



AGENDA

Ordinary Council meeting Thursday, 26 June 2025

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

Date: Thursday, 26 June 2025

Time: 9:30 Adoption of Annual Plan

**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

Chair	Mayor Mahé Drysdale
Deputy Chair	Deputy Mayor Jen Scoular
Members	Cr Hautapu Baker Cr Glen Crowther Cr Rick Curach Cr Steve Morris Cr Marten Rozeboom Cr Kevin Schuler Cr Rod Taylor Cr Hēmi Rolleston
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 statutory duties in regard to Council-controlled organisations, including reviewing statements of intent, with the exception of the Local Government Funding Agency where such roles are delegated to the City Delivery Committee. (Note that monitoring of all Council-controlled organisations' performance is undertaken by 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.

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).

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- 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

7.1 Minutes of the Council meeting held on 13 May 2025

File Number: **A18398384**

Author: **Caroline Irvin, Governance Advisor**

Authoriser: **Clare Sullivan, Team Leader: Governance Services**

RECOMMENDATIONS

That the Minutes of the Council meeting held on 13 May 2025 be confirmed as a true and correct record.

ATTACHMENTS

1. Minutes of the Council meeting held on 13 May 2025



MINUTES

**Ordinary Council meeting
Tuesday, 13 - Thursday, 15 May 2025**

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**MINUTES OF TAURANGA CITY COUNCIL
ORDINARY COUNCIL MEETING
HELD AT THE TAURANGA CITY COUNCIL CHAMBERS, LEVEL 1 - 90 DEVONPORT ROAD,
TAURANGA
ON TUESDAY, 13 MAY 2025 AT 9.30AM (ANNUAL PLAN HEARINGS) COUNCIL - 13 TO 15
MAY 2025**

MEMBERS PRESENT: Mayor Mahé Drysdale, Deputy Mayor Jen Scouler, Cr Hautapu Baker, Cr Glen Crowther, Cr Rick Curach, Cr Steve Morris, Cr Hēmi Rolleston, Cr Marten Rozeboom, Cr Kevin Schuler, Cr Rod Taylor

IN ATTENDANCE: Marty Grenfell (Chief Executive), Paul Davidson (Chief Financial Officer), Barbara Dempsey (General Manager: Community Services), Nic Johansson (General Manager: Infrastructure), Christine Jones (General Manager: Strategy, Growth & Governance), Alastair McNeill (General Manager: Corporate Services), Sarah Omundsen (General Manager: Regulatory & Compliance), Gareth Wallis (General Manager: City Development & Partnerships), Jeremy Boase (Manager Strategy & Corporate Governance) Clare Sullivan (Team Leader: Governance Services), Anahera Dinsdale (Governance Advisor), Caroline Irvin (Governance Advisor)

Timestamps are included beside each of the items and relate to the recording of the meeting held 13 – 15 May 2025 as follows: [13 May 2025](#), [14 May 2025](#) and [15 May 2025](#).

1 OPENING KARAKIA

Cr Hēmi Rolleston opened the meeting with a karakia.

2 APOLOGIES

Nil

3 PUBLIC FORUM

Nil

4 ACCEPTANCE OF LATE ITEMS

Nil

5 CONFIDENTIAL BUSINESS TO BE TRANSFERRED INTO THE OPEN

Nil

6 CHANGE TO THE ORDER OF BUSINESS

Nil

7 CONFIRMATION OF MINUTES

Nil

8 DECLARATION OF CONFLICTS OF INTEREST

Nil

9 DEPUTATIONS, PRESENTATIONS, PETITIONS

Nil

10 RECOMMENDATIONS FROM OTHER COMMITTEES

Nil

11 BUSINESS**11.1 Annual Plan 2025/26 and Local Waters Done Well – Hearing of Submitters**

Time Stamp: 5.40

Gerald Greig and Kevin Male – Pāpāmoa Sports Club

Key Points

- Seeking support to set up multi-purpose community sports hub on the Gordon Spratt Reserve.
- Three-fold submission to lock in TCC and Sport BOP support to complete a full business feasibility plan. They would return to Council in 2026/27 to include the proposal in the next LTP.
- Established a steering committee to hold discussions with user groups and stakeholders and carry out an assessment of use.

In response to questions

- The amount of support sought from Council would be known following the feasibility and business planning process which would be carried out over the next 12-18 months.
- Very confident that the facility would be well used and do not want to under build as tennis was already oversubscribed. National events would be held under the cover.
- The site was chosen because of the infrastructure already in place.

Time Stamp: 15.30

Barry Scott:

Key Points

- Seeking the completion of the Pāpāmoa pathway and extension from Parton Road to Taylor St and more facilities such as parking areas, seating, wheelchair friendly tables, a drinking fountain, mature shade trees and beach access.
- Pāpāmoa Rotary had indicated an interest in assisting to provide some of the facilities and other groups be approached to assist and provide a sense of ownership and pride.

In response to questions

- In relation to extending the path in the opposite direction towards Mt Maunganui the submitter considered one step at a time and agreed it would be good to see a track from the Mount to Taylor Reserve.

Time Stamp: 26.30

Annie Hill, Rose Treadwell and Aratehuna Mathews – Creative Bay of Plenty

Key Points

- The arts was vital for the health and wellbeing of the community for a variety reasons.
- Wish to continue the positive relationship with Council and staff and build on community relationships.
- Reduction of funding to \$150,000 following a review was disappointing when they are delivering high impact programmes across the sector. Now relying on reserves to top up the budget which was not sustainable so seeking a staged increase.
- All issues raised in a recent review had been addressed and they were exceeding expectations in value delivered.

In response to questions

- In relation to the results of the review it was noted that there were issues within the organisation at the time. Holistically developed programmes to address those included connections with Nga Toi Māori. All programmes were now either free or subsidised for artists and creatives.
- The group complemented rather than competed with other groups within the community.
- Opportunities to get more value from the spend was responded to by noting that the organisation gave incredible value for \$175,000 received, however they were seeking a return to the \$250,000 provided in 2020.
- Disputed that the arts were a nice to have, and considered it was essential to the health and wellbeing of the community.

Time Stamp: 38.40

- Emma Cronin – Bay Conservation Alliance (online)

Key Points

- Three trusts collectively manage pests in 2000 ha of native forest to protect native species, engage community and provide habitat for wildlife including kiwi, kokako and hochstetter frogs.
- Provided a pest managed corridor and created a mountain to sea trail to Pāpāmoa along the corridor, increasing the biodiversity and safe dispersal of native species.
- Cost to pest manage 800ha was \$250,000.
- Create a 30kilometer trail linking some established trails and resulting in a public facility of national significance interweaving cultural, social and environmental threads.
- Would be delivered through a multi-cultural agency and multi partner approach and look forward to discussing this with Council.

Time Stamp: 44.40

Neil Pollett

Key Points

- Against 12% rate rise and creating a CCO for Water.
- Information requested from LOGIMA being refused as it was considered a waste of resources. In his view, Council was breaching its obligations under the Local Government Act.
- The budget did not balance due to spending on the new office fit out, the redevelopment of the city centre of over \$300m, poor property acquisitions and disposal decisions.
- Increased use of the Port would result in further congestion.
- Depreciation was only charged as a way to fund debt.
- There were other alternatives to a CCO including the status quo as TCC had invested well and were ahead of other Councils.

