The width of the path does not meet current standards.

NZTA Pedestrian Network Guidance recommends a path width of a minimum of 2.5m with a desirable width of 3m for an 'activity street' adjacent to a school.

The footpath is effectively operating as a shared path because students (and potentially the wider community) are biking, scooting and walking along it. A usable width of between 2.0m and 2.3m is expected to be able to be provisioned within the constraints of the site.

DISCUSSION AND ANALYSIS

6. The submission points made are all valid. Considering the high number of users on this section of footpath, the current path is too narrow to accommodate its use.

Prioritisation of this project was completed against other minor projects within the Transport programme. The result was that this project ranked highly – among the top 20% of minor safety projects. It achieves its high scoring due to the wide community impact, high number of vulnerable road users, and high number of attractors in the area.

OPTIONS ANALYSIS

7. Three options are presented for consideration – widening the footpath or retaining the status quo or a financial contribution to the Ministry of Transport.

Option 1: Widen the footpath

8. The existing footpath is approximately 0.8m to 1.2m wide, with two power poles which restrict the effective width in places. Approximately 335 students use active modes to travel to Pāpāmoa Primary School daily, with many utilizing the Parton Rd footpath. Widening the path would also benefit the wider community.
9. Widening the footpath by 1.2m is estimated at \$55,000. The advantages and disadvantages are outlined in the table below.

Advantages	Disadvantages
<ul style="list-style-type: none">• Provide additional space for people using the path, which improves safety.• Provide a buffer between car doors opening and active mode users.• May encourage more students to use active modes to school.• Improves accessibility along the route	<ul style="list-style-type: none">• The reprioritisation of the TCC programme to allocate funding to this project will result in another project not progressing as planned.

Budget – Capex: \$55,000 – a conservative estimate, however a 10% risk allowance is provisioned.

Budget – Opex: Will be covered by the general maintenance of footpaths. The expected life expectancy of a concrete path is 50 years.

10. **Key risks:**

- (a) The challenge is that the path extension falls within the school property boundary, not TCC land. This situation is not uncommon, particularly in school areas where the path is widened to benefit the community within school boundaries through mutual agreement. This arrangement would be formalised through a Memorandum of Understanding with the school to ensure public access is maintained.
- (b) The capital programme is constrained. Due to the reduction in NZTA partnership funding, Council's ability to deliver capital projects is reduced. Given this project falls within the top 20% of minor safety related projects, this will be programmed, likely for delivery in FY27. Should savings or underspend from the capital programme be realised, the opportunity exists to deliver the project earlier.
- (c) Given the funding levels for the annual plan in FY27 is not yet finalised, should similar funding levels remain the same, then it is likely this project is able to be delivered.

Recommended Yes

Option 2: Retain the status quo

11. No widening of the footpath – the fence is relocated by the school resulting in a 1.2m grass verge between the fence and the footpath. The options are outlined in the table below.

Advantages	Disadvantages
<ul style="list-style-type: none"> • The grass area provides additional space. • No reprioritisation of the programme is required. 	<ul style="list-style-type: none"> • Does not provide a wide enough path for the high number of users along it. • Potential for incidents between pedestrians, cyclists and scooter riders on the path resulting in injuries. • In winter, the grassed area is likely to get wet and boggy, resulting in limited use. • Potential for a car door to open in the path of a person biking/scootering, resulting in injury

Budget – Capex: \$0

Budget – Opex: \$0

Key risks: The current challenges for access and the community remain.

Recommended No.

Option 3: Cost sharing arrangement with Ministry of Education (MoE)

12. Staff proposed to Pāpāmoa Primary School to seek potential funding from MoE for self-funding the project. Council could consider making a contribution circa \$30,000 and request the MoE pay for the balance and build the path.

13. Part of the path is within the school boundary and is provided to the Council as "in-kind" in exchange for building the path. The path will be available for community use.
14. The cost of a potential easement and/or land acquisition will be significantly higher than the cost of constructing the path.

Advantages	Disadvantages
<ul style="list-style-type: none"> Reduces the potential cost to Council. 	<ul style="list-style-type: none"> The Council sees the path as being of public benefit and not for sole use within the school boundary.

Budget – Capex: \$30,000

Budget – Opex: Will be covered by the general maintenance of footpaths by Council. The expected life expectancy of a concrete path is 10-20 years.

15. **Key risks:**

- (a) The challenge is that the path extension falls within the school property boundary, not TCC land. This situation is not uncommon, particularly in school areas where the path is widened to benefit the community within school boundaries through mutual agreement. This arrangement would be formalised through a Memorandum of Understanding with the school to ensure public access is maintained.
- (b) The capital programme is constrained. Due to the reduction in NZTA partnership funding, Council's ability to deliver capital projects is reduced. Given this project falls within the top 20% of minor safety related projects, this will be programmed, likely for delivery in FY27. Should savings or underspend from the capital programme be realised, the opportunity exists to deliver the project earlier.
- (c) Given the funding levels for the annual plan in FY27 is not yet finalised, should similar funding levels remain the same, then it is likely this project is able to be delivered.

Recommended No

RECOMMENDATION

16. It is recommended that the 105m section of Parton Rd path alongside the eastern boundary of Pāpāmoa Primary School, between the zebra crossing and Dickson Rd, is widened to achieve an effective width of at least 1.8m.

NEXT STEPS

17. Reprioritisation of the programme to allocate \$55,000 to this project.

SUBMISSIONS RECEIVED

Submission #: 530.4

ATTACHMENTS

Nil

Title: Issues and Options (# 801, #29 and #320) – Vale Street – Request for pathway between Landscape Road and Bureta Road and additional pedestrian crossing facilities**File Number: A18096079**

Author: Ashok Harridaw, Senior Engineer
Karen Hay, Manager Safety and Sustainability (Acting)
Authoriser: Mike Seabourne, Head of Transport
Nic Johansson, General Manager Infrastructure

ISSUE

1. As part of the Annual Plan process, several proposals were received from submitters to allocate funding for designing and installing a 660m pathway along the golf course situated on the northern side of Vale Street. Submitters also requested safer crossing facilities, citing safety and accessibility concerns.
2. The submitter raises that:
 - (a) The upper Vale Street valley catchment lacks a safe or accessible route to schools, shops, work, and the wider city. The closest practical and grade-accessible bus stops are at Ōtūmoetai (Bureta) Shops, but there is no safe way for this catchment to access them.
 - (b) Over 170 children who currently attend Pillans Point School live on the western side of Grange Road and have no safe way to get to and from the school. This number was supplied by Pillans Point School through a survey conducted with parents in early 2024.
 - (c) The submitters say that there are almost daily near misses with children trying to cross Grange Road at the following locations to get to Pillans Point School, due to the lack of safe crossing points:
 - (i) Grange Road / Vale Street intersection (dangerous downhill corner/intersection that most people use to access Pillans School and Bureta Shops).
 - (ii) Milton Road shops.
 - (iii) Grange Road in the vicinity of Hinewa Road and
 - (iv) Landscape Road and Vale Street intersection.
3. Submitters indicated that the community has repeatedly requested this project, and one submitter offers free professional expertise to assist in its early design phase for the path along Vale Street. Figure 1 below shows the proposed connections.

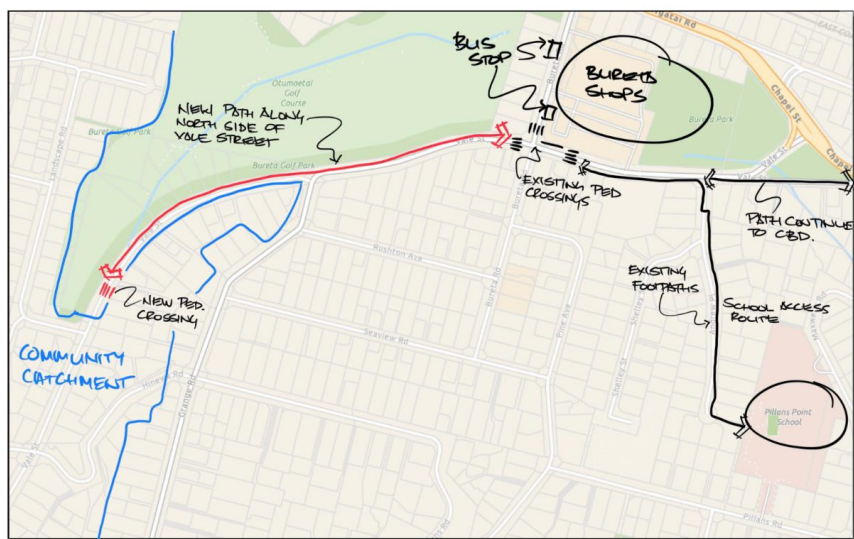


Figure 1: Connections to key destinations and school

ANALYSIS OF SUBMISSION POINTS

1. The Ōtūmoetai Spatial plan identifies Vale Street as a local connection for people walking and cycling between the Bureta centre and the Baden Street reserve via Vale Street, (follows golf course to connect Bureta and waterfront with the estuary path).
2. The existing footpath on the south of Vale Street is approximately 1.3m wide and does not provide convenient crossing points between the north and south sides of Vale Street. No footpath exists on the northern side of Vale Street. The existing footpath is narrow considering the volume of students using this during peak times.
3. According to the TCC Infrastructure Development Code, the recommended minimum footpath width is 1.8m. Where the number of users exceed 100 per hour NZTA Pedestrian Network Guidance recommends a desirable width of 3m (a minimum of 2.5m).
4. The existing footpath is effectively operating as a shared path because students (and potentially the wider community) are biking, scootering and walking along it. The path is too narrow to accommodate high use during peak times.
5. There are no suitable crossing facilities at the Vale/Landscape Road intersection, or at Grange Road/Vale Street, Hinewa Road, and Milton Road. These locations are important to provide access to and from Pillans Point school.
6. Council's current vision is to create a well-planned city to move around in and with a range of sustainable transport choices.

DISCUSSION AND ANALYSIS

7. The submission points are valid, and this has been a previously acknowledged safety issue by Council. Given the high number of users, the current footpath along Vale Street is too narrow for its intended use. Access from the upper Vale Road catchment is inadequate.
8. There is an opportunity to collaborate with the submitter, who has offered to develop an early design for a path on the northern side of Vale Street at no cost. The submitter has credible expertise, and this could make a significant contribution to cost reduction for Council.
9. Many footpaths across the city were constructed when demand was low and met the standards of the time. With increased use of active modes, especially for school commutes, many areas are now substandard.

10. At the corner of Landscape Road and Vale Street, a culvert exists. There is insufficient space to accommodate a path, without utilising part of the golf course. At the time of writing, discussion with the golf course and potential mitigation measures are not known.
11. Provision of pedestrian crossings consider several factors to determine the type and location of the crossing (refuge, zebra crossing of signalised crossings). This includes the number of people crossing, the volume and speed of traffic, driveways and achieving visibility and potential impacts on parking. At the time of writing this paper, such an investigation is not yet complete.

OPTIONS ANALYSIS

12. Staff have identified three options for Vale Street with further options for pedestrian crossing facilities.
13. For all options, the transports capital programme is constrained. Due to the reduction in NZTA partnership funding, Council's ability to deliver capital projects is reduced. Projects that attract NZTA funding will be prioritised against a number of other projects and tested for alignment with the current Government Policy statement on transport.

Community response programme

14. For those projects not prioritised for NZTA funding, but raised via the annual plan process, Staff recommend they be added to a list of projects where staff agree a problem exists. These projects will be planned and delivered where headroom in the Transport programme allows, maximising the programme delivery and solving small community identified transport issues.
15. Projects that may consist of but not limited to small road and intersection improvements, traffic calming measures, lighting improvements, guard railing, walking and cycling facilities, mesh installation, drainage improvements, and culvert upgrades and where constructability risk is low.

Vale Street options

Option One – Off road shared path along the golf course.

16. Provision of a concrete path utilising the existing berm along the golf course between Bureta Road and Landscape Road.

Advantages	Disadvantages
<ul style="list-style-type: none"> • Provide additional space for people using the path, which improves safety. • Improves accessibility and safety to access amenities, the Bureta shopping precinct and travel to and from school. • Maintains on street parking. 	<ul style="list-style-type: none"> • The watercourse supports an overland flow path. Retaining is required to manage drainage and support the path, leading to higher cost. • Reduced path width between 1.8m and 2m. • Likely to require stormwater mitigation and the retaining structures are high cost. • There is insufficient space for a footpath due to a barrier and culvert on the corner of Landscape Road and Vale Road. Therefore, a path through the Council-owned golf course is needed.

Budget – Capex: \$1.51m

Budget – Opex: \$110k for investigatory and design preparation should the project proceed. This enables projects to be design ready for construction, in the event that savings and efficiencies are realised.

Budget – Opex: \$78k takes effect following the contractors' defects liability period. The expected lifespan of a concrete path is 50 years. However, due to potential damage from vehicles or trees, 5% of the path's cost is allocated as consequential operating expenses (Opex).

Key risks:

- (a) The proximity of the watercourse that runs along the Golf course is next to the proposed path. By adding a footpath close to the watercourse requires fencing and retaining resulting in high cost of the proposal.
- (b) Costs are indicative only, with further investigation required to finalise these.
- (c) Potential stormwater mitigation measures are not known nor financially quantified.
- (d) Utilisation of part of the golf course for use is yet to be finalised.

Recommended: No

Option Two: Combination of an off-road path and on road facilities.

17. Provide a combination of on and off-road path and use the current on-road shoulder as a de facto path, utilising kerb separators to ensure separation from traffic. This option mitigates the costs associated with additional retaining and mitigation along the watercourse.

Advantages	Disadvantages
<ul style="list-style-type: none"> A more cost-effective solution that achieves the outcomes needed. Provision of a connection between Landscape Road and Bureta intersection. 	<ul style="list-style-type: none"> Impacts on parking. There is insufficient space for a footpath due to a barrier and culvert on the southern side of Vale Street at the Landscape Road and Vale Road. Therefore, a path through the Council-owned golf course is needed. A small section along the path will require stormwater mitigation and retaining structures at high cost.

Budget – Capex : \$881k

Budget – Opex: \$80k for investigatory and design preparation should the project proceed. This enables projects to be design ready for construction, in the event that savings and efficiencies are realised.

Budget – Opex: \$44k allocated in future years and on takes effect following the contractors defects liability period. The expected lifespan of a concrete path is 50 years. However, due to potential damage from vehicles or trees, 5% of the path's cost is allocated as consequential operating expenses (Opex).

Key risks:

- (a) Costs are indicative only, with further investigation required to finalise these.
- (b) Potential stormwater mitigation measures are not known nor financially quantified.

- (c) Utilisation of part of the golf course for use is yet to be finalised.

Recommended: Yes - for further investigation and concept plan. There is an opportunity to collaborate with the submitter, who has offered to develop an early design for a path on the northern side of Vale Street at no cost

Option Three: Improve the footpath on the south side.

18. The existing footpath on the south side of Vale Street is 1.3m. Due to overhead power lines, opportunities to widen the path are limited and may only achieve between 1.5m and 1.8m.

Advantages	Disadvantages
<ul style="list-style-type: none"> Provides an improved level of service than current. Improves accessibility and safety to access amenities and travel to and from school. 	<ul style="list-style-type: none"> Limitations with existing infrastructure (power poles) Can only be considered in conjunction with essential pedestrian crossings. Grange / Vale intersection: Steep grade and high vehicle speeds may pose a challenge for a pedestrian crossing. Costs may escalate excessively with potential for power pole relocation and underground services

Budget – Capex: \$660k

Budget – Opex: \$33k for investigatory and design preparation should the project proceed. This enables projects to be design ready for construction, in the event that savings and efficiencies are realised.

Budget – Opex: \$33k allocated in future years and on takes effect following the contractors defects liability period. The The expected lifespan of a concrete path is 50 years. However, due to potential damage from vehicles or trees, 5% of the path's cost is allocated as consequential operating expenses (Opex).

Key risks:

- (a) Costs are indicative only, with further investigation required to finalise these.
- (b) The constraints associated with overhead power lines makes this option not entirely feasible
- (c) Provision of pedestrian facilities at Vale Street

Recommended: No

Additional crossing facilities at various locations options

19. The submitters request pedestrian crossings be provisioned at various locations and it is agreed that crossing facilities are needed, particularly to support active travel to and from school or to local amenities or bus stops. The submitters requested crossings at the following key locations

- (a) Vale Street and Landscape Road intersection
- (b) Grange Road and Vale Street intersection

- (c) Grange Road to access Milton Road Shops
- (d) Grange Road, Pillans Point Road and Hinewa Road Intersection

Advantages	Disadvantages
Vale Street and Landscape Road	
<ul style="list-style-type: none"> Provides access to and from the footpath on the southern side of Vale Street Supports access to and from the new path along the Golf course should that proceed. 	<ul style="list-style-type: none"> Location for the crossing requires further investigation to determine a suitable location. At the Vale Street intersection, high retaining walls and narrow footpaths preclude a crossing to be placed. An alternative location will need to be investigated.
Grange Road and Vale Street	
<ul style="list-style-type: none"> Grange Road provides an attractive route to and from Pillans Point School Supports access to and from the new path along the Golf course, should that proceed. A suitable location for a crossing may not be within the desired line for use. 	<ul style="list-style-type: none"> Steep grades and limited sightlines require consideration. There is no footpath along the eastern side of Grange Road. Due to power poles a path cannot be accommodated. This means that pedestrians would need to cross Grange Road to access the footpath. Two turning lanes into Grange Road means a crossing facility cannot be accommodated close to the intersection.
Grange Road and Milton Road Shops	
<ul style="list-style-type: none"> Improved accessibility. 	<ul style="list-style-type: none"> Significant loss of parking at the shops, unlikely to receive support Alternative locations will require investigation but may be outside desire lines for pedestrians.
Hinewa Road /Grange Road /Pillans Road intersection	
<ul style="list-style-type: none"> Improved accessibility but requires further investigation to determine feasibility. 	<ul style="list-style-type: none"> To be determined.

Budget – Capex: \$600k. Based on the assumption that four zebra crossings are appropriate. Costs may be less, for example, if pedestrian refuge islands are more appropriate.

Budget – Opex: \$ 33k for investigatory and preliminary design preparation should the project proceed. This enables projects to be design ready for construction, in the event that savings and efficiencies are realised. The majority of work will be undertaken utilising internal capability.

Key risks:

- (a) Costs are indicative only, with further investigation required to finalise these.

Recommended: Yes – Undertake further investigation and be reported to the City Delivery Committee in September 2025.

RECOMMENDATION

20. That staff collaborate with the submitter, who has offered to develop an early design for a path on the northern side of Vale Street (along the golf course) at no cost. That the outcome of this investigation be reported to the September City Delivery Committee meeting.
21. That more detailed investigation take place for pedestrian facilities at various locations to support accessibility and safety to and from school and
22. That the outcome of these investigations be shared with submitters. Where feasible, these get prioritised within the transport capital programme against other projects to determine its priority.
23. That \$10k OPEX be allocated to support further investigation into accessible crossing facilities between Vale Street and Pillans Point School, noting that the majority of work will be undertaken using inhouse capability.
24. Staff add these projects to the Community response programme where projects are competed if there is transport programme headroom available

NEXT STEPS

25. Undertake investigation of the path alongside the submitter and report the outcome to the City Delivery September meeting
26. In-depth investigations into various pedestrian facilities and prioritised, where appropriate within the capital programme and within funding available, noting that these will need to be considered alongside other projects.

SUBMISSIONS RECEIVED

Submission #: 801,29 and 320.

ATTACHMENTS

Nil

Title: Issues and options – Public Place Recycling Bins and Charity Waivers**File Number: A18176993****Author:** Daniel Smith**Authoriser:** Nic Johansson**ISSUE**

1. Through the annual plan process, we asked the community for their thoughts on:
 - (a) **Public place recycling bins;** and
 - (b) **Charity Waivers Programme.**
2. To ensure the community is getting good value and TCC is delivering services well, it was proposed to either retain, reshape or fully stop these services in the effort to reduce operational costs.

ANALYSIS OF SUBMISSION POINTS

3. **Public recycling bins:**
 - (a) The majority of the 5 submissions received expressed opposition to the complete removal of public place recycling bins, viewing them as a vital component of the city's environmental stewardship.
 - (b) There was an acknowledgement of the challenges posed by contamination within these bins.
 - (c) Constructive suggestions were offered, including enhanced public education, improved signage, alternative bin designs, and a potential focus on less contaminated waste streams, such as glass, or a rationalisation of bin numbers to more strategic, well-managed locations.
 - (d) **Overall:** The prevailing feedback supports the retention of public place recycling bins in some capacity, with an openness to modifications that address existing operational issues.
4. **Charity Waivers:**
 - (a) The submission received strongly advocated for the continuation of the charity waste disposal waiver programme, highlighting its importance in supporting charitable organisations manage costs associated with unsaleable donated goods and illegally dumped items.
 - (b) **Overall:** from the submission received, there is unambiguous support for maintaining this programme despite not receiving much feedback from the community.

DISCUSSION AND ANALYSIS

5. **Public Place Recycling Stations:**
 - (a) **Current Situation:** The existing network comprises 55 public place recycling and glass stations. However, co-mingled recycling bins experience an estimated 85% contamination rate, significantly diminishing recycling effectiveness, and also cost more to service, resulting in an annual operational expenditure of approximately \$342,775.44. Glass-only recycling bins demonstrate significantly lower contamination levels.
 - (b) **Consulted Proposal:** The Draft Annual Plan consultation included an option to re-label all public place recycling and glass bins for general waste, with projected savings of \$252,486.

- (c) **Considerations:** Public feedback indicates significant resistance to the complete cessation of public recycling services. Staff acknowledge Council's obligations under the Litter Act 1979 to provide litter receptacles. A revised approach, potentially focusing on a reduction in the number of co-mingled recycling bins to high-traffic, well-monitored locations with improved design and intensive education, and a strengthened "take other recycling home" message, may better align with community expectations and operational realities. Glass only bin numbers would need to reduce in line with co-mingled recycling bin numbers as they are part of the same bin station and won't generate any operational savings if not also reduced.

6. Charity Waste Disposal Waivers:

- (a) **Current Situation:** Council has historically provided a waiver to approximately 15 charitable organisations to offset waste disposal costs. The allocated budget for this programme is \$50,000, although actual expenditure in 2023/24 was \$59,440. A comprehensive review of this programme is currently underway.
- (b) **Consulted Proposal:** The primary option consulted on was the retention of the \$50,000 budget.
- (c) **Considerations:** Given the strong support expressed through submissions, continuation of the waiver programme, concurrent with the completion of the ongoing review to ensure equity and effectiveness, appears to be the most appropriate course of action.

OPTIONS ANALYSIS

7. Public Place Recycling Stations

Option 1: Implement Consulted Proposal – Re-label all public place recycling and glass bins for general waste.

Advantages	Disadvantages
Achieves estimated annual operational savings of \$252,486	Likely to generate significant adverse public reaction
Eliminates contamination issues within these receptacles	May be perceived as a diminution of Council's commitment to waste minimisation
Simplifies waste collection logistics	Forgoes the opportunity to recover recyclable materials from public spaces
	Potential for negative reputational impact

- (a) **Budget:**
- Capex: Nil.
 - Opex: Reduction from approximately \$344,000 to approximately \$92,000 per annum, plus \$31,500 to relabel recycling bins to general waste.
- (b) **Key risks:** Strong public opposition; negative perception of Council's environmental commitments.
- (c) **Recommended:** No - as this option does not align with the strong public sentiment expressed against the complete removal of recycling facilities.

Option 2: Targeted Approach – Reduce the number of co-mingled and glass recycling bins by converting to general waste bins, and implement enhanced education. This is a new option formulated in response to public feedback and internal review.

Advantages	Disadvantages
Maintains a visible public place recycling service, addressing community expectations.	Reduces the ubiquity of co-mingled recycling options in public spaces.

Leverages the higher success rate of glass recycling.	Effectiveness of education campaigns is dependent on sustained investment and public engagement.
Achieves partial operational savings (estimated at \$165,700 annually if reduced to 23 glass/recycling/general stations).	May still attract some criticism for reducing the overall number of recycling bins.
Allows for focused efforts to improve performance in remaining locations.	

(a) Budget:

- Capex: Nil.
- Opex: Estimated operational expenditure of approximately \$200,000 (reduction from \$342,000). Includes cost to relabel 32 recycling stations. This will be an ongoing cost due to education, monitoring and servicing.

(b) **Key risks:** Education initiatives may not achieve desired contamination reduction; determining optimal bin numbers and locations requires careful analysis.

(c) **Recommended:** Yes - this option is considered to best balance financial prudence, operational efficacy, and community expectations.

Option 3: Status Quo – Maintain all 55 existing public place recycling and glass stations.

Advantages	Disadvantages
Maintains the current level of visible commitment to public place recycling.	Fails to achieve any operational savings.
Avoids negative public reaction associated with service reduction.	Perpetuates the issue of high contamination rates and associated inefficient expenditure.

(a) Budget:

- Capex: Standard ongoing replacement costs.
- Opex: \$342,775.44 per annum - this is an ongoing operational cost.

(b) **Key risks:** Continued inefficient allocation of ratepayer funds; potential negative public perception if high landfill rates from these bins become widely known.

(c) **Recommended:** No - this option does not address the identified systemic issues of contamination and cost-effectiveness.

8. Charity Waste Disposal Waiver

Option 1: Status Quo – Retain the Charity Waiver Programme and complete ongoing review.

Advantages	Disadvantages
Aligns directly with public submission feedback.	Represents an ongoing rates-funded expenditure of \$50,000.
Provides crucial financial assistance to charitable organisations.	The review process may identify necessary modifications that cannot be implemented until the subsequent budget cycle.
Fosters positive community relations.	The \$50,000 budget allocation may face pressure, as evidenced by higher actual costs in the previous financial year.
Allows the current comprehensive review to inform any future programme refinements.	Approximately 40 charity stores in Tauranga with only 15 receiving the waiver to date. Budget constraints may result in limiting access to the programme should additional stores request to join.

- (a) **Budget**
- **Capex:** Nil.
 - **Opex:** \$50,000 - ongoing operational cost.
- (b) **Key risks:** Potential for budgetary shortfall if demand exceeds allocation.
- (c) **Recommended:** Yes - this aligns with the consulted position and public support, with the ongoing review providing a mechanism for future optimisation.

Option 2: Discontinue Waiver Programme and explore support via Waste Levy funding.

Advantages	Disadvantages
Achieves a \$50,000 rates saving.	Waste Levy funding is subject to specific criteria and does not cover waste disposal costs like the current waiver does.
Potentially aligns support with broader national waste minimisation objectives by not subsidising charity waivers' waste disposal costs.	Potential for significant adverse financial impact on charities if alternative support is not equivalent or readily accessible.
	Does not align with public submission preferences.

- (a) **Budget**
- **Capex:** Nil.
 - **Opex:** \$0 - rates funded saving of \$50,000. Potential new expenditure from Waste Levy, however, Waste Levy can only be used for waste minimisation efforts, and anything that cannot be recycled will need to be sent to landfill and will incur costs. Potential ongoing costs.
- (b) **Key risks:** Inability of charities to access comparable support, leading to financial strain, contrary to community feedback.
- (c) **Recommended:** No - presents considerable risk to charitable operations and is inconsistent with public sentiment.

Option 3: Fully Remove the Charity Waiver Programme.

Advantages	Disadvantages
Achieves a \$50,000 rates saving	Would impose a significant financial burden on affected charitable organisations.
	Likely to generate strong opposition from the community and support sector.
	Potential for increased illegal dumping at charity stores.
	Adverse reputational impact for Council.

- (a) **Budget**
- **Capex:** Nil.
 - **Opex:** \$0 - rates funded saving of \$50,000. No ongoing costs if fully removed.
- (b) **Key risks:** Severe financial implications for charities; widespread public disapproval.
- (c) **Recommended:** No - this option would have high negative impacts and is contrary to public feedback.

RECOMMENDATION

That Council resolves to adopt:

(d) **Public Place Recycling Stations: Option 2**

Reduce the number of co-mingled and glass recycling bins by converting to general waste bins, and implement enhanced education.

(e) **Charity Waste Disposal Waivers: Option 1**

Retain the Charity Waiver Programme and complete ongoing review.

NEXT STEPS

9. Incorporate Council's decisions into the final 2025/26 Annual Plan budget.
10. Develop and execute communication plans to inform the community and relevant stakeholders of the adopted approaches.
11. For **Public Place Recycling**: Commence detailed planning for service modifications, signage, and educational campaigns in accordance with the selected option.
12. For **Charity Waivers**: Continue the ongoing review of the programme, reporting back to Council with any recommendations for future enhancements or modifications.
13. Review and amend relevant contracts and service level agreements with waste service providers as necessary.

SUBMISSIONS RECEIVED

14. Submission #: 23.10, 141.9, 418.12, 652.13, 660.8 and 787.4

ATTACHMENTS

Nil

Title: Issues and options – Proposal from Creative Bay of Plenty**File Number: A18094259****Author: Greg McManus, Director of Arts, Culture and Heritage****Authoriser: Barbara Dempsey, General Manager Community Services****ISSUE**

1. Creative Bay of Plenty (CBOP) is requesting a funding increase of \$77,500 in 2025/2026 and \$77,500 in 2026/2027. This would increase their funding from the current \$175,000 per annum to \$252,500 per annum.

ANALYSIS OF SUBMISSION POINTS

2. The submission acknowledges the long history of the organisation as an advocate for the arts in our city. CBOP has had a funding agreement with Council since 2002.
3. CBOP notes that Council undertook a strategic review of the organisation in 2020 which resulted in their funding being reduced from \$305,000 to \$175,000 per annum. Council has continued to fund an annual grant to CBOP of \$175,000, which includes \$25,000 towards the Nga Toi Māori Navigator role. CBOP also received one-off contracts from Council to deliver arts and culture projects such as the Street Art Festival and managing the City Art Walk website.
4. CBOP contends that since the 2020 strategic review internal restructuring and a new strategic framework means their work is better aligned to Council priorities. As such, CBOP is requesting an increase to its service contract of \$77,500 in the 2025/2026 Annual Plan and another \$77,500 in the 2026/2027 Long Term Plan.

DISCUSSION AND ANALYSIS

5. CBOP is widely recognised by a range of stakeholders for high-quality delivery of arts and culture outcomes for Tauranga and is our cornerstone partner for arts and culture. It provides wide-ranging arts and culture services to the Tauranga community, including advocacy, capability-building and mentoring programmes, developing resources, and providing cultural support. Council acknowledged CBOP's leadership in the arts sector awarding them contracts to deliver the recent Street Art Festival and managing the City Art Walk.
6. Council's current funding contribution of \$175,000 means that Council is CBOP's largest funder, it is still low in today's environment, particularly when our initial funding in 2002 was \$188,000.
7. Staff have confirmed that CBOP have undertaken all remedial actions recommended in our review. This included CBOP establishing more robust and collaborative relationships with the local arts and creative sector, production of a clear strategic plan, and improved engagement with tangata whenua. In addition, Council has since 2020 formalised its strategic approach to the arts and culture through the development of the Arts, Culture and Heritage Action and Investment Plan and the Public Art Framework. These two documents provide clear guidance on our aspirations for the sector supporting arts organisations to align funding requests.
8. The deliverables and level of funding for all Council partnership agreements will be reviewed over the next financial year. This will be a further opportunity to consider the grant funding contribution to CBOP to deliver arts in Tauranga and will provide information to support future funding requests.

REVIEW OF GRANTS FOR 2026/27 AND 2027/28 FINANCIAL YEAR

9. The Partnership agreement that CBOP, and other organisations, have with council is a four - year agreement with funding certainty for two of those four years. (2024/25 and 2025/26 financial years)
10. It is the intention that later this year staff will present to council a report outlining options to review the level of funding to all partnership agreements. The result of this review will provide all partners with a level of certainty of their funding for the following two years.