Time Stamp: 55.00

Maaka Nelson

Key Points

- Enjoyed seeing the ongoing development of the parks and community recreational facilities as the hubs were important to the community.
- There does not appear to be an audit on the work provided on reserves or ensuring it was completed to the level it should be.
- Further engagement with Sport BOP would provide information that Council may not have.
- A centralised groundkeeper would provide better value for money than what Council were currently receiving from contractors.

Time Stamp: 1:01.00

Luke Meys

Key Points

- There was no rush to make a decision on three waters as Council needed to ensure that it had a full level of information on the funding and conditions and all steps had been completed.
- A CCO does not make sense for one Council as it added another level and costs.

In response to questions

- A shared services model would give efficiencies and made sense with TCC and Western Bay. Be careful who Council partnered with as some had huge issues.

Time Stamp: 1:07.00

Avan Polo – Surf Lifesavings NZ – Eastern Region (online)

Key Points

- Acknowledge support of Council for the provision of the 10 week paid lifeguard services at beach locations throughout the city.
- Consideration of new areas due to the number of walkways opening up along the coast.

In response to questions

- Tay Street was included for a 7 week period each year.
- Local authorities covered the cost of the paid life guard services, and the government met the cost of the volunteer service.
- The most popular areas were controlled, but they were currently looking at data to determine if additional or modified service were required. Local club personnel were also utilised.

At 10.45 am the meeting adjourned.

At 10.50 am the meeting reconvened.

Time Stamp: 1:20.48

Dion Seeling - Judea Community Sports Club

Key Points

- Seeking to build a connection and partnership between Council and the Judea Community Sport Club. They currently only use 30% of the land and want to open up the balance.
- Five meetings had been held with different personnel at the Council and they would keep trying to create a central hub with space for more facilities.

In response to questions

- There were 30 life members in the club and ownership was with Huria and Ngai Tamarawaho with the club being the kaitiaki looking after the space. They had junior and senior netball, rugby teams, and held dart and pool tournaments.
- There would be options for Council to lease the land.
- The submitter noted that they needed to enter into a partnership agreement to help them to develop the area. Once the conversation commenced it would allow korero to take place with the Māori Reserve owners.
- The club was wanting to diversify and invite other clubs and sports teams to join and grow their club. They recently had to make a tough decision to pull out of the rugby competition as they did not have the facilities or members to support it.

Time Stamp: 1:31.10

Jan Gyenge

Key Points

- Strongly disagreed with the annual plan as the proposed rate increase was not sustainable.
- Questioned how decisions could be made without detailed financial information.
- Affordability before value for money made no sense and was expensive. The Council costs needed to be investigated more fully.
- Stay with the current model for Water Done Well and look to fix things where attention was really needed.

In response to questions

- The LTP was not the peoples plan, as it was put in place by the Commissioners despite attempts being made to get it delayed until elected members were in place. There was indication by candidates that the plan was to be rewritten and this was a start to a different direction to Council listening to the community.

Time Stamp: 1:42.30

Jace Dowman and Liz Davies – Social Link

Key Points

- Request to retain the waiver of waste fees for community groups. Waipuna Hospice spends \$190,000 on rubbish across its six sites and received \$3,000 from Council per annum.
- Bins on the two biggest sites were getting emptied every day costing up to \$8,000 per site per month taking money away from the core service.

In response to questions

- \$5m was generated each year from the stores, with the waste being for items unable to be sold. Items that could be recycled were passed on to other organisations reducing the volume going to landfill.

Time Stamp: 1:40.30

Mary Dillon – Envirohub Bay of Plenty

Key Points

- Council Vision and sustainability were key. Growing Together as a Community and Tauranga Taurekura were good environmental strategies with a focus on biodiversity.
- Questioned whether Council were considering abandoning the food collection service and as it had made people more sensitive to waste and the way in which they used food.
- Appreciate the support and funding provided by TCC to ensure the environment came first.
- Three waters also had an impact on environmental issues. There was protection in the regional environment plan but Māori input and influence needed to be visible in the way

water was taken and used.

- Concerned that the land holding stormwater assets and requested Council not to transfer that land to a CCO. Alternatively take stormwater out of the agreement.

Time Stamp:

Ian Dustin: 2:00.10

Key Points

- Noted that the tree stem rating system for a protected cedar at 1/11th Avenue no longer qualified and requested the rating be taken off the tree.
- Surprised that Plan Change 33 for Mount North was overturned with the Crown deciding the height of 14m was to remain.
- If Council collected a 5% levy from the Port of Tauranga it would come to \$2b in revenue. The impact of the wharf was not beneficial for the city and was an opportunity to rethink the way revenue was gained. Ratepayers were at a maximum and a proposed debt level of \$1.7b in 4 years was making Council live on credit.

In response to questions

- The charge was a combination of a tax on the environmental impact and harm and to raise funds elsewhere as ratepayers could not be squeezed any more.

Time Stamp: 2:11.30

Tim Maltby

Key Points

- Council should build on existing water activity in house and retain staff rather than creating a CCO as the information was based on incorrect assumptions of savings that could be made.
- A 0% rate increase could be achieved with good governance and management.
- Procurement needed to be reviewed in relation to the cost of work, especially within places and spaces.
- Developers should pay 100% of their costs and not be subsidised by Council.
- Extend the pathway from the Mount to Pāpāmoa rather than spend money on new facilities.
- Bay Venues should not be competing with private enterprises as it was subsidised by Council.

Time Stamp: 2:23.20

Suzanne Edmonds

Key Points

- Object to any plans to close the Otūmoetai pool when no due diligence had been done and Council had failed to maintain it.
- A recent report noted that it was logical and feasible to continue to maintain and use the pool for a further 15 years.
- There was no evidence that CCO was a better way to govern.

Time Stamp: 2:35.10

Garry Webber

Key Points

- Noted the number of expired resource consents for other authorities who may join with TCC for Water Done Well.
- Financial contributions should cover additional costs of three waters on each of the lots and the cost of maintenance of infrastructure when adding additional capacity.

- The reliance on river water for drinking was likely to become a questionable exercise in the medium term. A CCO with Western Bay was sensible as it gave more accessibility to sources of water.

In response to questions

- In relation to a query as to whether TCC should join with Councils that had more debt capacity rather than those with high debt, the submitter noted that there should be one standard for all. Grow amalgamation with Western Bay and Waikato and check the reasons others want to join.

Time Stamp: 2:42.20

Mark Kenyon-Slade

Key Points

- People were frustrated and annoyed with the relentless rate increases and debt levels which were immoral, wrong and out of control.
- Rentals and the cost of doing business in the city was too high with an increase of 12% when inflation was at 3%.
- Need to understand the severity of the situation with rate increases trickling down to everyone in the city.

Time Stamp: 2:48.13

Nick Jones and Leah Sutton – Pāpāmoa Rugby Club Supporters

Presentation attached

Key Points

- Opportunity to create more facilities in Pāpāmoa North and support to relocate to 4 Stevenson Drive as Gordon Spratt Reserve was running above capacity.
- Purpose built grounds and clubrooms that was close to amenities and infrastructure services.
- The club had a diverse membership ranging from 4 to 75 years of age.
- Seeking funding to carry out project management, feasibility studies, concept designs and community consultation.
- Engaging with Nga Potiki for co-governance arrangements and other sporting codes to open up opportunities for them.

In response to questions

- Court sports were a possibility if space allowed.

Time Stamp: 2:59.10

Nick Chambers, Heidi Litchwark, Duncan Leader – Sport Bay of Plenty

Key Points

- Appreciate continue partnership with continued proven outcomes for the health and wellbeing of the community.
- Strong investment to activate as many people as they could.
- Make use of the strategies developed by Sport Bay of Plenty with the reasoned methodology for places and spaces which carries through to the investment theme of value for money.

In response to questions

- With the distribution of centralised assets verses neighbourhood network there were challenges around availability and options for transport.
- Cost was a barrier to participation, but most people expected to contribute something towards the cost of user pays. Sport Bay of Plenty ensured that user groups understood that the quality of services required came at a cost.
- There was a balance with charges made and a user share of the cost, so working with groups on innovative ways to access that was important. Sport Bay of Plenty worked with the organisations on the way they offered their services to people and it was up to Council to

maintain the quality of facilities provided.

- In relation to a query regarding delivery to Māori and partnerships with iwi to help make them active, Sport Bay of Plenty were involved with a number of high schools and groups to understand what young people needed to become involved with physical activity and what could be done to overcome that for all young people.

At 1.24 pm the meeting adjourned.

At 1.34 pm the meeting reconvened with Deputy Mayor Jen Scoular in the Chair.

Time Stamp: 4:04.00

Nigel Tutt and Greg Simmons – Priority One

Key Points

- Acknowledge the positive relationship with Council, solving issues together to provide value for money.
- Growth would be a constant for the area and the issues that come with that, Council needed to be able to recognise the balance for infrastructure continuity and momentum.
- Create a separate water activity CCO with TCC taking a leadership role in the structure.

In response to questions

- The changes being suggested for the industrial rate were appropriate, but would encourage continuation of talks to that sector of the community.
- The Smartgrowth plan was appropriate but funding was an issue.
- Generally, outcomes for Māori employment were worse, and they were keen to ensure that pathways to tech were well signposted by working closely with local employers to provide entry into the job market and supporting high value pathways. Māori business were losing out on opportunities largely because of the smaller scale of these organisations.
- Council needed to set itself up for the large amount of infrastructure expenditure it faced in the future.

Time Stamp: 4:13.40

Kathy Webb and Michael Mills – Neighbourhood Support WBOP

Key Points

- The group had evolved over time through community resilience and connectiveness with different models to adapt to each community's needs.
- Council funding assisted to get 14,500 homes connected and to develop communication networks, safety plans, health and fire safety education and finding innovative ways to get this out in the community.
- Community groups were often the best way to deliver community outcomes as they were part of the neighbourhood and often did the work first.

In response to questions

- The group were not specifically aware of the civil defence tsunami warning systems, but noted that it was confusing to determine who was in charge of each role.
- Pleased with the Action in Community Plan around community safety and managed to access funding to employ a person to go into Gate Pa and continue to facilitate with them.

Time Stamp: 4:24.20

Mary Dillon

Key Points

- Stopping work on Memorial Park was not wise. Taking the walkway from the Hirini Bridge to the city was an important link to establish.
- When setting charges for sports grounds Council needed to consider the hundreds of hours of volunteer and parent time undertaken. Many sports were already priced out of the market

for many families.

- If three waters became a CCO, keep the land as it would never come back to Council in the future and would change the face of local government and would abandon politics, taking it another step away from the community.
- Suggest to give serious thought to setting up citizen or advisory forums for services. Some of the decisions made in the past had come from community-led decisions.
- If the transportation activity was also taken over by NZTA, Councils would become more about growing their communities.

In response to questions

- Unitary authorities were likely to result with amalgamation and the submitter now supported these.
- Ringfencing assets was an initial way forward, but it would not be the case long term. Keep retelling the stories.

Time Stamp: 4:38.00

Michel Galloway

Key Points

- Water delivery systems were already happening so why set up a CCO at a large cost with no breakdown of the costs. Keep it in house and local.
- Council were already spending 9% of its costs on stormwater, but this was not enough with instances of erosion and anticipated sea level rises. Use the funds for that rather than setting up a CCO.
- Funds and much time was expended on the continuation of the walkway through to 4th Avenue when in reality there was no clear way for this to proceed.
- Stop the Memorial Park upgrade before more money was spent on it. The proposed aquatic centre cost of \$100m was still expensive.
- Rates cannot keep going up. Congestion tax would have an impact within the CBD which council were trying to draw people to. Some businesses had moved out to the suburbs as it was cheaper.

Time Stamp: 4:47.00

Morgan Jones and Kathryn Wilson (online) – Property Council of New Zealand

Key Points

- Concerned that operational costs far exceeded revenue, resulting unsustainable rate increases and creating a burden and disproportionate rate take of 35% from businesses when the sector did not make up 35% of the property values.
- Recommend removing the industrial rate entirely or retain the status quo and charge all industrial properties at the same rate.
- The proposed development levy increase risked discouraging development especially in the CBD.
- Request Council to pause the increase until the government levy system had been put in place when more certainty and stability was provided.
- Support the setting up of a CCO with other local authorities for three waters.

Time Stamp: 4:53.22

Derek Stembridge – presentation attached

Key Points

- Noted the issues with traffic volume, flow and congestion with problem being the merging of traffic in the Welcome Bay and SH29A areas.

- Offered three practical solutions and alternative suggestions as to how this could be alleviated including taking the roadway down to a single lane.

In response to questions

- The submitter did not have the traffic volume on SH 29A verses Welcome Bay Road if the traffic was sent there. If the right solution was carried out, it would save money in the future.
- No modelling had been done at this stage, but it was considered that more cars could be pushed through with traffic management practices such as temporary traffic lights.

Time Stamp: 5:04.30

Jos Nagels

Key Points

- Water must stay in house as staff were efficient and had the expertise.
- Find the right balance for the city and future generations to deliver important projects for all. Do not spend a lot of money and become dependent on roads as the cost of these bankrupt communities, degrades lifestyles and the health of the environment.
- TCC's emissions plan was not achievable with increases occurring. Tyre dust was the worst and was leaking toxins into the ocean.
- Light rail and trams were easier to electrify, cost less to operate and maintain and lasted three times longer than roads and vehicles.

In response to questions

- The capacity of the existing railway lines had been considered, noting that if freight used the tracks 16 hours a day it left 8 hours a day free for passenger rail. Double tracks could be installed at strategic points.

Time Stamp: 5:16.00

Kat Macmillian

Key Points

- Acknowledged the new office building as role modelling as a sustainable and future proof building and adding to the revitalisation of the city, the telling of the cultural stories and the biodiversity plan.
- Enhancement of green spaces and walkways along with a focus on active modes of transport.
- Support the retention of the public refuse stations as they were a signal that the city cared.
- Support a multi-Council CCO and the economies of scale it would bring with accountabilities set for the Board to meet.
- Do not support public firework displays due to the effect on pets and people.

In response to questions

- Believed in subsidising and incentivising people to practice sustainability and future proofing, but was unsure where budget could be saved.
- Supports amalgamation and a scaled up CCO model to make cost savings and attract highly qualified experts.
- No-mow meadows looked more attractive on land where there was no sports requirement, making dog walking and children's play areas more natural.

Time Stamp: 5:29.00

Ron Melville

Key Points

- Investment into the future with water first, people second and vanity last. Spend 50% on core water services and infrastructure, 30% on parks and reserves, the balance on waste.
- Water money raised in Tauranga should stay in Tauranga and remain in-house.

- The annual plan lacked any ringfenced commitments for core upgrades in the rapidly growing coastal areas where a strain was being put on infrastructure and amenity services.
- Publish a Mount/Pāpāmoa project tracker with local targets and timelines and create targets for that corridor.
- Coastal strip residents were not asking for more, but were asking for their fair share.