OPTIONS ANALYSIS

Option 1: Provide Creative Bay of Plenty with increased operational funding of \$77,500 in the 2025/2026 financial year with a review in late 2025 to coincide with the review of funding partnership agreements.

Advantages	Disadvantages
<ul style="list-style-type: none"> • CBOP is resourced to continue to deliver on its service agreement with Council for another year. • Provides CBOP with some additional funding security for an extra year, whilst also recognising the forthcoming review of all Council partnership agreements. • Allows CBOP to contribute to the delivery of Council's Arts, Culture and Heritage Action and Investment Plan for another year. 	<ul style="list-style-type: none"> • Requires allocation of additional opex. • Could encourage requests for additional funding from the other cornerstone partners and / or organisations in the arts sector.

Budget – Capex: Nil.

Budget – Opex: \$77,500 in 2025/2026.

Financial impacts: \$77,500 increase to rates, no impact on debt or balanced budget

Key risks: Additional expenditure required.

Recommended? Yes

Option 2: Provide Creative Bay of Plenty with increased operational funding of \$155,000 staged over the next two financial years (additional \$77,500 in 2025/2026 and the same in 2026/2027).

Advantages	Disadvantages
<ul style="list-style-type: none"> • Recognises the significance of CBOP in fostering the local arts and creative sector. • CBOP is resourced to continue to deliver on its service agreement with Council. • Restores CBOP's funding to its 2020/21 level ensuring its survival beyond 2027. • Allows CBOP to contribute to the delivery of Council's Arts, Culture and Heritage Action and Investment Plan. • Acknowledges the remedial actions taken by CBOP in response to Council's review findings. 	<ul style="list-style-type: none"> • Requires allocation of additional opex. • CBOP continues to be reliant on Council as primary funder. • Could encourage requests for additional funding from the other cornerstone partners and / or organisations in the arts sector.

Budget – Capex: Nil.

Budget – Opex: \$155,000 across the next two financial years.

Financial impacts: \$77,500 increase to rates with a commitment to the same funding in the 2026/27 financial year, no impact on debt or balanced budget.

Key risks: Additional expenditure required.

Recommended? No

Option 3: Continue with the same funding level.

Advantages	Disadvantages
<ul style="list-style-type: none"> No additional expenditure in next annual budgets. Recognises Council's current financial situation. 	<ul style="list-style-type: none"> CBOP will potentially be unable to continue its current level of service beyond 2025/2026. CBOP will not be able to take advantage of new opportunities or expand its investment into the sector.

Budget – Capex: Nil.

Budget – Opex: No change to current opex funding provided to CBOP.

Financial impacts: no impact to rates, debt or balanced budget.

Key risks: Creative Bay of Plenty is unable to continue current level of service beyond 2025/2026

Recommended? No

RECOMMENDATION

- That Council approves an increase of \$77,500 in the annual grant to Creative Bay of Plenty staged for the 2025/2026 financial year with a review in late 2025 to coincide with the review of funding partnership agreements.

NEXT STEPS

- Should the funding request be approved, an amendment to the current agreement would be completed to recognise the additional funding and service to be provided.
- Should the request for additional funding not be approved, we will work with CBOP to prioritise their existing funding.

SUBMISSIONS RECEIVED

Submission # 791

ATTACHMENTS

Nil

Title: Issues and options –Transport connections for Welcome Bay and Ohauiti suburbs**File Number: A18089600****Author: Peter Siemensma, Principal Strategic Transport Planner, and Sarah Dove, Team Leader: Strategic Transport & Infrastructure****Authoriser: Christine Jones****ISSUE**

1. The key issue is determining whether the Council should further investigate efficient and effective options to improve transport connectivity for the suburbs of Welcome Bay and Ohauiti through the annual plan, given financial constraints.
2. This Issues & Options Paper considers this issue and assesses three options.

ANALYSIS OF SUBMISSION POINTS

3. Council received one submission regarding the Ohauiti area (#763). The submitter shares concerns about transportation issues in Ohauiti, and notes the lack of schools in the area. In addition, separate to the Annual Plan process, Council has received various concerns from the community about transportation access matters in the Ohauiti area.
4. This Issues & Options paper also responds to the following City Future Committee resolution of 5 May 2025:
"That the committee request that Council consider investment through the 2025/26 Annual Plan process to enable Ohauiti and Welcome Bay Transport planning and assessment to be undertaken."
5. The debate at the City Futures Committee meeting also clarified that the Committee couldn't allocate budget to a project but instead the matter should be considered by Council through the annual plan deliberations process.

DISCUSSION AND ANALYSIS**Background**

6. At the Council meeting dated 3 March 2025, Council asked staff to prepare a memo summarising all recent transport studies undertaken in the Welcome Bay and Ohauiti suburbs. A [memo](#) was presented to Council at the City Future Committee meeting on 5 May 2025. The content of the memo was discussed, and Council further asked staff to prepare an Issues & Options paper regarding investigation options, to inform the Annual Plan deliberations.
7. The memo reconfirmed that several studies have been undertaken over the last few years and summarised these, noting that existing roads in the area provide limited transport network connectivity and limited reliable mode choice. These previous studies note that new or improved transport connections to better service both Welcome Bay and Ohauiti are challenging and require significant investment from both Council and the New Zealand Transport Agency (NZTA).
8. Roothing improvement projects, providing for improved mode choice and providing capacity for general traffic in this area have been included in the Western Bay of Plenty's [Transport System Plan](#) (TSP). This includes: project #8, Connecting 15th Avenue – Welcome Bay, and project #13 the upgrade State Highway 29A.
9. However, although the TSP program has been agreed by the SmartGrowth partners, no funding for delivery of these project is currently available. The TSP does provide a prioritisation ranking, and therefore a clear signal for funding support but all projects are still reliant on National Land Transport Fund (NLTF) subsidy along with LTP investment. It should also be

noted that the government adopted a [new Government Policy Statement on Land Transport](#) (GPS) in 2024, which changed the government's focus and investments towards Roads of National Significance, with less focus on funding local roading and mode choice projects in urban areas. Whilst a multi-modal upgrade of SH29A (east of Barkes Corner) would deliver outcomes sought through Urban Form and Transport Initiative (UFTI) and the TSP, the State Highway is an asset managed by NZTA. To our knowledge NZTA are not progressing any studies or work to upgrade SH29A east of Barkes Corner

10. The Connecting the People: 15th Avenue to Welcome Bay project received co-funding for detailed design and pre-implementation from NZTA, with a view to committed implementation funding being successful during the next NLTP. However, the remainder of the original project scope to upgrade Welcome Bay Road and associated active travel improvements near Burrows Road and Thirteenth Avenue, did not receive co-funding to progress design.
11. At the time of writing, no other TSP projects in the Welcome Bay / Ohauti areas have funding confirmed by NZTA through the National Land Transport Fund (NLTF).

Summary of the memo

12. The [memo](#) presented to Council on 5 May 2025 highlights that several investigations have been undertaken previously. These studies all confirmed that east-west roading connectivity in the Western and Southern part of the city is challenging due to its geography, with the only existing east-west connections in this part of the city being the Turret Road Bridge (15th Avenue) and the SH29A Corridor (from Oropi Road towards Poike Road). Whilst the Turret Road bridge does cater for active travel, the roads leading towards this bridge (e.g. Welcome Bay Road) do not safely cater for active modes. There is no priority for buses in the area, which means that bus journeys are not rapid or reliable. As such, most trips in the area are made by car, leading to congestion in both morning and afternoon peak hours.
13. Staff reconsidered these investigations regarding previously proposed solutions, of which nearly all are listed in the TSP but with no funding attributed. In most instances, further studies are likely to reconfirm the same conclusions.
14. Further investigations regarding a potential east-west connection through Rowsdale Drive towards Pukemapu Road could provide useful additional technical feasibility and cost estimate assessments. This potential link is through a new residential area nestled between Rowsdale Drive and the Pukemapu Stream and when this area is [developed](#), there is an opportunity to further connect Ohauti Road to Oropi Road via Pukemapu Road. Pukemapu Road is currently a rural road, and the bridge over the Pukemapu Stream is currently a single lane bridge. As such, significant investment is required to enable this. To date, no transport modelling, feasibility studies, planning studies or cost estimates have been undertaken regarding upgrading this network connection.
15. In addition to the projects listed in the memo presented on 5 May 2025, several high-level studies have been undertaken in the 'Low-Cost Low-Risk' category for the SH29A / Poike Road roundabout. One of these options assessed potential for a short section of bus lane on Hollister Lane, and another study assessed improvements to the roundabout. These concluded that two-laning of the westbound section of SH29A between Poike Road and Oropi Road is the most effective intervention to mitigate issues, however, this would also be the most expensive option. A specifically rejected mitigation was entry metering SH29A south westbound approach in favour of Poike Road and Ohauti traffic, because it would prioritise local traffic over State Highway traffic and create worse system impacts. Whilst SH29A upgrades are listed in the TSP, it has not been a priority by NZTA to continue further studies.

OPTIONS ANALYSIS

16. Based on the above background and previous assessments, staff considered three options.
 - 1) Do nothing (status quo)
 - 2) Undertake high-level in-house studies
 - 3) Undertaken detailed feasibility and engineering studies with external support

17. These options are further detailed below.

Option 1: Do Nothing (status quo)

18. Continue with business-as-usual activities.

Advantages	Disadvantages
<ul style="list-style-type: none"> No additional cost to council Limited potential for external NZTA funding support for implementation of projects, therefore annual plan budgets could be better spent on other projects. TCC still able to focus attention on need for NZTA to progress SH29A improvements and for new and better schooling options to be delivered by the Ministry of Education to improve transport outcomes for this part of the City. 	<ul style="list-style-type: none"> Residents in Welcome Bay and Ohauiti continue to have limited route and mode choice and will continue to experience traffic congestion in peak hours. Residents in Welcome Bay and Ohauiti are likely to continue to express requests for improvements to the roading network. Investigations not progressed; therefore, option feasibility remains unknown.

Budget – Capex: none

Budget – Opex: none

Key risks: Does not address community concerns.

Recommended? No

Option 2: Undertake high-level studies by staff (in-house) and initiate discussions with key partners

19. Whilst the scope of further studies would need to be further detailed, indicatively this option would comprise of:

- 1) Transport investigations across the area to improve route and mode choice as well as further building on the [memo](#) presented to council of 5 May 2025. These would further expand on studies that informed the TSP: the [Welcome Bay/Ohauiti study](#), SH29A investigations, and [15th Avenue – Welcome Bay Rd](#) investigations. A high-level analysis of a potential Pukemapu Rd option would also be undertaken, including engineering feasibility, impact assessment, and cost estimates.
- 2) Land-use interventions, including assessing potential for internalisation of trips to reduce the need to travel across the city. This would include consideration of local commercial centres (through Plan Change 38), schooling etc.
- 3) Initiating discussions with NZTA, the Ministry of Education and other partners to bring forward and/or commit investment.

20. The options would be assessed through a Multi-Criteria Analysis (MCA) based on criteria and reported back to Council. This would follow a business case process to provide an evidence base and preserve future opportunity for NZTA co-funding but would not be undertaken to full business case level at this stage.

Advantages	Disadvantages
<ul style="list-style-type: none"> In-house investigations would provide sufficient justification to then consider investment through the next LTP for detailed investigation, design and potential implementation if appropriate. NZTA will be working through their Tauranga Strategic Planning study FY25-26. Therefore, potential detailed work could then be better aligned once this is established. This new analysis may reconfirm the TSP priorities, including need for NZTA investment on SH29A. Allows time to have more in-depth land-use conversations with other Ministries to increase internalisation of trips. 	<ul style="list-style-type: none"> In-house studies would provide only limited detail and certainty, and a high-level cost estimate. Subject to the outcome of the study, future budgets would still be required for more detailed investigation, design through to implementation.

Budget – Capex: zero

Budget – Opex: staff time only

Key risks: n/a

Recommended? Yes

Option 3: Similar to Option 2, but with more detailed feasibility and engineering studies with external support.

21. Whilst the scope of further studies would need to be further detailed, indicatively this option would comprise of the same activities as Option 2, but in addition it would be complemented by:

- 1) Transport modelling to better compare impact of options considered
- 2) Engineering feasibility studies and concept design where relevant
- 3) More detailed and reliable cost estimates
- 4) Progressing using the NZTA business case process, which may help to unlock potential future co-funding if available in future.

Advantages	Disadvantages
<ul style="list-style-type: none"> Greater level of feasibility and costs compared to Option 2 Better understanding of the network implications. Set up for an input to future funding decisions. 	<ul style="list-style-type: none"> Uncertainty about potential NZTA co-funding likely to remain Potential for poor cost-benefit of investing in further investigations/design of options, when investment in SH29A and intersections likely to be more cost effective. As such, targeted campaigning for government investment may be more beneficial.

	<ul style="list-style-type: none"> • Subject to the outcome of the proposed work, future budgets would still be required for detailed design through to implementation.
--	--

Budget – Capex: zero

Budget – Opex: \$150,000

Key risks: Other budget savings may be required to offset this additional cost

Recommended? No

RECOMMENDATION

22. To proceed with Option 2

NEXT STEPS

23. Issues & Options paper to be discussed at annual plan deliberations.

24. Noting that future year budgets would also be required for design through implementation, and potentially business case development if NZTA subsidy is sought. These are able to be considered by Council in future Annual Plan or LTP processes.

SUBMISSIONS RECEIVED

Submission #: 1 (number #763)

ATTACHMENTS

Nil

Title: Issues and options – Funding for papakainga developments**File Number:****Author:** Stacey Mareroa-Roberts, Manager: Strategic Māori Engagement

Janine Speedy, Team Leader: City Planning

Fiona Nalder, Principal Strategic Advisor

Authoriser: Christine Jones**ISSUE**

1. Four submissions have been received seeking funding or supporting funding to assist Tangata Whenua to progress papakāinga on Māori owned land.
2. Ara Rau Tangata requests Tauranga City Council (Council) to provide start up operational funding of \$150,000 to establish operational services aimed at supporting Māori land utilisation and economic development ("Submission").
3. Council has also received submissions from Mangatawa 13B2B Ahu Whenua Trust and Kaitimako Māori landowners requesting additional support to facilitate Māori land development, including the provision of infrastructure capacity and connections required to enable the delivery of papakāinga ("Additional Submissions").

ANALYSIS OF SUBMISSION POINTS

4. The Submission highlights that *"there is significant untapped potential of Māori land, which could contribute to affordable housing, local GDP, and community spending, and propose leveraging existing buy-in from Māori land trusts and specialist service providers to overcome barriers and enhance collective decision-making and land utilisation"*.
5. Ara Rau Tangata has a committee of experienced practitioners which offer an investment opportunity in a grass roots Mana Whenua initiative, driven by collective rallying from Māori land trusts and Māori landowners.
6. The Submission proposes is to operationalise the support systems and networks, guided by the direct feedback from Māori land trusts and Māori landowners. A lean staffing structure is proposed to provide support services and facilitating connections to specialised services. All services would be undertaken in partnership with Māori land trusts and Māori landowners uplifting and upskilling them.
7. Te Rangapū Mana Whenua o Tauranga Moana (Te Rangapū) supports the Submission.
8. The Additional Submissions request the establishment of funding and support mechanisms for Māori land development and the prioritisation of infrastructure projects that facilitate the development of Māori land. The submission from Kaitimako land trusts specifically addresses the need for provision to be made to allow for connection to water supply and wastewater infrastructure.

DISCUSSION AND ANALYSIS

9. Council supports the coordinated efforts of working with Mana Whenua to increase and deliver housing on multiple owned Māori Land.
10. Council currently delivers targeted funding support to Mana Whenua through a variety of Council initiatives and services, such as the dedicated Papakāinga Advisor role, grants for Development Contributions on Papakāinga housing, a discretionary allocation of budget within Te Rangapū to use on Te Rangapū determined priorities and annual investment in iwi and hapū management plans.

11. Ara Rau Tangata established in 2019 to generate discussions and seek solutions for current and future living aspirations of Tangata Whenua within the western Bay of Plenty. Ara Rau Tangata has been established to host solution-based conferences where participants share knowledge, skills and experience about Māori land and Māori planning.
12. Ara Rau Tangata is an Incorporated Society governed by a constitution and having representative trustees which include (but are not limited to) individuals which identify as Mana Whenua. The membership of Ara Rau Tangata requires a registration process for an individual membership and opportunity to demonstrate local affiliations.