In response to questions

- A lot of money was spent on buses, they should be user pays as many of which were empty.

Time Stamp: 5:38.40

Rob Baron

Key Points

- Council was overspending on the library with ratepayers expected to pick up the much of the expense as it would never break even.
- The increase in commercial and industrial properties was costly for many small businesses throughout the city.
- Suggesting that spending money on playgrounds, new buildings and additional staff would bring more money into the city was living in a dream world.
- Two commercial properties owned by the submitter were rated \$12,000 each That with the other costs associated with running a building resulting in \$17,000 a year before the tenant paid any rent.

Time Stamp: 5:40.05

Nathan York – Bluehaven

Key Points

- Acknowledged the Pāpāmoa Eastern link interchange as it would unlock the eastern corridor and result in continued investment in the corridor where 50,000 people lived.
- Request an aquatic centre to a regional and national standard. Memorial Park was an upgrade not an additional facility.
- Carry out a review of the strategies of community centres as this had not been done since 2007, despite several attempts.
- Creating a CCO for two waters was supported as long as Council did not lose sight of what it was there for.
- Questioned the 15% in citywide development levies being applied for the network of infrastructure when it was important to know how the government levy structure applied to local authorities.
- Concerned that Tauranga had two toll roads when other centres only had one and while the submitter agreed with user pays it needed to be consistent across NZ.

In response to questions

- The building of houses should largely be funded by the developer and localised development contributions and the uncertainty came with whether community facilities serviced the wider city or the local domicile catchment. Citywide development contributions seemed to be a bucket for community facilities. Council needed to be transparent and open as to how these were delivered.

At 3.27 pm the meeting adjourned.

At 3.37 pm the meeting reconvened.

Mayor Drysdale resumed the Chair

Time Stamp: 6:07.10

John Robson

Key Points

- Annual plan reflects Council was not operating at an acceptable level. Council needed to “beef up” the finance team as they did not have the resources to deliver. Rate increases were too high and too close to those indicated in the LTP, when increases should be made more progressive.
- Local Waters Done Well consultation was lacking with much information absent and decisions being made with no idea of how it would play out. It would also potentially increase the size of the burden being imposed.
- It was hard enough working with Transit NZ with growth in the city, without adding a CCO for waters that would make issues more complex and become harder to get agreement to align new works.
- Modelling was important and a long way better than guestimation.

In response to questions

- Get rid of the annual general fixed charges as they resulted in lowering rates at the bottom. Ratepayers were happy to pay more if they were more progressive.
- The relationship between the Chief Executive and Chief Financial Officer was wrong with the submitter considering that there needed to be a tension between the two positions. The finance team also needed to be better resourced as they were run ragged with the burden of providing information.
- In relation to the DIA suggestion of a 15% saving with a CCO, the submitter noted that as there was no evidence of it don't believe it.

Time Stamp: 6:32.40

Simone Anderson, James Wilson, Kelly Greer and Ann Packhurst – The Incubator

Key Points

- The group appreciated the engagement to date noting that the centre was a key city infrastructure.
- Historic Village had 16 tenants with remarkable results in the last 12 years for grassroots community art.
- Access to creativity was not a luxury, it was available to everyone with no barriers.
- The creative hub was the result of a lot of hard work and investment and had become a national mental health success, residency location benchmarked for others and a successful blueprint of an art village.
- Every dollar given got multiplied and the group sought to secure the partnership and keep providing arts and culture.

In response to questions

- Incubator was committed to delivering spaces and opportunities for Nga Toi Māori, and had established the Otakore Nga Toi Māori Whare Toanga Gallery for 3 artists and were committed to Matariki programmes being included in programmes throughout the year.

Time Stamp: 6:44.00

Andy Martin and Phillip Mulligan – Otūmoetai Football Club

Key Points

- Immediate needs at Fergusson Park, which part of could not be used at night because of lack of lighting to increase community use, evening trainings and games under lights.
- Discussions were being held with Spaces and Places for \$150,000 of lighting to convert to LED and to expand the coverage in the park.
- Drainage and inundation issues were a problem with the work carried out last year not having the desired result or yielding the benefit to the club that was intended. It was requested that this be remedied.
- User fees had been a big topic last year with many clubs running at a loss and requiring funds from outside sources. Increases would need to be passed on to members as there was no surplus funding in any year.
- The club were working with Places and Spaces on development plans to ensure they aligned

with Council's policies.

In response to questions

- The request for lighting was to spread the use of the entire park rather than focussing on the current lit and playing areas.

Time Stamp: 6:54.40

Greg Brownless

Key Points

- Council had done water services well over the years and control should be retained or Council could be seen as a Council that were not capable of making good decisions.
- Borrowing the way out of debt seldom worked, financial management and control of expenditure were the preferable alternatives. Ask what the problem was that needed to be solved. Tauranga had led the way within the waters activities and had been money spent where needed.
- It was alarming that there may be savings with a CCO that costed \$7m to set up. There was insufficient factual information to change from the status quo.

Time Stamp: 7:07.00

Des Heke Kaiawha, *Joe Turepaki Gardiner*, Mihi Gardner, Michael Sharp, Moana Kereama – Otanewainuku Whānau Trust - Presentation maps attached

Key Points

- Acquired land was being used for other purposes such as forestry grazing and quarrying as noted in the maps provided with the submission.
- Waoku 2A block of 250 acres taken in 1970 and it was ordered that the urupa from the local battles be noted with the Trust being established to look after the land.
- It was a big burden for whanau having the land taken for others to use.
- In 2013 the land was declared surplus and was offered to be gifted back to the former owners. There had been rumours of offers to purchase the surplus land but these had not been made to the Trust.
- The Trust want the Council to process the offer back and let it run its course. They did not want to name the wahi tapu sites as these could become desecrated and names changed. They would if they had to. The land would sit with the balance of their ancestral land and included in the iwi management plans for the area.
- Once any land had gone, it resulted in the heritage of the whanau being taken away and that was what was happening.

Time Stamp: 7:23.00

Des Heke Kaiawha, Mihi Gardner, Michael Sharp, Moana Kereama – Maungatapu Marae Committee and Trustees

Key Points

- The Marae had been shifted from the top of the hill in the past and was now in a high risk low lying area close to the coast. There were a number of marae buildings and services on the site including a kohanga reo, wharekai and meeting house.
- A Council sewerage plant and pump station went through the site and stormwater events failures caused water to come through the site to the marae and wharekai.
- A marae needs assessment had been carried out and was the basis to note the stormwater concerns, carry out an inventory and get the carpark upgraded. Council had not advised when the stormwater and road reserve would be upgraded and Trustees felt this needed to be prioritised. Trustees had met with staff but due to lack of finances they were unable to do much. Further engagement was needed on the narrative which could be used as an example to establish protocols.

- The Marae had other priorities to put their funding towards.

In response to questions

- Staff were aware of the needs of the Marae, but works were not included in this annual plan nor was there any timing for when the work would be done. Inundation stopped a lot of functions from occurring on the property.
- The community benefit of the facility included holding a Youth Court, a DOC annual conference, sports events and wananga for Aotearoa University and the University of Waikato. The use put a lot of strain on resources and had a huge impact as the venue was chosen due to the location and the ability to host large numbers.