OPTIONS ANALYSIS

13. Staff have identified three potential options.

Option 1: Accept the submission to fund the requested amount of \$150,000 to establish Ara Rau Tangata operational services. (Not recommended)

14. If this option proceeds, it is recommended that this funding be contingent on a set criteria working with Ara Rau Tangata Membership including (but not limited to):
 - a) A clear project plan and milestones.
 - b) Evidence of co-investment discussions with other councils and/or other agencies.

Advantages versus disadvantages of Option 1

Advantages	Disadvantages
<ul style="list-style-type: none"> • Demonstrates leadership and visible commitment to Māori housing development on multiple owned Māori land. • Enables Ara Rau Tangata to immediately operationalise and attain a paid resource to attract additional investment. • Positions Council as a proactive partner and sets a precedent for co-investment. • Accelerates progress in a space identified as a council priority. • Would require either new funding, or internal reprioritisation / reallocation of existing services delivery. • Mana Whenua trustees are guided by the direction of their constitutional obligations and membership of individuals and as such have no direct financial interest in the outcome. • Provides a collective grassroots response to housing on Māori land. • Provides a dedicated operational fund to a locally focused Mana Whenua response to housing. 	<ul style="list-style-type: none"> • Creates an additional source of funding when current uptake is underutilised or unexhausted. • May create unrealistic expectations of continued or sole funding in future years if no shared and coordinated funding model is developed. • Could raise representation concerns among Tangata Whenua / Mana Whenua (Trustees and decision-makers) and equity concerns with other unfunded Māori initiatives seeking funding on multiple owned Māori land. • Limited detail on the organisation's constitutional documentation, how the funds will be used according to the constitution and the tangible benefit for whānau trusts from the allocation of funds. • There is an absence of supporting documentation as it relates to the representative individual membership of Ara Rau Tangata. • No current business development plan or coordinated strategy with remaining Tangata Whenua forums. • There is no known resolution from the Ara Rau membership minuting the intention to request Council Funding for the purpose of administrative

	<p>support that amounts to the contribution identified in this Submission.</p> <ul style="list-style-type: none"> • No clear accountability or control over progress or deliverables.
--	--

Budget – Capex: n/a

Budget – Opex: \$150,000 and staff time required to provide support.

Key risks

15. There is no clear evidence that granting additional operational funds to Ara Rau Tangata will deliver improved housing outcomes of housing for beneficiaries of Trusts on multiple owned Māori land over and above that which is already allocated by Council.
16. There is currently no evidence of co-investment discussions with other councils and agencies that maximise the value or limit the associated risks of granting this operational fund requested in this Submission.

Recommended? No

Option 2: Retain the status quo on funding (Not recommended)

17. Maintain current funding allocation such as the Papakāinga Advisor role, grants for Development Contributions on Papakāinga housing, budget investment in Te Rangapū Mana Whenua o Tauranga Moana which discretionarily supports Mana Whenua priorities. and investment in iwi and hapu management plans.
18. Do not provide for additional funding and relies on existing budget to support development on Māori land but can include a review of the current allocation and work with Mana Whenua to improve operational support.
19. This option would also include a data informed review of current spend to ensure effective and efficient spending practices and processes that supports Tangata Whenua and Mana Whenua barriers to development on multiple owned Māori land.
20. It is recommended that as part of the review, Council work with Mana Whenua to explore the viability of a fixed sum to support Option 3 below as it relates to Ara Rau Tangata and this Submission.

Advantages versus disadvantages of Option 2

Advantages	Disadvantages
<ul style="list-style-type: none"> • Aligns with current budget limitations minimises immediate financial impact. • Demonstrates continued willingness to support Mana Whenua without creating an additional funding precedent. • Encourages continued engagement and prudent stewardship of current council resources. • Provides for a review of the effectiveness of current budget and services provided by Council to Tangata Whenua / Mana Whenua 	<ul style="list-style-type: none"> • Risks stalling momentum towards TCC's housing priority. • May signal to Mana Whenua or Tangata Whenua partners a lack of urgency or commitment to support the delivery of housing on Māori land. • Will mean that Te Ara Rau Tangata need to seek alternative funding sources from other organisations, agencies or philanthropic partners. • Places further pressure on internal resource/staff.

<p>and how they work with other organisations, agencies and philanthropic partners.</p> <ul style="list-style-type: none"> • Encourages building a closer relationship with Mana Whenua, including Ara Rau Tangata, to better understand and address challenges from a multi stakeholder approach. • Supports locally focused, cluster led data led approach to reducing barriers taking into account that different Māori land trusts have varying needs and challenges. 	<ul style="list-style-type: none"> • Could damage trust and undermine Council's partnership credibility.
---	---

Budget – Capex: n/a

Budget – Opex: No change – opex funding will remain with current LTP budgets.

Key risk

21. There is a missed opportunity to fund projects that will support Tangata Whenua to progress with papakāinga housing.

Recommended? No

Option 3: Allocate \$400,000 (or alternative quantum) to establish a Council managed fund focused on assisting Tangata Whenua to progress papakāinga development. (Recommended option)

22. This option sets aside a fixed amount of funding for staff to work with Tangata Whenua to reduce the barriers to development, such as funding infrastructure and technical assistance.
23. Expenditure of this budget would be decided by a set of criteria that ensures that the financial assistance supports Tangata Whenua to progress development on their land.
24. This would include Tangata Whenua making applications to Council to seek funding assistance on a case-by-case basis.
25. This budget would be funded from Elder Housing sale proceeds. These funds have been set aside by Council decision for reinvestment into housing initiatives for the city, and are the source for the existing Papakāinga and registered community housing provider development contribution grants.
26. On 4 March 2024 Council resolved to set aside \$5.4 million of the sale proceeds for a package of projects to enable increased housing density of and development in Te Papa and subject to further conditions as noted in the public excluded section of the meeting (CO4/24/15). None of this funding has been spent to-date, and \$400,000 of the funding was for projects which are not currently anticipated to proceed (\$200,000 per project).
27. This option recommends reallocating \$400,000 towards progressing papakāinga development, with the details of how this funding will be managed to be subject to further Council decisions. If adopted, staff will prepare a Council report for consideration which will propose criteria on how and when the fund will be spent, as well as providing more information about delivery of papakāinga within Tauranga.
28. **Funding Note:** an Issues and Options paper addressing a submission from Accessible Properties Limited (APL) recommends reallocating funding from the \$5.4 million towards enabling the delivery of housing in Te Papa by APL.

Current funding versus proposed funding

Current funding allocation (as approved in 2024 - CO4/24/15)	Proposed funding allocation (as proposed by this paper and the Accessible Properties Issues and Options paper)
<p>2024/25 - \$400k towards specific projects in Te Papa (these funds have not been spent and the anticipated projects are not currently proceeding).</p> <p>2027/28 - \$5 million</p>	<p>2025/26 – Carry forward of \$400k unspent funds from 2024/25. Allocate \$200k towards papakāinga and \$200k towards supporting delivery of housing by APL.</p> <p>2026/27 – bring forward \$200k of the \$5 million in 2027/28 for papakāinga, and potentially bring forward additional funds from the \$5 million for APL. These bring-forwards will be actioned via next year's Annual Plan process.</p> <p>2027/28 – remaining funds from the \$5 million, to be allocated towards enabling delivery of housing in Te Papa.</p>

Advantages versus disadvantages of Option 3

Advantages	Disadvantages
<ul style="list-style-type: none"> • Recognises the collective responsibility of the wider region, maintains positive Tiriti-based engagement, and positions Council as a strong ally without overcommitting funding in isolation. • Enables Council to be responsive to Tangata Whenua / Mana Whenua needs based on based on 'meeting them where they are' and taking into account varying needs and challenges of Māori land owning entities and decision-making processes. • Enables, promotes and includes Te Rangapū / tangata whenua / mana whenua input and response to remove barriers to housing on papakainga. • Provides continued support to funding Mana Whenua entities such as Ara Rau Tangata and maintains public accountability and transparency of the fund. • Encourages building a closer relationship with Mana Whenua including Ara Rau Tangata to better understand and address challenges from a multi stakeholder approach. • Supports locally focused, cluster led data led approach to reducing development barriers, taking into account that different Māori land trusts have varying needs and challenges. 	<ul style="list-style-type: none"> • Developing funding criteria and working with Tangata Whenua will take time and therefore funds may not be spent next financial year. • Precludes use of funding for other activities.

Budget – Capex: n/a

Budget – Opex: \$400,000k (\$200,000 in the 2025/26 year)

Key risk

29. It will take time to establish the criteria and to work with Tangata Whenua to identify and scope projects that will assist papakāinga developments.

Recommended? Yes

RECOMMENDATION

30. Staff undertake a review of current budgets that support Māori land development to ensure effective and efficient spend. Staff to also undertake further work on Option 3 to identify the criteria on when and how the fund will be allocated to provide assistance for Tangata Whenua to overcome current barriers to develop papakāinga.

NEXT STEPS

31. Staff to establish criteria on how and when the fund will be spent and report back to Council.

SUBMISSIONS RECEIVED

Submission #: 823 and 809

Additional Submissions #: 866 and 833

ATTACHMENTS

Nil

11.7 Annual Plan 2025/26 Deliberations - Connecting Mount Maunganui - Issues and Options Report

File Number: A18196219

Author: Anahera Dinsdale, Governance Advisor

Authoriser: Anahera Dinsdale, Governance Advisor

BACKGROUND

1. The report accompanying this agenda item, 'Annual Plan 2025/26 Deliberations - Connecting Mount Maunganui - Issues and Options Report', will be circulated separately prior to the meeting.

11.8 2025/26 Development Contributions Policy deliberations**File Number: A17965702****Author: Ben Corbett, Team Leader: Growth Funding****Authoriser: Christine Jones, General Manager: Strategy, Growth & Governance****PURPOSE OF THE REPORT**

1. To present a summary of the submissions received on the draft Development Contributions Policy 2025/26 alongside proposed responses to submission points.
2. To outline the proposed changes that will be made to the final Development Contributions Policy 2025/26 in light of the proposed submission responses.

RECOMMENDATIONS

That the Council:

- (a) Receives the report "2025/26 Development Contributions Policy deliberations".
- (b) Approves the responses to external submissions received on the draft Development Contributions Policy 2025/26 (Attachment B).
- (c) Notes that some minor refinements have been made to the Development Contributions Policy since it was notified for consultation and that these will be included in the final Policy for Council adoption.
- (d) Notes that the proposed final Development Contributions Policy 2025/26 will be reported to Council in June 2025 for consideration and approval. This will incorporate the impact of decisions made by Council through the Annual Plan 2025/26 deliberations process.
- (e) Notes the following two matters are currently under consideration by Council and may have an impact on Development Contributions charges:
 - (i) The timing and capital expenditure budget for Cameron Road Stage 2 which will impact the Te Papa Infill catchment; and
 - (ii) The future of the Queen Elizabeth Youth Centre and Otumoetai Pool facilities which will impact the community infrastructure component of the citywide Development Contribution.

EXECUTIVE SUMMARY

3. TCC undertook public consultation on its draft Development Contributions Policy 2025/26 (DCP) alongside the Annual Plan 2025/26 (AP) consultation.
4. 20 submissions were received on the DCP or in relation to development contributions more generally.
5. Eight of the submissions were from landowners/developers in the city who either submitted in opposition of the increase in the citywide development contributions or had comments or queries on specific matters relating to growth catchments in which they are developing.
6. Four submissions were from specialist organisations representing builders or developers. Submitters were generally opposing the increase in the citywide development contributions with suggestions of a cap on the amount they could increase annually to provide certainty for

builders in planning and pricing developments. Submitters noted that prices increases are passed onto purchasers of land or homes and that can have negative impacts on development feasibility and ongoing impacts on building companies and the industry at large.

7. Another key theme from builders and developer groups was a suggestion that development contribution review was put on hold given that governments proposal to introduce a new levy system.
8. Staff do not support a pause in the development contribution review or introduction of a development contribution cap at this stage as both decisions would have the impact of passing on additional costs to the ratepayer. TCC will transition to any new levy system once this is introduced by government.
9. Eight submissions were from individual members of the public. Comments on the development contributions policy varied across this group but the most common theme was in support of the growth pays for growth principal and that developers should pay more of a share and Council should be ensuring that ratepayers are not burdened with the costs of providing for growth.
10. Attached to the report are a list of the submitters and a list of key submission topics along with proposed responses to each. Submitters will be supplied with a copy of the final responses approved by Council.
11. Since adopting the draft DCP staff have continued to review and update the development contributions policy for adoption in its final form in June. Most updates are relatively minor in nature, eg proofreading and tidying the document, updates or improvements to maps. The capital expenditure budgets in the final policy will need to be updated to reflect any changes made through the annual plan deliberations process. In addition, some changes will be made to reflect information or requests supplied through the submissions to the DCP. Any changes made will be highlighted in the Council adoption report to be brought back in June.
12. There are two ongoing matters which may impact the final DCP:
 - (a) the timing and capital expenditure budget for Cameron Road Stage 2 which will impact the Te Papa Infill catchment; and
 - (b) The future of the Queen Elizabeth Youth Centre and Otumoetai Pool facilities which will impact the community infrastructure component of the citywide Development Contribution.

These matters may progress such that changes can be incorporated into the final 25/26 Policy, or they may fall into the next policy review. Specifically, it is noted that the report titled 'Aquatic Projects Update and Next Steps' will be considered through the Annual Plan process and may have flow on effects for the DC Policy.

13. Staff are actively engaging with teams involved in decision making on these matters. Staff will report back on these matters formally through the final adoption of the DCP and informally ahead of this as required.

BACKGROUND

14. TCC uses DCs to fund growth-related capital expenditure for certain infrastructure projects. DCs are charged in accordance with TCC's operative DCP and the relevant provisions of the Local Government Act 2002.
15. The Local Government Act 2002 requires TCC to consult on a new DCP at least every three years and TCC last consulted and adopted a new DCP in June 2024.
16. On 24 March 2025 Council resolved to approve a draft DCP for public consultation including the following key changes:
 - (a) Introduction of three local DC catchments for areas recently zoned for urban development – Tauriko Business Estate Stage 4, Tauriko West and Upper Ohauti;

- (b) Updates to certain project budgets and delivery timelines to reflect the draft Annual Plan which have resulted in a 15% increase in the citywide DC and much smaller changes to charges for local catchments.

DISCUSSION

Public submissions

- 17. TCC received 20 submissions and general comments from the public on the draft DCP. The bulk of the submissions (12) were from large landowners/developers or representatives of developers.
- 18. Key topics raised by landowners/developers included:
 - (a) Opposition to the 15% increase in the citywide development contribution levy
 - (b) Suggestions that TCC pause implementation of the new policy in light of the proposed new government reform to the development contributions system
 - (c) Comments or queries on specific matters relating to growth catchments in which they are developing.
- 19. Eight submissions were from individuals of the general public. The main recurring theme of these submissions was that developers should be paying more, and that Council should be ensuring that ratepayers are not burdened with the costs of growth.
- 20. Staff have included attachments detailing the submission points raised and have drafted suggested responses to each. The final responses approved by Council will be sent to submitters.
- 21. Staff will continue to engage with the landowners and developers who have submitted with specific details on individual growth catchments to provide as much of the detailed information they have requested as possible. Staff are working with these developers to incorporate some non-financial changes into the final 2025/26 Development Contributions Policy where appropriate. Changes are all relatively minor in nature and do not impact the intent of the policy but are things like additional project details and updates to structure plan maps.

Introduction of new catchments

- 22. We note that there were very few submissions received regarding the new proposed development contributions catchments. No submissions were received in regard to Upper Ohauti catchment, two submissions were received in relation to Tauriko Business Estate Stage 4 and three submissions in relation to Tauriko West.
- 23. None of submissions directly opposed the introduction of the new catchments, though there were some concerns regarding specific project and funding requirements within the DC schedules. These points are addressed in the proposed submission responses attached.

Increase in the citywide DC

- 24. Eight submissions received opposed the increase in the citywide development contribution of 15%. None of the submissions commented on the specific drivers identified for these increases or suggested the increases had been incorrectly calculated. Generally, the feedback was focused on the ongoing nature of the increases to citywide contributions and the difficulties that this creates with planning and pricing developments. Submissions noted that the citywide development contribution, coupled with broader increases in development costs will create higher end costs for buyers and ultimately could slow down development.
- 25. Staff recommend continuing with the implementation of the proposed citywide development contributions as the alternative would be to fund these via rates or potentially to defer or cancel growth-related infrastructure projects. The cost increases are driven directly by the

additional project costs. These costs need to be funded and in accordance with TCC's growth pays for growth philosophy which results in a higher DC charge.

26. While it would be beneficial for those paying to have a cap on current and future increases this may result in under-collection of development contributions and growth-related costs being funded by ratepayers. Staff will continue to engage early with the development and building sector on any future cost increases that may be required.

Executive Report Recommendations and Outstanding Issues

27. Staff have continued to work on the development contributions policy since the draft was approved with the following changes proposed:
- (a) Updating and improved wording for the community facilities. This will include the tidying of wording regarding the funding for community halls as noted by a submitter in relation to the funding of community Halls in Tauriko West
 - (b) An update to the cost allocation methodology for the 'Western Corridor Stage 2' water project to align with previously agreed demand and fire flow requirements between TCC and the three main landowners. This change will decrease the Tauriko West funding percentage from 29.3% to 19.9% and increase the Tauriko Stage 4 funding percentage from 16.1% to 19.7%.
 - (c) Several changes are proposed for the new Tauriko (Stage 4) catchment including updates to cost allocations for the Stage 2 water project and updates to capex for Wastewater Strategy 1A project. The changes are likely to cause a minor increase in the DC charge for the Tauriko Business Estate (Stage 4) catchment.
28. There are two ongoing matters which may impact the final DC Policy:
- (a) the timing and capital expenditure budget for Cameron Road Stage 2 which will impact the Te Papa Infill catchment. A report determining how the project is to proceed is to be presented to a Council Committee in June. Once details are finalised, the implications for DC funding for the Te Papa infill catchment can be assessed and flow through the 25/26 DC Policy or through the next Policy review.
 - (b) The future of the Queen Elizabeth Youth Centre and Otumoetai Pool facilities which will impact the community infrastructure component of the citywide Development Contribution. The draft DC Policy is currently based on the QEYC and Otumoetai pool closing and the LTP project budget for the Memorial aquatic facility. The report titled 'Aquatic Projects Update and Next Steps' will be considered through the Annual Plan process and may have flow on effects for the DC Policy.

STRATEGIC ALIGNMENT

29. This contributes to the promotion or achievement of the following strategic community outcome(s):

	Contributes
We are an inclusive city	<input type="checkbox"/>
We value, protect and enhance the environment	<input type="checkbox"/>
We are a well-planned city	✓
We can move around our city easily	✓
We are a city that supports business and education	✓

30. DC funding is essential to ensuring infrastructure is delivered to align with land use and new development in an integrated way. DCs support transport investment which helps ensure people and goods can move around the City and infrastructure funded by DCs supports the development of existing and new business areas, schools and other educational institutions.

FINANCIAL CONSIDERATIONS

31. The recommendations of this report support Council's Growth Pays for Growth philosophy and maximising the use of development contributions to minimise the ratepayer contribution to growth-related capital expenditure.
32. Budgets required for reimbursement of development requests were already allocated in the requested financial years. Other financial changes affecting the DC charge calculations will be considered and approved through separate deliberations reports. Changes to budgets and consequential changes to development contribution charges will be reported through the report to adopt the final 2025/26 Development Contributions Policy.

LEGAL IMPLICATIONS / RISKS

33. No substantive legal implications or risks have been identified.

SIGNIFICANCE

34. The Local Government Act 2002 requires an assessment of the significance of matters, issues, proposals and decisions in this report against Council's Significance and Engagement Policy. Council acknowledges that in some instances a matter, issue, proposal or decision may have a high degree of importance to individuals, groups, or agencies affected by the report.
35. In making this assessment, consideration has been given to the likely impact, and likely consequences for:
 - (a) the current and future social, economic, environmental, or cultural well-being of the district or region
 - (b) any persons who are likely to be particularly affected by, or interested in, the matter.
 - (c) the capacity of the local authority to perform its role, and the financial and other costs of doing so.
36. In accordance with the considerations above, criteria and thresholds in the policy, it is considered that the matter is of medium significance.


ENGAGEMENT



37. TCC has undertaken public consultation on the draft DCP in April 2025. In addition, direct engagement has occurred with specific parties such as the building and development sector.
38. Public consultation has not occurred on further refinements suggested by staff since the draft Policy was notified. This is considered appropriate as these are either minor changes or will have the effect of decreasing the overall citywide DC charges.

NEXT STEPS

39. Staff will update the DCP to reflect Council's resolutions through the Annual Plan deliberations process.
40. Staff will assess whether further changes to the DC Policy should be considered for Cameron Road Stage 2, the aquatic network and indoor courts and report through Council.
41. Staff will report back to Council in June for the adoption of the final Development Contributions Policy.

ATTACHMENTS

1. **Attachment 1: List of submitters to the 2025/26 Development Contributions Policy - A18153204** [!\[\]\(eb2da236c8e866008a78d7aa69bcc6c9_img.jpg\)](#) 

2. **Attachment 2: Summary of submissions and proposed responses to the 2025/26 Development Contributions Policy - A18153431**  

Submitters to the 2025/26 Draft Development Contributions Policy

Submission number	Submitter
182	Glen Morris
215	Kirsty Turner
276	Dayne Percy
361	Dave Ash
513	Nigel Tutt for Priority One
532	Katherine Wilson for Property Council New Zealand
627	Tim Maltby
654	Lachlan Wolfe for Master Builders
707	Natasha van der Wal
755	K Lauren
781	Sean Haynes for Waikite Road Limited Partnership
805	Aaron Collier for Tauriko Property Group LP
811	Vicky Williamson for Urban Task Force
850	John Robson
853	Jeff Fletcher for Ford Land Holdings
854	Jeff Fletcher for Tumu Kaituna 14 Trust
855	Grant Downing for Belk 500
856	Grant Downing for Tauriko West Ltd
858	Grant Downing for TBE3
860	Nathan York for Bluehaven

Attachment: Summary of submissions made in relation to the 2025/26 Development Contributions Policy and proposed responses

Point	Topic	Key submission points	Submissions	Proposed response
1	Growth should pay for growth	Several submitters have made comments or points reiterating the growth pays for growth principle and that new housing should cover the full cost of infrastructure required for those houses.	182, 361, 627, 513, 512, 755	One of TCC's core funding principles is that where possible all growth-related capital infrastructure costs are funded by those causing the need and or benefiting from the infrastructure. This is referred to as the "growth pays for growth principle". To best achieve this, staff review all capital infrastructure projects to determine the most fair and appropriate funding allocation for each. This includes determining the appropriate proportion of the cost that can be funded via development contributions. However, there are several legislative limitations that do make recovering the full capital cost difficult in some situations. Staff are constantly reviewing project costs and funding allocations to achieve the most fair and equal costs share within the legal parameters that it must operate.
2	Ring fence DCs for growth related costs only	Growth pays for growth principle means that costs should only cover costs of growth-related infrastructure. Fees should be ring fenced to be spent in areas collected and not on maintenance or upgrades of existing buildings.	532, 654	Only projects that are growth related are funded using development contributions. Projects which have multiple beneficiaries, for example upgrades of existing roads which benefit both existing users and the growth developments, are analysed with the approach of only funding a fair and appropriate portion of the costs via the growth community. Funding shares are set out in the development contribution schedules included in the DC policy. Additionally, TCC has a financial system which ensures that funds collected as development contributions are only spent on projects in the catchments and activities for which they are collected. This system is regularly checked and audited to ensure compliance.
3	Implement alternative funding and financing tools to reduce DCs	The submitter suggests TCC should rely more heavily on funding sources like IFF, targeted rates and Crown funding in place of DCs as this will reduce pressure on new developments	532, 654, 781	TCC has investigated and implemented IFF levies and targeted rates to fund growth where it considers appropriate. It has also utilised direct developer funding of assets. This mix of tools provides the best outcome for the city and best aligns with TCC's long accepted 'growth pays for growth' approach to funding growth-related infrastructure. TCC has, and will continue to, work closely with the Crown to access funding opportunities.
4	Suggests beneficiary/user pays approach to funding	The growth pays for growth principle that underpins TCC's approach to growth funding is not working and a beneficiary pays approach should be used instead. The submitters perspective is that this would provide greater intergenerational equity. The submitter also argues that the use of DCs	811	The growth pays for growth principle is long-standing in Tauranga. It is well understood and widely accepted. It is also legislatively provided for in the Local Government Act 2002. The DC system is not perfect and can result in inefficiencies due to the way the legislation has been drafted. Implementing a 'user pays' style approach would be a substantial shift in approach. It would be very difficult to implement due to the wide range of beneficiary groups for infrastructure. It could also impose substantial rate rises on the community and extend the period over which TCC recoups growth related debt.

		increases the cost of land development and reduces housing affordability.		
5	DCs for infill housing	Requests a review of DCs where an additional dwelling is added to a property where infrastructure is already present verses a developer where no infrastructure is present.	276	Development contributions payable in new growth areas are generally higher than those in infill housing areas, reflecting the higher level of infrastructure investment required. However, even within infill areas, the infrastructure capacity is only available due to Council funded infrastructure works which in some cases are still being funded via development contributions. Each additional house built plays its part in adding to the cumulative demand for infrastructure of a growing city and thus should pay a share of the costs to provide for that growth.
6	City centre development incentives	TCC should provide incentives for development in the city centre by way of DC subsidies. The submitted suggests a subsidy to cover all DCs for a period of 2 years.	811	TCC considered introducing a city centre incentive strategy in the Long-Term Plan 2024-34 and ultimately decided not to proceed as there was not sufficient evidence to suggest that a rates-funded DC subsidy would result in development that would not otherwise occur. TCC's view is that land supply, debt costs, the availability of finance and market demand are the primary determinants of commercial feasibility. TCC may consider opportunities to support individual developments on a case-by-case basis.
7	Increases in Citywide DC	Several submissions note that the citywide development contribution is increasing by 15% and oppose this change. These same submissions generally note that the increases in citywide DCs should be capped or limited annually to provide greater certainty to developers. Note that there is one submission that supports the increase in citywide development contributions.	Oppose increases: 860, 532, 654, 850, 811, 781. Supports increases: 850	Response via main report discussion
8	Pause the draft DCP until new levy system is established	Submissions suggest that TCC should pause the DC charges until a new levy system introduced to provide certainty for developers.	532, 654, 781	The government is in the early stages of growth funding reform. That reform is based on the principle of Growth pays for Growth – which is consistent with TCC’s approach. The outcome of any reform is unlikely to be implemented by TCC until the 2027/28 financial year. If TCC were to delay changes to the DC Policy until that time, it would result in a significant decrease in revenue for Council and likely result in delays to the delivery of key infrastructure required to continuing to unlock and enable new housing across the city.
9	New DC catchments	Requests the immediate establishment of new catchments in the DC policy for Upper Ohauti, Tauriko West, Tauriko Stage 4	654	These new catchments are being introduced into the 2025/26 Development Contributions Policy.
10	Transparency	That council should improve reporting processes to allow developers and public access to information to see how development contributions are spent	654	TCCs Development Contributions Policy includes attached schedules which set out detailed list of all projects which are funded via development contributions. Funds collected are only spent on the projects identified in these schedules. Schedules are reviewed annually and details or actual spend figures updated as necessary.

11	Te Tumu funded capital infrastructure	Owners and likely future developers of land in Te Tumu have made submissions seeking further information regarding the costs, design, scope and funding for capital infrastructure projects proposed to be partially funded via future Development in Te Tumu. Submissions note that project costs have increased substantially over the past several years and requests detailed engineering designs.	853, 854	We are happy to continue meeting with landowners and developers to discuss the details of the project costs and funding for the projects identified as being funded via future Te Tumu development. The Papamoa East (Te Tumu) funding allocation has not changed for several years - other than to reflect assumed or actual funding from NZTA. The cost of the projects has changed over time to reflect updated or more detailed planning and changes in scope to the work. For projects not expected to be delivered for several years the costs of the projects will continue to be refined over time. We will work to supply interested parties with as much as detail as we can throughout the planning, design and delivery processes.
12	Tauriko Business Estate	The landowners and developers of Tauriko Business Estate have made a submission which requests updates to structure plans and requests details on project costs and have also submitted a request for reimbursement for agreed project costs for the upcoming financial year.	858	Staff have met to discuss the requests identified in the submission and updated the Policy as appropriate. We note that the budgets requested for reimbursement are already currently allocated within the upcoming financial year and payment will be made following relevant processes, including budget for the ring road reimbursement.
13	Tauriko Business Estate (Stage 4)	Developers/landowners of most of the land area of Tauriko stage 4 have requested a change to the yield calculation methodology and to add an item to ensure future developers of Stage 4 land will pay a contribution towards the stormwater pond servicing the development area.	855	Staff have reviewed the yield calculations and..... [The outcomes of this review will be tabled at the deliberations meeting, and the response can be updated accordingly] . We will work with you through future updates to the DC Policy to provide for an appropriate means to ensure other landowners will contribute appropriately towards Stormwater Pond C noting that because of Staging restrictions and infrastructure requirements it will be some years until other landowners will be able to develop their landholdings.
14	Tauriko West – Funding for the Spine Road	Uncertainty on cost sharing arrangements for the Spine Rd due to Kainga Ora; Council should include the Spine Rd in the DC Policy	805, 856	The Spine Road will not be included in the 2025/26 DC policy based on the understanding that separate funding arrangements will be reached between developers/landowners. This is Council's preferred approach to resolving this matter and consistent with TCC's long-standing view that internal infrastructure within Tauriko West will be funded and delivered by the developers. If agreement is not reached, Council will consider other options, including amending the DCP through a standalone process or through the next annual review, noting that there may need to be amendments to the LTP to ensure alignment as required by the LGA.
15	Tauriko West – water projects	It is unclear what the water projects in Tauriko West schedules are and how they benefit the first stage of development. Projects were not discussed with landowners and should be removed from development contributions policy. The funding methodology should be based on the methodology agreed between parties.	805	There are two water supply projects associated with Tauriko West. The first is a small pipe size upgrade to resolve a capacity issue in the vicinity of the Kennedy Road reservoir, and the second is a future secondary feed through the Western Corridor to provide security of supply in the event of a network outage through the primary water feed. The need for these projects has been discussed with developers and landowners in Tauriko West for some time and were included in the draft Policy for consultation. The projects directly relate to the development of Tauriko West and will be retained in the DC Policy noting that the funding allocations have be updated to reflect the previously agreed methodology. Staff can arrange further meetings to discuss the details of the project as required.