Time Stamp: 7:35.10

Des Heke Kaiawha, Mihi Gardner, Michael Sharp, Moana Kereama – Kaitimako Marae Landowners

Key Points

- As soon as the Ohauiti/Welcome Bay study was completed it was noted that there was a lack of infrastructure needs assessment for the entire area.
- The properties were earmarked for high density development and the needs assessments was needed to enable the Trustees to work with Council to schedule plans for developing the lands.
- Disappointment from the Trustee that the sewerage system was not being upgraded for that land or the Kaitimako B and C blocks for connection into the infrastructure. This included an upgrade of the pump station and the replacement of the asbestos pipework.
- Council had commenced an upgrade of Johnson Reserve which was being done without engagement or meeting the needs of the Kaitimako B and C Block which was made known to last year's submission.
- This was a lost opportunity with Veros producing plans rather than the Trustees feasibility study and was seen as an example of what not to do. The Trust put a lot of resources and time to play by the rules only to see the goalpost shift or other developments take place.
- Seven years ago, a water line was put into the land, but owners were still not able to connect to that supply.
- The inability to engage and get the plans across to those responsible and meet the Trust's needs was frustrating. The area was to build for generations, to build now for the next generation to use and to address growth issues.

In response to questions

- The blockage with Council stormwater for Maungatapu Marae was based on the annual plan. The Trustees of Kaitimako B and C sat down with Council staff and made it known that the works needed to sit within the annual plan including the Otumanga pump station. They wanted certainty and with the line included in the LTP they could seek funding from other sources to develop the area.

Time Stamp: 7:46.40

Carlo Ellis – Ara Rau Tangata Inc (online) Matiri Duncan, Arthur Flintoff

Key Points

- The plan offered support and collaboration to unlock potential for the community with strong land development for current and future generations.
- Unlocking Māori land for papakainga was a common theme with the economic development resulting in a \$53m uplift for the community.
- Request a budget of \$150,000 seeding funding to utilise services tailored to address the barriers and challenges for Māori land owners and trusts by establishing specialised support through an Incorporated Society and high quality leadership.
- Networks had been established across professions over the past five years and it was time to operationalise the many services offered by agency networks to make it as effective as it

could.

- Trained Trustees would deliver through a pipeline of outcomes and specialised support people to advance aspirations of land owners to fruition.
- The proposal would increase papakainga and other grants.

In response to questions

- This was a different service to what the Takwaenga unit offered and was complimentary to the services they provided. The forum would allow honest conversations to be held, some of which council could play and others they could not. The different agencies for each trust needed to be managed.
- They would work with land blocks that were not build ready yet.

Time Stamp: 8:00.20

Aaron Collier Matthew Largerberg and Kevin Hill – Tauriko Property Group

Key Points

- Development contributions were being charged for the main Spine Road where there were a lot of earthworks that still needed to be done as well as \$70m to produce the road. There was also a lot of infrastructure that needed to be installed at a large cost.
- There was no certainty that Kainga Ora would develop their land leaving the group being required to build the road without any contribution from neighbouring properties.
- There was still a lot of risk in the project and they did not want to pay infrastructure costs up front. There needed to be a mechanism put in place to get funding back from the neighbouring properties.
- There was still no understanding of what yield would be gained from the land and needed to be worked through over the next 12-18 months.
- It was more like that 20 lots per ha resulting in 2,700 dwellings developed on the land not 4,000 when the earthworks, land needed for two schools, stormwater and active reserves were taken into account.
- The development contributions to be charged assumed that there would be 136ha of developed land, but there was still uncertainty with Kainga Ora and a further developer still uncommitted at this stage.
- The Ministry of Education was exempt from paying development contributions and with possibly two schools being built on the Kainga Ora land they would not be contributing to the infrastructure.
- The change from charging for the catchment to citywide levies was not reasonable or fair.

In response to questions

- Verbal communication had been held regarding the Kainga Ora land, but the conditions were unknown. It was a slow process as it had to go to their Board. A back up plan was needed if the outcome was not successful.
- The original houses of 4,000 was due to the expectation that people would live in apartments, but that style of density was not happening and was too expensive to develop.

Time Stamp: 8:14.40

Libby Gosling and Kelly Bunyon – Accessible Properties NZ Ltd (online)

Key Points

- They managed 1,200 houses specialising in social housing for 3,500 residents and had been nominated for a partnership with government.
- Feasibility study costs to provide social housing along the Te Papa peninsula tampered with the Cameron Road upgrades
- \$5m from land sales was to be ringfenced for social housing development and stormwater infrastructure. Seeking for existing allocated money to be broaden the scope around the timing being brought forward from 2028 from the resolution made by Council in public

excluded in March 2024.

- The group wish to allow feasibility and enabling works which could also be used for other infrastructure in the public domain.
- Staging Cameron Road Stage 2 upgrades provided potential for funding to be made available but not enough to do it all. They request Council to consider sub staging to focus on 17th Ave and the Gate Pa shopping centre to link up land uses along the peninsula.. It would also unlock two areas the group wished to focus on developing around Botanica Road scout reserve and Anzac Road.

Attachments

- 1 Mr Derek Stembridge - Presentation - Welcome Bay Road
- 2 Mr Des Heke - Presentation Map - Gazetted Water catchment Municipal Main Water supply and Marae WBOP Subregion
- 3 Mr Des Heke- Presentation - Cater Catchments Waoku Map
- 4 Mr Des Heke - Presentation - Maungatapu Marae
- 5 Mr Des Heke – Presentation - Tuara kaitemako Blick N - Papakāinga Feasibility Planning Memo

PUBLIC EXCLUDED SESSION

Resolution to exclude the public

RESOLUTION CO/25/9/1

Moved: Deputy Mayor Jen Scoular

Seconded: Cr Kevin Schuler

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
Heidi Hughes Submission 27	s7(2)(h) - The withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	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

CARRIED

At 5.56 pm the meeting went into public excluded.

The meeting reconvened in open at 6.14 pm.

Cr Hautapu Baker closed the meeting for the day with a karakia.

At 6.16 pm the meeting adjourned to be reconvened at 1.00 pm on Wednesday 14 May 2025.

CONTINUATION OF MEETING – WEDNESDAY 14 MAY 2025 AT 1PM IN THE PAVILLION, BAY OVAL, MOUNT MAUNGANUI

MEMBERS PRESENT: Mayor Mahé Drysdale, Deputy Mayor Jen Scoular, Cr Hautapu Baker, Cr Glen Crowther, Cr Rick Curach, Cr Steve Morris, Cr Hēmi Rolleston (via Teams), Cr Marten Rozeboom, Cr Kevin Schuler, Cr Rod Taylor

IN ATTENDANCE: Paul Davidson (Chief Financial Officer), Gareth Wallis (General Manager: City Development & Partnerships), Jeremy Boase (Manager Strategy & Corporate Governance, Clare Sullivan (Team Leader: Governance Services), Anahera Dinsdale (Governance Advisor), Caroline Irvin (Governance Advisor)

At 1pm the meeting reconvened.

OPENING KARAKIA AND ACKNOWLEDGEMENT

Cr Hautapu Baker opened the meeting with a karakia.

Cr Glen Crowther noted the resignation of Cr Paula Thompson from the Bay of Plenty Regional Council to take effect from 23 May 2025 noting that she was also the Chief Executive of Tauranga City Council for a number of years.

APOLOGY**RESOLUTION CO/25/9/2**

Moved: Cr Glen Crowther

Seconded: Cr Rod Taylor

That the apology for lateness received from Cr Hēmi Rolleston be accepted.