16	Tauriko West - wastewater	Requests that TCC use funding allocations between industrial and residential which have previously been agreed between parties	805	TCC has updated the final DC policy to reflect agreed funding methodology. Staff can arrange further meetings to discuss the proposed scope of works as required.
17	Tauriko West – divisor	136 hectares is the yield divisor in the draft DCP. We are aware of multiple hectares of land that will be required for schools and other community facilities. - Council need to clearly define how the divisor is made up; maximum yield should be based on 2400 dwellings; and remove all reference to development contributions for stage 2 (or development beyond 2400)	805	Staff have reviewed the land area and divisors and updated the final 2025/26 DC Policy to reflect assumptions used in the calculation. [The outcomes of this review will be tabled at the deliberations meeting, and the response can be updated accordingly] Council's view is that the total dwelling yield in Tauriko West will still exceed 2,400 dwellings, and hence the references to this in the Policy remain valid. Developable area and yield assumptions will continue to be refined over time as better information becomes available.
18	Tauriko West – non-commercial land uses	It is unclear how TCC intends to recover DC's from non-commercial uses (i.e. active reserves, comm facilities, schools) and then reimburse developers who provide the infrastructure servicing to provide certainty and confirmation of reimbursement to developers	805	The DCs proposed for Tauriko West are for TCC funded infrastructure, not to reimburse developers for their infrastructure investment. TCC is unable to collect DCs for development undertaken by the Crown eg new schools, and this will create some under-collection for Tauriko West. Landowners and developers within Tauriko West will be selling land to public entities for activities like schools. When this occurs, they will be able to factor infrastructure / servicing costs into these commercial negotiations and the final sales price.
19	Local community infrastructure charges for Tauriko West	Submission notes that Tauriko West is the only catchment which has a proposed local development contribution charge for community infrastructure and requests that the project is removed from the local catchment and charged as a citywide development contribution.	805	The community infrastructure project proposed to be funded via the local DC is the Tauriko Community Centre. TCCs review of community infrastructure funding concluded that community centres have a local benefit and that it is not appropriate to fund them using a citywide development contribution as unlike other community facilities being funded, e.g. libraries and swimming pools, they do they function as a citywide network. There are currently no other new community centres being constructed which provide a growth benefit - hence there are no other projects being funded using a local contribution elsewhere in the City. The Tauriko Hall has been identified as serving Tauriko West, Pyes Pa, and Pyes Pa West catchments and funding shares reflect these different catchments (noting the Pyes Pa and Pyes Pa West funding shares are rates funded as development is substantively complete in those areas). Going forward TCC plans that all local community centres will be funded via local development contributions and no local community centres will be funded within the citywide DC.

11.9 2025/26 User Fees and Charges Deliberations

File Number: A18025674

Author: Sarah Holmes, Corporate Planner
Shawn Geard, City Centre Infrastructure Lead
Josh Logan, Team Leader: Corporate Planning

Authoriser: Paul Davidson, Chief Financial Officer

PURPOSE OF THE REPORT

1. To consider submissions made to the Draft Schedule of User Fees and Charges 2025/26 and adopt the Schedule of User Fees and Charges 2025/26.

RECOMMENDATIONS

That the Council:

- (a) Receives the report "2025/26 User Fees and Charges Deliberations".
- (b) Provides transparent reporting on the street dining revenue and what it is being spent on.
- (c) Adopts a half year street dining permit where a business is only entitled to utilising the space October to March, at 65% of the total annual fee.
- (d) To address concerns raised around the economic viability of street dining charges:
 - (i) Splits the fee into two rates, one for urban centres (Inner City Centre and Mount Mainstreet, Zones A & C), and urban centre fringes (South City Centre and Mount Central, Zones B & D),
 - or
 - (ii) Provides a 20% discount to zones where significant investment has not been experienced in the last 25 years,
 - or
 - (iii) Amends the discount to 80% for the 2025/26 Annual Plan period based on feedback of hospitality businesses struggling in the current economic climate,
 - or
 - (iv) Defers the charging of street dining fees altogether.
- (e) Adopts the Schedule of User Fees and Charges 2025/26 contained in **Attachment 1**, with amendments from resolutions (b) to (d).
- (f) Authorises the Chief Financial Officer to make any necessary minor drafting or presentation amendments to the Schedule of User Fees and Charges 2025/26 before going to print.

EXECUTIVE SUMMARY

2. Council adopted the Draft Schedule of User Fees and Charges and Statement of Proposal in March 2025 with the consultation period opening on 28 March 2025. Public consultation on the Draft Schedule of User Fees and Charges 2025/26 was undertaken between 28 March and 28 April 2025, alongside the Annual Plan.

3. The summary of the consultation process, engagement levels, and statistical survey responses are contained within a separate report on the agenda. Feedback regarding the comprehensive review of user fees and charges are also included in a separate report.
4. This report is presented to Council to deliberate on the issues raised and feedback received throughout the consultation period and hearings on Draft Schedule of User Fees and Charges 2025/26, planned to come into effect on 1 July 2025.
5. Recommendations are made to confirm the proposals for inclusion in the final Schedule of User Fees and Charges 2025/26 and adopt the Schedule of User Fees and Charges.
6. Some minor errors and administrative changes not affected by the consultation have been noted since the public consultation period, and these have been corrected and highlighted below.

BACKGROUND

7. Council adopted the Draft Schedule of User Fees and Charges and Statement of Proposal in March 2025 with the consultation period opening on 28 March 2025.
8. Public consultation on the Draft Schedule of User Fees and Charges 2025/26 was undertaken between 28 March and 28 April 2025, alongside the Annual Plan.

STATUTORY CONTEXT

9. The recommendation meets the requirements of the Local Government Act 2002 (LGA).
10. Council is authorised to set fees and charges under specific legislation, including:
 - Local Government Act 2002
 - Resource Management Act 1991
 - Dog Control Act 1996
 - Building Act 2004
 - Reserves Act 1977
 - Waste Minimisation Act 2008
 - Local Government Official Information and Meetings Act 1987
 - Food Act 2014
 - Food Hygiene Regulations 2015
 - Impounding Act 1955
 - Health Act 1956
 - Sale of Alcohol Act 2012

STRATEGIC ALIGNMENT

11. This contributes to the promotion or achievement of the following strategic community outcome(s):

	Contributes
We are an inclusive city	✓
We value, protect and enhance the environment	✓
We are a well-planned city	✓
We can move around our city easily	✓
We are a city that supports business and education	✓

12. The recommendations in this report relate to all user fees and charges which contribute to promotion or achievement of all council's community outcomes.

SUBMISSIONS AND RECOMMENDED CHANGES TO USER FEES AND CHARGES**License to Occupy – Street Dining**

13. 15 submissions were made on the Annual Plan regarding charging a fee for street dining, with 13 responses opposed to the fee as currently proposed and 2 in support of charges.
 - (a) Half of submissions opposing the charges indicated support in principle for a fee in the future; however current economic conditions mean that the fee as proposed would significantly impact businesses currently. Most submissions did not support the proposed fee structure.
14. Submissions predominantly focussed on four key points:
 - (a) Current economic strain – Hospitality is currently facing increased costs across the board, with some concern from submissions that economic activity is likely to continue a reduction in hospitality demand. A majority of submitters noted that a fee at the current rate would discourage street dining given the current economic climate, with requested further reductions for the upcoming year. It was also noted is that this is one of several increased costs being implemented by Council affecting hospitality businesses.
 - (b) Fairness – Half of submissions do not believe a flat rate across the city is fair, due to uneven amounts of Council investment that has been received to enhance areas affecting their trading. One submission notes that the proposed flat fee rollout would have a significant adverse effect on businesses in the fringe zones (B & D), as previous fee estimates here had been low A discount for areas that have not seen significant Council investment to support enhanced street dining has been suggested to help address the inequities of a city-wide fee structure.
 - (c) Seasonal Considerations – Half of submissions note that often street dining is not used all year round as some areas are uncovered, requesting consideration of factors such as these in pricing.
 - (d) Financial Transparency – Several submissions advocated that council should provide transparency on issues such as: understanding how fees are comprised, where the fee is going, and transparency in administration costs. Some submissions suggested a ring-fenced fund where fees collected in an area can contribute to enhancing areas supporting local street dining.
15. The following potential options are provided to respond to submissions (of which any or all could be adopted):
 - (a) Reporting on street dining revenue and expenses, enabling income to be allocated to outcomes submitted on by businesses paying with a zone.
 - (i) This would enable small changes to streets/ activities that support interests requested by businesses, enabling those paying the fee to understand and input into how it is spent.
 - (ii) There would be some additional administrative costs associated with implementing this option.
 - (b) Enable a half year street dining permit where a business is only entitled to utilising the space October to March. Recommend being set at 65% of the total annual fee.
 - (i) Often outdoor dining spaces are weather dependant and at times not well utilised during the winter period,
 - (ii) This option would incur some additional administration. However, giving a defined period set by TCC this would be minimised, setting the dates across all businesses would ensure less ambiguity and create a rule that is more easily enforceable than allowing individual businesses to define a license period,

- (c) Split the fee into two, one for urban centres (Inner City Centre and Mount Mainstreet, Zones A & C), and urban centre fringes (South City Centre and Mount Central, Zones B & D),
 - (i) This could be used either to provide fringe areas a higher discount owing to the significant increase between the proposed fee and previous expectations, or to set a lower overall fee.
- (d) Provide a discount (Recommend 20%) to zones where 'significant Tauranga City Council investment has not been experienced in the last 25 years', for this period that would be defined as all zones except Inner City Centre (Zone A),
 - (i) This would address concerns raised by Mount Mainstreet businesses, in particular the argument made by Mount Mainstreet that vibrancy is due to private investment rather than stimulated by Council,
 - (ii) of the definition of 'significant TCC investment' is open to interpretation. It may be well understood currently, but this is less likely to be the case over time and would require further work if intended to be ongoing, 25 years is recommended as that is often the period where some assets start to show initial signs of age.
 - (iii) A respondent in the city centre has made the argument that disruption caused by current developments had meant that council investment is actually a detriment to their business.
- (e) Defer the charging of fees or amending the discount to 80% for the 2025/26 Annual Plan Period based on feedback of hospitality businesses struggling in the current economic climate,
 - (i) As previous deferrals have occurred through a 100% discount, a continuation of this approach could result in businesses viewing this as a permanent arrangement and not planning for a following year where fees would be implemented.
 - (ii) An 80% discount could indicate that fees are being introduced, however at a slower than previously indicated due to hospitality economic concerns.
 - (iii) Up taking an 80% discount would likely result in LTO fees for the current four zones breaking even with administration effort for the financial year.
- 16. It is recommended that Options (a) and (b) are included within the upcoming Annual Plan as they address a significant number of key concerns raised through the consultation process. To address concerns raised around economic viability it is recommended that Council consider adopting one of options (c), (d), or (e).
- 17. Current revenue included in 2025/26 Annual Plan budgets for LTO is based on all users taking up the street dining opportunity at the rate of \$50 per square metre annually, discounted 50% from the full \$100 rate.

Cemeteries

- 18. Two submissions (#653 and #515) were received on the cemetery fees, one submission was a combined submission from a group of funeral directors.
- 19. Key issues raised by submission #653 (combined funeral directors) were:
 - (a) The removal of the 10% funeral director discount places full credit risk on funeral homes, as they often wait weeks or months for payment from estates. Request to retain the discount or explore alternatives like a tiered discount system based on payment promptness or service agreements.
 - (b) Introduction of the \$200 same day cremation processing fee is seen as unjustified since same-day cremations do not typically require additional staffing. Request to remove the fee entirely as it unfairly penalises families.

- (c) The non-resident burial fee is inequitable for residents of the Western Bay of Plenty District who live close to Tauranga City. Request to apply the fee only to individuals residing outside the Western Bay of Plenty District.
 - (d) The backfilling fee penalises families for participating in culturally or personally significant acts. Request to review and adjust the process to accommodate family-led backfills without additional charges.
 - (e) The public holiday fee appears excessive, and the cemetery is currently closed on public holidays. Clarify if burials or cremations will be allowed on public holidays if the fee is paid.
20. The withdrawal of the 10% discount is recognising that this essentially costs the cemetery in lost revenue. As an example for the month of March 2025, this amounted to just under \$15,000. It is acknowledged that this may place some additional risk on funeral directors in managing cashflow, but issues can be addressed on a case by case basis. No changes to the proposed 2025/26 fees are recommended.
21. The non-resident burial fee recognises that the provision of the Pyes Pa Cemetery is primarily to meet Tauranga City Council's statutory requirement to provide burial services to its district. Council retains discretion to waive fees on a case by case basis and this could apply to situations where a burial is for a person who resided close to the cemetery. However, we note that demand for non-resident burials is coming from areas like Ōmokoroa some distance from the cemetery. No changes to the proposed 2025/26 fees are recommended.
22. The proposed new fee for backfilling and public holidays reflects the extra work incurred by staff to ensure the safety of the cemetery environs. No changes to the proposed 2025/26 fees are recommended.
23. In general, burials and cremations are not currently accommodated on public holidays except in exceptional circumstances. Due to the logistics of our regular cremations and burials, a 'same day' service causes disruption and additional cost, which is why that cost is reflected in the charges. No changes to the proposed 2025/26 fees are recommended.
24. Submission #515 opposed the proposed increase in the cemetery administration fee to \$500 for cases without a funeral director, arguing that the additional administrative time does not justify the fee, especially when services are provided by a trained doula.
25. The administration fee was put in place several years ago to address the increased costs associated with persons desiring funeral and cremation services without engaging with a funeral director. While council supports this approach, administration staff are spending significant time with families to address questions that would normally be managed by a funeral director. The administration fee covers this time, as well as the cost to ensure paperwork submitted for cremations is correct and to ensure that there is nothing placed in the caskets which should be put through the cremator. These tasks would usually be undertaken by the funeral director. No changes to the proposed 2025/26 fees are recommended.
26. On 3 March 2025, Council resolved to conduct a comprehensive review of user fees and charges during the 2025/26 year. The feedback received on cemeteries fees will be considered during this process. Funeral homes and end of life doulas are key stakeholders and will be invited to participate in the review.

Libraries and Community Hubs

27. Two submissions (#511 and #419) were received on library fees. Submitter #419 noted the fees seem fair, which is noted but not deemed to require a direct response.
28. Submitter #511 suggested that the charges for printing As-Built Plan, Code of Compliance Certificate, and Resource Consent Decisions should be the same as the photocopying charges as these documents are easy to find and should only incur printing costs.

29. The proposed charges for the provision of As-Built Plans, Code Compliance Certificates, and Resource Consents are designed to reflect the average costs associated with the storage, retrieval, and delivery of these documents. These fees serve as a cost-recovery mechanism to ensure the sustainability of this service. While some documents may be readily accessible, others require more extensive effort to locate. In many cases, multiple records must be reviewed to verify the accuracy and completeness of the information provided. This process can be time-consuming and resource-intensive for staff, and the proposed charges account for this variability. No changes to the proposed 2025/26 fees are recommended as a result of this submission.

Minor error corrections and administrative changes

30. Dog registration fees have been updated to align with resolutions from the council meeting on 28 April 2025.
31. The Ministry for Primary Industries mandated food levy fee was stated as being \$63.25 in the consultation document, however the new levy rate for 2025/26 is \$66.13 and this has been corrected in the schedule.
32. Forresters Lawn has been removed from the outdoor venue hire rates at the Historic Village as this space is now leased to a new tenant occupying the adjacent building.
33. Devonport Road carpark was mistakenly not included in the off street paid parking area and has now been included alongside TV3 and Wharf Street.
34. Minor rounding and wording changes have been made.

FINANCIAL CONSIDERATIONS

35. Any changes to the user fees and charges as a result of this report have not been reflected in 2025/26 Annual Plan revenue budgets.
36. If council decides to amend the proposed fees and charges, there will need to be some changes made to revenue budgets.

LEGAL IMPLICATIONS / RISKS

37. The recommendation meets the requirements of the Local Government Act 2002 (LGA).

CONSULTATION / ENGAGEMENT

38. Consultation was undertaken with the Annual Plan 2025/26 and Local Water Done Well.
39. The consultation period was open 28 March - 28 April 2025.
40. The summary of the consultation process, engagement levels, and statistical survey responses are contained within a separate report on the agenda.

SIGNIFICANCE

41. The Local Government Act 2002 requires an assessment of the significance of matters, issues, proposals and decisions in this report against Council's Significance and Engagement Policy. Council acknowledges that in some instances a matter, issue, proposal or decision may have a high degree of importance to individuals, groups, or agencies affected by the report.
42. In making this assessment, consideration has been given to the likely impact, and likely consequences for:
- (a) the current and future social, economic, environmental, or cultural well-being of the district or region
 - (b) any persons who are likely to be particularly affected by, or interested in, the matter.
 - (c) the capacity of the local authority to perform its role, and the financial and other costs of doing so.

43. In accordance with the considerations above, criteria and thresholds in the policy, it is considered that the matter is of low significance.

ENGAGEMENT

44. Taking into consideration the above assessment, that the matter is of low significance, officers are of the opinion that no further engagement is required prior to Council making a decision.

NEXT STEPS

45. Following Council's decisions, the Schedule User Fees and Charges 2025/26 documents will be prepared, including any changes as a result of this meeting and will be made available on Council's website and in hard copy format where requested.
46. The User Fees and Charges will take effect on 1 July 2025.
47. All submitters will be sent a letter or an email with a response to their submission within one month of adoption of the Schedule of User Fees and Charges.

ATTACHMENTS

1. **2025/26 User Fees and Charges Schedule - A18174753 (Separate Attachments 1)** 

11.10 Rating Policy 2025/2026 Annual Plan

File Number: A18151901

Author: Jim Taylor, Manager: Rating Policy and Revenue
Kathryn Sharplin, Manager: Finance

Authoriser: Paul Davidson, Chief Financial Officer

PURPOSE OF THE REPORT

1. The purpose of this report is to confirm changes to Council's rating policy to be included in the 2025/2026 Annual Plan.

RECOMMENDATIONS

That the Council:

- (a) Receives the report "Rating Policy 2025/2026 Annual Plan".
- (b) Confirms the changes to the definition of Industrial rating category to exclude any rating unit with a land area less than 250m², (*or exclusive use area less than 250m² for cross lease or unit titles*), which will be classified in the commercial rating category.
- (c) Continues with the Long-term Plan decision to move to a fixed proportion of the general rates for each rating category and change the proportions for the residential rating category to 65%, the Commercial rating category to 15% and the industrial rating category to 20% by the 2027/28 rating year.

EXECUTIVE SUMMARY

2. The draft Annual Plan 2025/26 consultation document was available for community consultation between 28 March and 28 April 2025.
3. While not a specific question, the community was asked separately to provide feedback and comments on the rating policy changes.
4. Specifically, the proposal to continue with the Long Term Plan proposal to move the general rates split by rating category to 65% residential, 15% commercial and 20% Industrial by the 2027/2028 rating year, and to redefine the definition of Industrial rating category to exclude any rating unit with a land area less than 250m², (*or exclusive use area less than 250m² for cross lease or unit titles*), which will be classified in the commercial rating category.
5. Council proposed a residential category at 66%, Commercial at 14.8% and Industrial at 19.2% for the 2025/2026 Annual Plan.
6. While organisations representing commercial and industrial sectors continue to oppose the new Industrial rating category, overall, submissions were supportive of the proposed rating policy changes to small industrial rating units, and individual submitters supported the commercial and industrial sector paying a higher share of general rates to reduce the residential rates.
7. This paper seeks to confirm the proposed rating policy changes or make amendments following deliberations.

BACKGROUND

8. Council has the power to set a rate and rating policy after following due process in the Local Government Act, particularly the chronological order in section 101 Financial management of the Local Government Act (2002), when setting rating policy.
9. Through the 2024-34 Long-Term Plan (LTP), the Financial Strategy and Revenue and Financing Policy were developed, which underpinned the funding and financing of the investments and services provided and planned for the city. As part of the LTP process, the commercial rating category was further considered with respect to its impact on the costs of the city, particularly the impacts on transportation costs including safety and environmental impacts.
10. A significant part of heavy vehicle traffic transiting through Tauranga is a result of goods and freight coming to, or from, warehousing from the Port of Tauranga. The Port of Tauranga wharf areas are largely non-rateable under the Local Government (Rating) Act 2002 however land owned by the Port of Tauranga and used for warehousing, and in other industrial areas within Tauranga, pay Industrial general rates.
11. In the 2018-2028 Long Term Plan Council were concerned about the affordability for residential ratepayers and with regards to residential rates comparisons with other New Zealand Metro's that used differentials. In the 2021-2031 Long Term Plan the commercial differential was increased after considering the ability of the commercial sector to claim rates and GST as an expense, and after considering the funding of the transportation activity. In the 2024-2034 long term plan council completed further work on the transportation activity funding, including the impact of heavy vehicles on congestion and the environment, and split the commercial rating category into commercial and industrial categories.
12. In the 2024-2034 Long Term Plan Council also considered fixing the allocation of the general rates for each rating category in order to provide certainty to each sector through future triennial revaluations and avoid large swings in rates if markets moved at different speeds. The proportion of general rates was resolved to be residential 65%, commercial 15% and industrial 20% which was slightly higher than the average metro split of 66% residential, 34% commercial.
13. The 2024-2034 Long Term Plan set the urban growth targeted rate which was not specifically consulted in the draft Annual Plan.
14. At a council meeting on 24 February 2025 Council resolved to look at the Urban Growth targeted rate as part of the next Long Term Plan. (resolution CO/25/2/5)

SUBMISSIONS RECEIVED

15. 40 submissions specifically mentioned Industrial or commercial rates.
16. 11 individual ratepayers supported higher rates for commercial and industrial rating units to reduce rates on the residential sector, with one comment mentioning the Port of Tauranga.
17. 3 Representative submissions from Master Builders, The Property Council and Urban Task Force were strongly opposed to separate Industrial noting that if they were to stay then they were opposed to redefining the smaller Industrial rating units into the commercial rating category, as this would increase rates on the balance of the Industrial rating units.
18. These group submissions supported alternative funding options such as new IFF levies, targeted rates and public/private developments. These proposals suggested that the higher industrial rates were contributing to the lower than expected growth rate. 2 other individual submitters opposed redefining the Industrial rating category.
19. 21 submissions supported the inclusion of smaller Industrial rating units under 250 m2 as commercial to assist affordability for smaller rating units, with one suggestion that the area should be increased to 400m2.

20. 8 submissions from ratepayers opposed the higher urban growth targeted rates for Papamoa and Te Tumu ratepayers, with the general sentiment that developers should pay the full cost of the infrastructure or that all ratepayers should share the burden equally.
21. One developer was strongly against the industrial rating category and had a particular issue with vacant land that had been zoned industrial. A consent for earthworks had been issued for preparation of the land for industrial use however full development is unable to be completed until State Highway upgrades are in place in future years.
22. In addition, rates are unable to be postponed on this development land as there has been as issue of a resource or building consent that is not principally for agriculture, horticulture or pastoral purposes.

STATUTORY CONTEXT

23. This report is prepared in response to submissions on the consultation document on the Annual Plan 2025/26. The process for preparation of an annual plan is set out under the Local Government Act 2002 (LGA).

STRATEGIC ALIGNMENT

24. This contributes to the promotion or achievement of the following strategic community outcome(s):

	Contributes
We are an inclusive city	✓
We value, protect and enhance the environment	✓
We are a well-planned city	✓
We can move around our city easily	✓
We are a city that supports business and education	✓

25. Fair and equitable funding of council's investment in services and infrastructure through a proportional allocation of rates liability on the whole community will contribute to all of the above outcomes

OPTIONS ANALYSIS

26. The options presented in this report are the options included in the draft annual plan. Council is responsible for making decisions on rating policy and can retain or modify these options during deliberations.
27. Council can either confirm the proposed changes or make changes as a result of the submissions.

Option 1 - Council confirms the changes to the rating policy as proposed in the draft annual plan.

Advantages	Disadvantages
<ul style="list-style-type: none"> Staff can model the rates budget after final deliberations to bring to council for the adoption of the annual plan on 10 June. 	<ul style="list-style-type: none"> Industrial ratepayers may feel that they have an inequitable allocation of general rates.
Key risks	Negative feedback particularly from industrial sector

Recommended?	Yes (Section 101(3)(b) decision)
---------------------	----------------------------------

Option 2 – Council amends the proposed changes to the rating policy following consultation and deliberations

Advantages	Disadvantages
<ul style="list-style-type: none"> • Council can make changes to the proposal following submissions and deliberations. 	<ul style="list-style-type: none"> • Further options papers may be needed, if the amendments are significant, which could delay the adoption of the 2025/2026 Annual Plan.
Key risks	Any changes will impact on other rating categories
Recommended?	(Section 101(3)(b) decision)

FINANCIAL CONSIDERATIONS

28. Changing the definition of rating category or allocation of the general rates will not impact council's finances directly as they change the allocation of rates liability over the whole community. If some ratepayers pay less others would pay a greater share of the total rates requirement set by Council.

LEGAL IMPLICATIONS / RISKS

29. Council has followed due process, particularly the chronological order in section 101 Financial management of the Local Government Act (2002), when setting rating policy.

TE AO MĀORI APPROACH

30. Fair and equitable allocation of rates ensures that the Industrial sector and other heavy vehicle users contribute to the costs of a safe transportation network. This aligns to the concept of Manaakitanga which is best practice and a strong duty of care and safety for our people

CLIMATE IMPACT

31. While Transportation Activity, in particular road traffic, is a key contributor to negative environmental impacts, the rating policy changes are unlikely to change any behaviour of heavy vehicle traffic to, or from, Industrial rating units. The Port of Tauranga is New Zealand's only deep water port and is unlikely to move from the centre of Tauranga

CONSULTATION / ENGAGEMENT

32. The proposed changes to rating Policy or the Revenue and Financing Policy were consulted with the whole community as part of the 2025-2026 Annual Plan.

SIGNIFICANCE

33. The Local Government Act 2002 requires an assessment of the significance of matters, issues, proposals and decisions in this report against Council's Significance and Engagement Policy. Council acknowledges that in some instances a matter, issue, proposal or decision may have a high degree of importance to individuals, groups, or agencies affected by the report.
34. In making this assessment, consideration has been given to the likely impact, and likely consequences for:

- (a) the current and future social, economic, environmental, or cultural well-being of the district or region
 - (b) any persons who are likely to be particularly affected by, or interested in, the decision.
 - (c) the capacity of the local authority to perform its role, and the financial and other costs of doing so.
35. In accordance with the considerations above, criteria and thresholds in the policy, it is considered that the decision is of high significance.

ENGAGEMENT

36. Taking into consideration the above assessment, that the decision is of high significance, officers are of the opinion that the proposed changes to the Rating Policy were consulted with the community no further engagement is required prior to Council making a decision.

Click here to view the [TCC Significance and Engagement Policy](#)

NEXT STEPS

37. Decisions will be included in the final 2025-2026 Annual Plan for adoption in June 2025.

ATTACHMENTS

Nil

11.11 Transport Resolutions Report No.55**File Number: A16704821****Author: Karen Hay, Acting Manager: Safety and Sustainability
Will Hyde, Senior Transportation Engineer****Authoriser: Nic Johansson, General Manager: Infrastructure****PURPOSE OF THE REPORT**

1. This report proposes the introduction, removal or amendment of traffic controls throughout the city, and seeks a resolution from Council to implement these proposals. The proposals relate mainly to traffic and parking controls.

RECOMMENDATIONS

That the Council:

- (a) Receives the report "Transport Resolutions Report No.55".
- (b) Resolves to amend the Traffic and Parking Bylaw 2023 by adopting the proposed traffic and parking controls relating to new subdivisions and minor changes for general safety, operational or amenity purposes, as per Attachment A of this report.
- (c) The changes are to become effective on or after the 26th of May 2025 subject to installation of appropriate signs and road markings, where appropriate.

EXECUTIVE SUMMARY

2. As the city grows and changes, the demands on the road network also change. Often there can be conflict between the need to keep traffic lanes clear to enable an efficient network, the need to provide on-street parking and loading to support nearby activities, restrict parking to improve access and the need for vulnerable road users such as pedestrians and cyclists to move around the city safely.
3. Attachment A sets out changes for general access, safety and operational reasons. Some of these are requests from the public or other stakeholders for numerous small changes to parking controls which have been assessed to be appropriate.
4. The majority of changes relate to previously approved capital projects or historic parking controls that have already been completed, recently completed, or are nearing completion. These require an update to the bylaw to enable enforcement of the proposed controls.
5. Amendments include changes to the following Attachments to the Traffic & Parking Bylaw (2023):
 - (a) Attachment 7.2: No Stopping at Any Time
 - (i) A number of changes relate to bus stops, where clear lead-in and lead-out spaces are required for buses to pull out of and back into kerbside traffic. A minimum standard is applied to ensure this. These changes are retrospective, with consultation completed at the time the project was delivered.
 - (ii) A number of changes relate to parking restrictions on days when refuse collection occurs, as parked vehicles were preventing refuse trucks from accessing the ends of cul-de-sacs. The approach enables people to park in the cul-de-sac at all other times. These changes are retrospective.

- (iii) Other minor changes relate to parking inappropriately close to intersections or vehicle crossings.
- (b) Attachment 7.7 Mobility Parking
 - (i) This relates to a slight change in the position of a mobility parking space on Devonport Road to accommodate improved access for users. Additionally, a new mobility parking space has been added, also on Devonport Road.
- (c) Attachment 7.8: Motorcycle Parking
 - (i) One new motorcycle parking space is being implemented where an opportunity was identified to maximise the use of “dead” space which cannot be otherwise used for general parking or mobility parking.
 - (ii) Two motorcycle parking spaces are being reinstated where they were previously removed due to infrastructure changes in the city centre and while construction was taking place.
 - (iii) One new motorcycle parking space was delivered as part of a capital project.
- (d) Attachment 7.9 Parking Time Restrictions

Existing time-limited parking which is current is not listed in the bylaw requires a resolution.
- (e) Attachment 7.11 Parking Areas (Leased Zones)

Parking on the site of 90 Devonport will need to be leased in order to effectively manage and enforce the use of these spaces.
- (f) Attachment 7.12 Pay Areas

Designating parking on the site of No.483 Cameron Rd (former site of The Warehouse) as paid parking, to enable effective management of the car parks.
- (g) Attachment 7.16 Loading Zones with Time Restriction

A high-turnover loading zone is proposed on Devonport Road.

BACKGROUND

- 6. The Traffic and Parking Bylaw 2023 includes attachments which list various traffic and parking restrictions. Council can impose traffic and parking resolution by Council resolution.
- 7. As the city grows and changes, the demands on the road network also change. Often there can be conflict between the need to keep traffic lanes clear to enable an efficient network, the need to provide on-street parking and loading to support nearby activities, and the need for vulnerable road users such as pedestrians and cyclists to move around the city safely.
- 8. The Council regularly adds, removes or amends traffic and parking controls to reflect and support operational and safety needs on the road network. The proposed amendments in Attachment A are minor changes to parking restrictions across the city which have arisen through requests from the public, transportation staff, or other stakeholders; or changes resulting from approved developments.

STATUTORY CONTEXT

- 9. The amendments help to achieve the vision and strategic transport priorities of making our network safer and easier for people to get around the city.

STRATEGIC ALIGNMENT

- 10. This contributes to the promotion or achievement of the following strategic community outcomes:

	Contributes
We are an inclusive city	✓
We value, protect and enhance the environment	<input type="checkbox"/>
We are a well-planned city	✓
We can move around our city easily	✓
We are a city that supports business and education	✓

11. The recommendations address a number of minor issues affecting safety and/or amenity and contribute to the safe and efficient operation of the city's transport network. The provision of mobility parking enables a more inclusive city by making our amenities more accessible to less-abled members of our community.

OPTIONS ANALYSIS

12. For the proposed changes relate to general operations the reasons for each proposal are described in Appendix A. In each case the problem identified is expected to continue if the proposed amendment is not adopted.
13. The proposals are independent of each other, and Council may resolve to adopt some, all or none of them.

FINANCIAL CONSIDERATIONS

14. The signs and markings costs associated with general operational changes are minor and can be accommodated within existing project or operational budgets.

LEGAL IMPLICATIONS / RISKS

15. These proposals are required in order to allow enforcement of changes deemed necessary for safety and amenity purposes. Council has an obligation to address known safety issues on the road network.

TE AO MĀORI APPROACH

16. The proposals variously create small safety and/or amenity improvements for our residents and visitors, and therefore align with the principal of manaakitanga.

CLIMATE IMPACT

17. Given this report relates to regulatory procedure, no climate impact assessment is made.

CONSULTATION / ENGAGEMENT

18. Consultation is undertaken on a case-by-case basis, depending on the nature and significance of the proposed change. The majority of resolutions are retrospective, and hence consultation has already been completed. Significance
19. The Local Government Act 2002 requires an assessment of the significance of matters, issues, proposals and decisions in this report against Council's Significance and Engagement Policy. Council acknowledges that in some instances a matter, issue, proposal or decision may have a high degree of importance to individuals, groups, or agencies affected by the report.
20. In making this assessment, consideration has been given to the likely impact, and likely consequences for:
- (a) the current and future social, economic, environmental, or cultural well-being of the district or region
 - (b) any persons who are likely to be particularly affected by, or interested in, the decision.