CARRIED

11.1 HEARING OF SUBMITTERS CONTINUED

Time Stamp: 13.18

Tracy Walters – Tauranga Netball

Key Points

- 5,000 players and spectators each Saturday with only four women's and one men's permanent toilets available.
- Request Council to consider paying the cost of the additional portaloos that were needed.
- Increasing number of the homeless community utilising the outside of the centre which was now becoming a problem with alcohol consumption, rowdy behaviour and one instance of stealing.
- Seeking that Council introduce a bylaw restricting alcohol being consumed on the Blake Park

sports fields.

- Considered that it was not up to Tauranga Netball to collect evidence of the bad behaviour outside the times of their use.

In response to questions

- The Police were aware of the problems but advised that it would be up to the Council to initiate a bylaw which they would then manage.

Time Stamp: 20.40

Tony Hope and Eva Wood – Hope Family Funerals

Key Points

- Speaking on behalf of the six funeral homes in Tauranga.
- Request that the 10% discount was offered by Council if the burial fee account was paid on 20th of the following month remain and not removed as noted in the draft Annual Plan. asked that it remain in place.
- The rationale for the introduction of the new \$200 fee for same day cremation due to additional staffing costs was not reasonable and would disadvantage clients who were seeking to save on the cost of the funeral.
- Considered that the non-resident burial fee of \$1,030 imposed in 2024 should not be applied to Western Bay of Plenty residents or residents that had to leave Tauranga after spending much of their time there.
- Suggest a working group with funeral directors to reach a workable solution being achieved.

In response to questions

- In relation to ashes being made available the same day it was noted that the funeral homes did not ask for this often and generally advised families they would be available in two days. Suggested that rather than imposing a new fee, the staff just advise if the ashes were not going to be available within the working day.
- One of the funeral homes was considering installing a cremator so would become a competitor to Council.
- Many families pay off the cost of the funeral which meant that the homes had to carry those costs, sometimes for a number of years. If the discount was removed they would not want to carry the risk and would ask that the families deal directly with the Council for the cremation and burial fees.

Time Stamp: 34.14

Claudia West and Margaret – Mt Maunganui Senior Citizens Association Incorporated

Key Points

- Trading now as the Mount Community Hall to encompass all who use the facility.
- Have been in existence since 1955 with a number of the user groups using it for a number of years.
- Parking and accessibility was becoming difficult with nine parks available for use, however some elderly users were now being ticketed for parking nearby.
- Request mobility parks with an extended time limit of 4 hours as this would be an asset to Members.
- Want to work with Council staff to come to a workable solution and invite extended to Councillors to visit the hall and see how they used the space.

In response to questions

- The request for a four hour limit was due to some of the activities that people attended went that long and also to discourage tradies from parking there all day.
- Some of the users were not able to walk long distances and they want to encourage them to continue to come and enjoy the activities.

Time Stamp: 40.25

Chris Morris – JWL Central Limited

Key Points

- The spend for the city centre streetscaping needed to be timed with private developments in the area for efficiencies of costs and less disruption to other users while the hoardings were still in place.

In response to questions

- In relation to whether there was a cost sharing ability, the submitter noted that they had been part of the planning and designs with roading and reminded Members that they had paid large development contribution levies which should be the funding source for the upgrades.
- Request the footpath in Harrington Street be made wider with a few inground gardens and access points to their development

Time Stamp: 45.15

Bryce Donne – Element IMF Limited

Key Points

- A lot of the function of the industrial traffic was for the Port rather than locally generated.
- 43ha of industrial land had been enabled at Tauriko West with a further 35ha not able to be utilised until the SH29 upgrades were completed in 2035. Owners should not have an industrial loading on the land and should have the right to apply for rates postponement.
- The removal of the house and small amount of earthworks carried out on the site did not change the use of the land and discussions needed to be held with valuers and Council to be able to show the real situation and the current limited use of the land.

In response to questions

- There was a sequencing schedule of enabled works of up to 50ha on the site and nothing further could be done until the SH29 works were in place or an acceptable alternative solution approved by NZTA. One possible solution was the Taurakura Road network to SH 36 which was also not likely to occur anytime soon due to the cost. None of these roads could be delivered by the landowners, they were reliant on central government.
- The valuations at Belk Road were massively overstated and were less than rural. Any value capture would need to be signalled 20 years out.
- The first part of the rezoning occurred in 2010 when submitting to the Regional Plan and working with Council and NZTA to enable a much cheaper bypass with no limits. The amount of land rezoned was because it was a natural geographical basin with a land supply into the future.
- The stormwater reserve would ultimately be vested in Council. Some of the land unable to be used did not seem to be removed from the valuations but should be able to be easily addressed. Much of the reaction to the cost was only noticed when the rates bill arrived.

Cr Rolleston entered the meeting at 2:10 pm (online)

Time Stamp: 57.40

Noel Hall

Key Points

- Requests the Gravatt Road stormwater be put back on track and completed as a matter of urgency as well as having the weed and stream maintained.
- Flood modelling and projections for the stream had been based on 1:100 year flood events containing two key requirements including a landscaping plan for the whole of the Wairākei Stream and associated reserve land and included increased capacity of culverts at each of the road crossings.
- Work had been delayed due to reprioritisation of works within the LTP. The outlet at Grant Place was not to the new standard and had no overflow associated with it resulting in insufficient capacity with the two existing pipes at Gravatt Road flood water would back up as

it could not get through. This could result in the flooding of properties east of Domain Road, affecting some 35,000 people.

- Fortunate that recent storms had bypassed the area, if one was centred on Pāpāmoa before the works were done the effect could be devastating. The work needed to be included in the 2025/26 annual plan for immediate construction as was required by the resource consent.

In response to questions

- The submitter was unaware which projects were more important than this one but reiterated the risk of it not being done.

Time Stamp: 1:11.00

Susan Hodgkinson

Key Points

- Appreciate the traffic islands which had been installed which controlled the traffic.
- Requested rubbish bins by the bus stops as people using the areas around the sports fields and beaches were dropping rubbish which she picked up.
- Frightened about losing her home to the cost of rates and the congestion tax which would also affect parents getting their kids from sports fields back to school.
- Want to keep water and other activities in-house.
- Council should have put the path to the skatepark around the pohutukawa trees rather than removing them.

Time Stamp: 1:25.00

Maree Quill

Key Points

- Concerned at rates rise when everyone else had to live within their budget
- Te Manawataki o Te Papa was costing ratepayers \$151m when residents were not properly consulted. There was too little money going to the outlying suburbs.
- Retirees, many of whom had worked hard for a place in the sun, were concerned with the increased costs and did not have the income to sustain a rates increase of \$10 per week.
- Object to the Pāpāmoa East levy for the Te Tumu infrastructure as unfair
- The first kilometre of Te Okuroa Drive needed widening and a roundabout installed due to the amount of traffic now using it, especially between 2.30 to 6pm.
- Evacuation from Pāpāmoa in the event of a tsunami warning was trapped by motorway barriers and requested that safe routes be planned.

In response to questions

- There seemed to be sufficient land to widen Te Okuroa Drive.

Time Stamp: 1:37.40

Harris Williams, Kate Barry Pachino – Mount Business Association and Nick Potts – Solera Wine Bar

Key Points.

- Request that Council work with the Association as a key stakeholder.
- Supports intensification in the right places such as Victoria Street and Maunganui Road where there was public transport.
- Put \$250,000 back in to the budget to initiate a plan change and to have a vision around the Mount town centre and Mount Central.
- Develop and fund a Mount Central business plan, where funding may be available from local consultants who live in the area.
- Request a simpler two-page Licence to Occupy, extend the deadline to sign the LTO to receive the waiver and reduce the amount required for public liability insurance from \$5m to \$2M, similar to Hamilton City.

In response to questions

- The funding agreement with Mainstreet had an obligation around working in good faith so there was a legal obligation to do this and suggested that this be done at least once a year in a workshop with Councillors.
- The local plans that had been committed as part of the spatial plans needed to happen urgently, hence the request to retain the \$250,000 that had previously included in the plan. Some of the work had already been done but it was urgently required in the vicinity of Bayfair and Mount Central.
- Request a moratorium be placed on the intensification planning as there some of the funding for the roading improvements needed to support this and the port economy had been pulled by central government.

At 3.17pm the meeting adjourned.

At 3.27pm the meeting reconvened.

Time Stamp: 2:31.30

Joe Anderson

Key Points

- Domain Road had become dangerous to cycle along and still had a dangerous 400m strip of 6m wide carriage way which needed a cycle track on both sides of the road.
- The submitter estimated to be at a cost of \$10,000 plus traffic management and administration costs and noted that a number of cyclists would volunteer assist with the work.
- The path connected up with the interchange and over the rail bridge to the Waitomo petrol station with an animal tunnel already under the road that could be shared with the cows. Extending the path a further 200m would take link it to the Pāpāmoa Regional Park.

In response to questions

- The track could be compacted pumice sand with some areas needing timber edging.

Time Stamp: 2:37.10

Matire Duncan – Te Rangapu Mana Whenua o Tauranga

Key Points

- Appreciate Council's continued engagement and a future that reflects the partnership and guiding principles to respect all and supporting the aspirations of mana whenua.
- Support a multi-Council CCO for waters and request tangata whenua representation as water was a taonga for which decisions required cultural knowledge and kaitiakitanga.
- Discharging waste to whenua was more culturally acceptable than discharging to wai.
- Enable the development of Māori land
- Supports the Te Ara Rau Tangata submission as they aligned with the rohe and for Council funding to allow them to carry on their valuable mahi.

In response to questions

- Te Rangapu would disagree totally with any privatisation of the water entity as no one owns it or has the right to sell it.
- Some Councils were considering a two water CCO leaving stormwater out due to the different nature of the land and assets.
- Tangata whenua do not agree with discharge to the wai as there was mana with the wai and did not want it mixed with the discharge of matter that had been used for a lot of purposes.
- Tangata whenua had representation on a number of CCO's and being included on any new CCO would be a good thing.

Time Stamp: 2:47.50

Aaron Collier, Scott Mckenzie, Scott Adams & Vicky Williamson - Urban Task Force

Key Points

- Supports the revitalisation of the CBD and Te Manawataki o Te Papa and ask that Council continue to liaise with the private sector on the streetscape upgrade timing with these investments.
- Encouragement of private sector development with the deferment and reduction of waiver of development levies as had occurred in other local authorities.
- Citywide development contributions were paid upfront which added to the housing affordability crisis and request that Council defer any increase of these until Council's planned capital expenditure was undertaken
- The commercial and industrial sector were being asked to contribute 35% of the rates burden while residential ratepayers decreasing their percentage contribution.

Time Stamp: 3:02.00

Felicity McGrath – Seeds Trust

Key Points

- Opposed to tariffs for café and bar business owners using the pavement in the central business areas as they did not apply to other areas within the city. It was just another form of revenue gathering.
- The businesses were already pay rates or rent and asked why Council would make it harder for them with no advantages seen. They would have to pass on the additional cost to customers.

Time Stamp: 3:07.40

Domink and Maryann Wellenhofer

Key Points

- Proposal to use some unused beach space near the Tay Street entrance as vibrant exercise place with an outdoor gym/adult playground that would blend into the environment and free use of outdoor equipment and an indoor area with membership for yoga, etc
- Seeking the use of the land by the Tay Street beach access, regulatory support, guidance and potential co-investment.
- Significant structural work would need to be done including a slab floor to withstand the changing elevations of sand, the sea and the elements.
- A community survey was undertaken with 70% of the 100 responders being highly supportive of the proposal.

In response to questions

- Tauranga was growing and while there was no reason why it had not been done before there was plenty of reason why it should be done now.
- The area was closely monitored in a recent storm, so a barn like structure elevated off the ground to avoid the higher tides and very little risk that it would be washed away.
- Other groups such as yoga teachers could use the building to create something good.

Time Stamp: 3:21.15

Juliana Varavilno and Amanda Lawrie – Disability Advocates

Key Points

- Seeking the development and installation of a sea track to give freedom, and increase the quality of life for many.
- The submitter noted that since her accident she only got into the sea 2-3 times a year instead of 5 times a week as she needed to be physically lifted from her chair. The installation of the track would give her and others an increased quality of life.

In response to questions

- The platform goes over the sand and the track has remote control to take a person to the water. It could be left for the summer or stored and reset up according to the tide each day.
- The small amount of maintenance required was to ensure that it was working and to make

the controls and chair accessible to the public.

- There was already an accessible pathway onto Pilot Bay allowing a track to be used in that area.

Time Stamp: 3:31.30

Deane Howie, Ron Scott, Stuart Crosby, Andrew von Dadelszen and Kat McMillan – Bay of Plenty Regional Council

Key Points

- Request that the Brookfield interchange be included in the annual plan so that it could then be included in the National Land Transport Plan and NZTA funding able to be accessed.
- Appreciate the SmartGrowth budget and the importance of having growth plans of the various authorities aligning with one another.
- Request that fundamental principles were followed for three waters making sustainable changes for the next 20-30 years to protect public health and a financially stable delivery.
- Do not underestimate the economic regulation as indicated at a recent local government briefing and the impact of those changes.
- There were benefits in scale for waters and suggested looking at alliance with other entities including internationally, while also considering whether there would be any gain from amalgamating with other smaller councils.
- Funding lead infrastructure for growth was critical especially with the effects of climate change.
- Ensure transparency and information flow was constantly feed back to the community.
- Commend the priority to enhance green spaces and drive towards a biophilic city so it was critical to continue to invest in nature and planting.

In response to questions

- Effectiveness and efficiency of a CCO organisation was around the culture with leadership, governance, technical support and gathering the mindset together to deliver that.

Time Stamp: 3:43.44

Barry Brown

Key Points

- Agree with the Council's seven guiding principles but change the title of the first one from Look after what we have got to Look after who we have got.
- Growth must pay for growth as there was no reason why ratepayers in one area needed to pay for infrastructure in another area.
- Carry out a ground up review of the organisation and give staff the managing systems for all services.
- If Council enter into a merger with other councils they must do so with eyes wide open and thorough due diligence. Have alliances where Council retains ownership of its own assets and carry out 10 year modelling to ensure good decision were made.