- (c) the capacity of the local authority to perform its role, and the financial and other costs of doing so.

21. In accordance with the considerations above, criteria and thresholds in the policy, it is considered that the decision is of low significance.

ENGAGEMENT

22. Taking into consideration the above assessment, that the decision is of low significance, officers are of the opinion that no further engagement is required prior to Council making a decision as most of the changes were previously consulted upon or changes are minor in nature that do not have a significant impact.

NEXT STEPS

23. The bylaw schedule will be updated in accordance with the resolution and implementation of associated line marking and signage as appropriate.

ATTACHMENTS




1. **Appendix A - Transport Resolutions Report 55 Proposals - A18009685**  

Appendix A: Details of Proposals for Transport Resolution Report No.55





Attachment 7.2: Prohibited Stopping and Standing of Vehicles

These changes were implemented as part of a project to enable a more efficient and reliable public transport network. Their purpose is to allow buses to enter and exit the bus stops without being blocked by parked vehicles. A standard bus stop design requires at least 15m lead of broken yellow lines on the approach to the bus stop and a minimum of 9m for a bus to exit.




Consultation: Consultation was completed as part of the project delivery. Given these are retrospective, no further consultation is proposed.

Location	Details	Image
James Cook Drive North Side ID 121	Amendment: Commencing at a point 4 metres east from the adjoining boundary properties No.77 and No.79, extending 111 metres east and 39 metres west, excluding the marked bus stop.	
Maungatapu Road ID 128	Addition: Commencing at the southern boundary of property No. 396 and extending for 45 metres east, excluding the marked bus stop.	
Lakes Boulevard West side ID 14	Addition: Commencing at a distance of 49 metres from the start of the centre raised median on Lakes Boulevard adjacent to Caldera Crescent and extending for 30m north westerly, excluding the marked bus stop	





Appendix A: Details of Proposals for Transport Resolution Report No.55

<p>Lakes Boulevard – east side, between Takitumu Dr and Caldera Cr</p> <p>ID 14</p>	<p>Addition: Commencing at the northern boundary of 7 Tarn Close and extending for 30m north westerly, excluding the marked bus stop</p>	
<p>Grange Road</p> <p>ID 175</p>	<p>Addition: Commencing at a point 3 metres west from the western boundary of property No. 185 and extending for 30 metres east, up to the western kerb of Hillcrest Road, excluding the marked bus stop</p> <p>(Note: only 10m is new parking restriction, the remainder is an existing marked restriction which is not in the attachments)</p>	
<p>The Mall</p> <p>ID 610</p>	<p>Addition: Commencing from the south end of the bus box, located directly opposite Pacific Avenue, and extending for 5.5 metres south easterly</p>	
<p>Poike Road</p> <p>ID 616</p>	<p>Addition: Commencing from the northern edge of driveway to property No 73, extending 10 metres to the back of the bus stop</p>	




Appendix A: Details of Proposals for Transport Resolution Report No.55

<p>Watling Street</p> <p>ID 650</p>	<p>Addition: Commencing at a point 1 metre north east of the south western boundary corner of 52A Watling street and extending 77 metres south west, excluding the marked bus stop.</p>	
<p>Gloucester Road</p> <p>ID 688</p>	<p>Addition: Commencing at the north edge of the intersection of Monowai Street and extending 100m north west, excluding the marked Bus Stop</p> <p>Existing broken yellow lines to be resolved.</p>	
<p>Grenada Street, West side and East side</p>	<p>Addition: Commencing at a point 6.0 metres west of the western property boundary of house 780 Grenada Street and extending for 167 metres to terminate at the northern leg of Manaaki Crescent</p> <p>Note This section of Grenada street is open to the public but is not yet vested in Council. It is intended that this resolution will come into force when the road is vested</p>	





Appendix A: Details of Proposals for Transport Resolution Report No.55

Gloucester Road ID 688	Addition: commencing at the north edge of the intersection of Monowai Street and extending 100m north west, excluding the marked Bus Stop.	
Hollister Lane ID 1	commencing at the northern property boundary at 96 Hollister Lane and extending 33 metres southwest, excluding the marked Bus Stop.	
Hollister Lane ID 118	Commencing at the southern end of property boundary at 272 Hollister Lane and extending 43 metres north, excluding the marked Bus Stop.	
Poike Road ID 143	Addition: Commencing at a point 41 metres to the west of Hollister Lane and extending to the edge of Corwen Avenue, excluding the marked Bus Stop	



Appendix A: Details of Proposals for Transport Resolution Report No.55

<p>Arawata Street</p> <p>ID 149</p>	<p>Commencing at a point 9 metres to the north of the southern boundary line of property 25 Arawata Avenue and extending a distance of 40 metres north, excluding the marked Bus Stop</p>	
<p>Windermere Drive</p> <p>ID 152</p>	<p>Addition: commencing at a point 12 metres to the north of the northern boundary line of property 143 Poike Road and extending a distance 35 metres north, excluding the marked Bus Stop</p>	
<p>Ranginui Road</p> <p>ID 171</p>	<p>Commencing at a point 6 metres to the south of the property boundary between 8 and 10 Ranginui Road and extending a distance of 45 metres north, excluding the marked Bus Stop.</p>	

Appendix A: Details of Proposals for Transport Resolution Report No.55

Osprey Drive ID 173	Addition: Commencing at the northern edge of the vehicle crossing at property 41 Osprey Drive and extending a distance of 26 metres north, excluding the marked Bus Stop	
Waitaha Road ID 174	Addition: Commencing at a point, 2 metres south of the northern property boundary of 21 Waitaha Road and extending 35 metres north, excluding the marked Bus Stop	
Cambridge Road ID 177	Addition: commencing at the north-east corner of the property boundary at 25 Cambridge Road and extending 7 metres south-west.	
Coopers Road ID 189	Commencing at a point 8metres to the south of the northern property boundary of 65 Coopers Road and extending a distance of 35 metres, excluding the marked Bus Stop	

Appendix A: Details of Proposals for Transport Resolution Report No.55



Tilby Drive ID 190	Commence at a point 2metres to the north of property boundary between 33A and 35 Tilby Drive and extend 43metres south-east, excluding the marked Bus Stop	
Cook Street ID 194	Addition: Commencing at the property boundary between 37A and 39 Cook Street and extending a distance of 63 metres south-west, excluding the marked Bus Stop	

Appendix A: Details of Proposals for Transport Resolution Report No.55


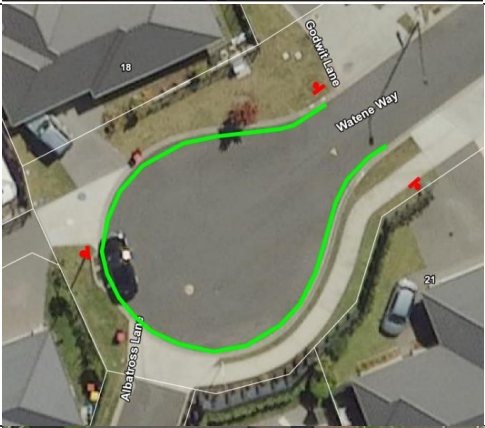

Attachment 7.2: Prohibited Stopping and Standing of Vehicles

Parking restrictions have been introduced at these locations on designated waste collection days to ensure that waste collection trucks have sufficient space to safely manoeuvre. This is an alternative solution that allows parking at all other times, rather than the installation of broken yellow lines. Should the waste collection day changes in future, the bylaw attachments will be amended to match without need for further Council resolution.

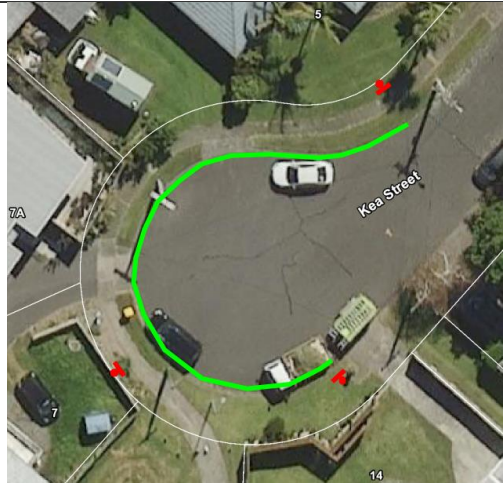

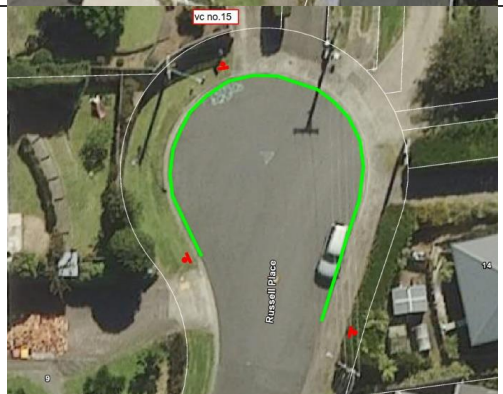
Consultation: The changes were made following feedback from both the waste collection team and local residents to improve access and maintain reliable waste services. No comments have been received from affected parties following its implementation.

Location	Details	Image
Seventeenth Avenue End of cul-de-sac on the south-east	From the eastern boundary of No.16 to the western boundary of No.17 Applies on Wednesday only	
Astore Place End of cul-de-sac	From a point 1m east of the western boundary of No.24 to a point 17m east of the western boundary of No.9 Applies on Thursdays only	

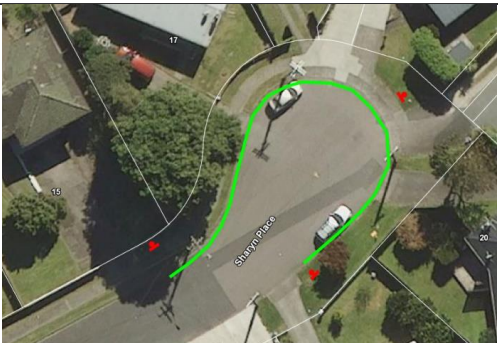

Appendix A: Details of Proposals for Transport Resolution Report No.55

<p>Emmerdale Place</p> <p>End of cul-de-sac</p>	<p>From a point 8m east of the western boundary of No.15 to a point 5m west of the western boundary of No.14</p> <p>Applies on Thursdays only</p>	
<p>Watene Way</p> <p>End of cul-de-sac</p>	<p>From 1m west of Godwit Lane to a point 5m west of the western boundary of No.21</p> <p>Applies on Thursdays only</p>	
<p>Glenn Terrace</p> <p>End of cul-de-sac</p>	<p>From a point 8m east of the western boundary of No.15 to a point 5m west of the western boundary of No.14</p> <p>Applies on Fridays only</p>	

Appendix A: Details of Proposals for Transport Resolution Report No.55

Kea St End of cul-de-sac	From a point 11.5m south of the northern boundary of No.5 to a point 5m south of the northern boundary of No.14 Applies on Wednesdays only	
Rewarewa Place End of cul-de-sac	From a point 3.5m west of the eastern boundary of No.36 to a point 2m east of the western boundary of No.39 Applies on Fridays only	
Russell Place End of cul-de-sac	From a point 5m north of the southern boundary of No.14 to a point 14.5m south of the northern boundary of No.9 Applies on Fridays only	


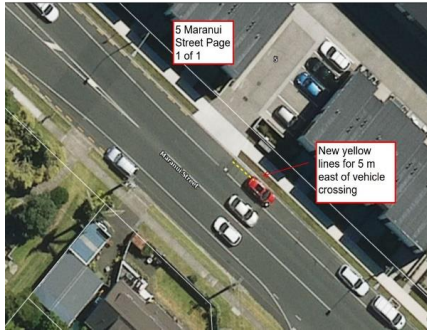
Appendix A: Details of Proposals for Transport Resolution Report No.55

<p>Sharyn Place</p> <p>End of cul-de-sac</p>	<p>From a point 7.5m south west of the north eastern boundary of No.18 to 3m south west of the north eastern boundary of No. 15</p> <p>Applies on Fridays only</p>	
<p>Cheese Factory Lane</p> <p>End of cul-de-sac</p>	<p>From a point 13.5m south of the northern boundary of No. 20A to a point 4.5m south of the northern boundary of No.2</p> <p>Applies on Fridays only</p>	

Appendix A: Details of Proposals for Transport Resolution Report No.55

Attachment 7.2: Prohibited Stopping and Standing of Vehicles

Other minor alterations to parking restrictions.

Location	Details	Image
Pacific Ave South side	<p>From a point 5m north of the extension of the north-east boundary of No.36, northwards to Marine Parade.</p> <p>No consultation is deemed necessary as these are existing markings not currently listed in this attachment</p>	
Maranui Street	<p>5 m on the east side of the vehicle crossing at No.5 Maranui Street, to enable sightlines for exiting vehicles turning right out of the driveway.</p> <p>Requested by a resident of the affected property and hence no further consultation undertaken.</p>	

Appendix A: Details of Proposals for Transport Resolution Report No.55**Attachment 7.7 Mobility Parking**

Mobility parking		Reason for implementing
Devonport Road West side	Amend: Commencing at a point 150 metres north of the northern kerb-line of Elizabeth Street, extending northwards 6 metres. To: The marked space outside No.55	Repositioning an existing mobility parking space to enable easier access to and from the space for users. No consultation is necessary as this is a very minor change to an existing mobility space.
Devonport Road East side	Addition: One marked space outside No.90 Devonport Rd	To improve public mobility access to TCC offices and the city centre.

Appendix A: Details of Proposals for Transport Resolution Report No.55**Attachment 7.8 Motorcycle Parking**

Additions:

Motorcycle parking		Reason for implementing
Durham Street West side	The marked space at the boundary of Nos.53 and 65.	Reinstating the former motorcycle parking on this block, following the removal of the temporary bus interchange.
Elizabeth Street South side	The first marked space east of Devonport Road	This space was implemented as part of the recent project to upgrade Elizabeth Street/Tunks Reserve. Consultation was undertaken as part of this project
Harington Street South side	A marked space 21m west of the western boundary of The Strand.	Reinstating a former motorcycle parking space following the realignment of parking around the site hoarding for the Northern Quarter development at 62 Willow Street.
Mclean Street North side	The first marked parking space west of Willow Street	Making use of 'dead space' in the shoulder in a long-term temporary parking layout adjacent to the Courthouse work site. This space is not large enough to provide car parking.


Attachment 7.9 Parking Time Restrictions

Addition:

60 Minutes parking		Reason for implementing
Pacific Avenue North side	Eleven marked spaces on the north side of the road between Maunganui Rd and May Street	An existing restriction currently not listed in the bylaw attachment. Consultation is not deemed necessary as these are existing P60 spaces.

Appendix A: Details of Proposals for Transport Resolution Report No.55

Attachment 7.11 Parking Areas (Leased Zones)

Parking Areas (Leased Zones)		Reason for implementing
All parking within the site of No.90 Devonport Road		To be able to effectively manage parking at the Council offices at 90 Devonport Road

Attachment 7.16 Loading Zones with Time Restriction

Loading Zone with Time Restriction		Reason for implementing
Devonport Road East side 5 minute time restriction	One marked space outside No.90 Devonport Road.	This is being implemented as part of the development of 90 Devonport Road, to provide a short-stay high-turnover space.

12 DISCUSSION OF LATE ITEMS**13 PUBLIC EXCLUDED SESSION****Resolution to exclude the public****RECOMMENDATIONS**

That the public be excluded from the following parts of the proceedings of this meeting.

The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48 of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
Confidential Attachment 7 - 11.6 - Annual Plan 2025/26 Deliberations - Other issues and options papers	s7(2)(i) - The withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a) the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
Confidential Attachment 8 - 11.6 - Annual Plan 2025/26 Deliberations - Other issues and options papers	s7(2)(b)(ii) - The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information	s48(1)(a) the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

14 CLOSING KARAKIA