Time Stamp: 3:54.10

Charles Russell – Arataki Sports Club

Key Points

- Concerned at the lack of facilities
- Looking for a hand up to establish a steering group and a Trust to carry out a feasibility study to build a Māori inspired cultural and sporting central hub on Arataki Park.
- The facility needed to be designed by the community to cater for their needs with Council participation on the steering group to ensure that their interest were met as it was Council property and to assist with raising funds.
- Create a fit for purpose community space for a number of regular sports games and tournaments such as Aims Games. Currently there were no changing facilities for women to change or enough space to rent out the rooms

In response to questions

- In response to a query to co-fund and provide volunteer expertise around the project design, building and delivery as well as to be a mechanism to gain funding to create a community hub to be proud of.
- The club would support partnerships with the Matapihi community and local all hapu and iwi.
- The cost to run a sports club each year was around \$100,000.
- There were a number of groups competing for the space to occupy their land and they were open to including Bay Venue facilities being managed together. This would be included as part of the feasibility assessment.
- A feasibility study by Veros had cost \$60,000 with more required for the pre-architect building design needed for them to consult. Other funding was being sought to cover that cost.
- The sharing of two league clubs on one ground was still being worked through where one could possibly move to a Bay Venues site and Arataki move into the central hub. The club were there to facilitate spaces for everyone.

Time Stamp: 4:06.00

Chris Pattison – Pāpāmoa Residents and Ratepayers Association

Key Points

- Delay the decision by two years until the information was available and for full understanding of the financials.
- Rate increases should be no more than twice the CPI.
- Provide easy to use tsunami pathways as many residents would need to evacuate on foot.
- Seeking the Council to upgrade the remainder of Domain Road, install footpaths, increase the size of the culvert on Gravatt Road, remove the speed humps at the Tara Road roundabout and upgrade the end Pāpāmoa Beach Road.

In response to questions

- In response to whether the community would assist with the cost of a tsunami escape route the submitter noted that it would affect the whole of the city and felt it was not fair to apportion costs on one area.

Time Stamp: 4:15.30

Richard Kluit and Ross Thom– Bowls Matua Inc

Key Points

- Currently have 3 greens two of which had been upgraded at a cost of \$600,000. The remaining green had a limited life span with the cost of \$200,000 to upgrade they were seeking some form of funding support from Council.
- A lot of the income was derived from social bowls being played so they needed all 3 greens.

In response to questions

- Depreciation of greens and buildings was undertaken to put towards any upgrades and additional funding was put aside each year towards the replacement of the greens.

Time Stamp: 4:23.00

Chris Pattison

Key Points

- TCC had done an excellent job managing the water activity and needed to ensure the collective knowledge was passed on to neighbouring councils to assist them to also deliver quality services to their own residents.
- TCC should continue to manage their own infrastructure and resources only entering into a handshake partnerships with others acting as mentors and consultants to them at a charge.
- A CCO would result in a top heavy political structure contributing little to the overall entity.
- The museum and event centre cost would likely blow out and work should be deferred until Council had more stable finances or alternatively to seek a suitable sponsor.
- Request an upgrade of some of the roading in Pāpāmoa, the provision of park and ride

spaces and suggest that Hewletts Road became a T2 road.

Time Stamp: 4:31.10

Hamish MacMillian – Mount Maunganui Cricket Club Incorporated

Key Points

- Numerous discussions had been held over the years to get clubrooms built on Blake Park but these had never eventuated into anything other than a temporary portacom facility.
- Seeking funding for two changing rooms and a storage facility that Council would own and lease back to the club.
- They were the largest club in the Bay of Plenty with 1,000 players and spectators each week and a growing membership of female cricket players.

In response to questions

- In response to a query in relation to the use of Bay Oval for cricket it was noted that although it was used from time to time, it was more of an elite sports facility and additional utilisation was better answered by them. This had been explored since the facility had been established.
- If netball moved and their facility became vacant the cricket club would be interested in holding discussions but it was too big for them to take on the expense. The submission was to get more permanent facilities as currently the men had to get ready to bat under a tree.

Time Stamp: 4:41.40

Samuel Taylor

Key Points

- Praise decision to support Te Manawataki o Te Papa as a museum was important for the city and would be a valuable resource to educate and inspire young people.
- There was a need to intensify the city centre, as that was where many of the young urban professionals wanted to live.
- The future required an active push - it was how it would come and how the Council responded.

In response to questions

- In relation to retaining the capacity of future leaders, and the role Council could play to retain them included encouraging the university, providing jobs that young people wanted to be in through Priority One.
- People come to the university for Marine Biology but Waikato and Tauranga universities were not looked upon by many as the full programs were not meeting the potential or delivering the courses youth wanted.

Timestamp 4:56.30

Staff Paul Davidson, Chief Financial Officer
Jeremy Boase, Manager Strategy & Corporate Governance

Key Points

- Provided an outline of the deliberation process, the reports to be provided including key themes and an analysis of the submissions.

Cr Hautapu Baker closed the meeting for the day with a karakia.

At 6.16 the meeting adjourned to be reconvened at 9.00 am on Thursday 15 May.

CONTINUATION OF MEETING – THURSDAY 15 MAY 2025 AT 9AM IN TAURANGA CITY COUNCIL CHAMBERS, LEVEL 1 – 90 DEVONPORT ROAD

MEMBERS PRESENT: Mayor Mahé Drysdale, Deputy Mayor Jen Scoular, Cr Hautapu Baker, Cr Glen Crowther, Cr Rick Curach, Cr Steve Morris, Cr Marten Rozeboom, Cr Kevin Schuler, Cr Rod Taylor

IN ATTENDANCE: Marty Grenfell (Chief Executive), Paul Davidson (Chief Financial Officer), Barbara Dempsey (General Manager: Community Services), Christine Jones (General Manager: Strategy, Growth & Governance), Jeremy Boase (Manager Strategy & Corporate Governance), Mike Naude (Director of Civic Development), Beau Fraser (Senior Programme Manager), Andrew Mead (), Coral Hair (Manager: Democracy & Governance Services), (Governance Advisor), Caroline Irvin (Governance Advisor)

At 9.am the meeting reconvened.

Cr Baker reopened the meeting with a karakia.

APOLOGIES

RESOLUTION CO/25/9/3

Moved: Cr Hautapu Baker

Seconded: Cr Rod Taylor

That the apology for absence received from Cr Hēmi Rolleston be accepted.

CARRIED

DECLARATION OF CONFLICT OF INTEREST

Mayor Drysdale noted a conflict of interest in Item 11.2 - Authorise International Air Travel for Mayor to China.

REPORT TO BE TRANSFERRED INTO THE PUBLIC

RESOLUTION CO/25/9/4

Moved: Mayor Mahé Drysdale

Seconded: Cr Glen Crowther

That the Council

Transfers the Tauranga Art Gallery Refurbishment Update report into the public part of the meeting.

CARRIED

REPORTS

11.1 Annual Plan 2025/26 and Local Waters Done Well - Hearings

Timestamp: 4

Staff Paul Davidson, Chief Financial Officer
Christine Jones, General Manager: Strategy, Growth & Governance

RESOLUTION CO/25/9/5

Moved: Cr Glen Crowther

Seconded: Cr Hautapu Baker

That the Council:

- (a) Receives the report "Annual Plan 2025/26 and Local Waters Done Well - Hearings".
- (b) Receives the written and verbal submissions to the Draft Annual Plan 2025/26 and Local Waters Done Well consultation.
- (c) **Attachment 7** can be transferred into the open upon agreement with the submitter.

CARRIED

Mayor Drysdale noted an interest in item 11.2 and vacated the Chair. Deputy Mayor Jen Scoular assumed the Chair at 9.13 am

11.2 Authorise International Air Travel for Mayor to China

Timestamp: 11.00

Staff Coral Hair, Manager Democracy & Governance Services

RESOLUTION CO/25/9/6

Moved: Deputy Mayor Jen Scoular

Seconded: Cr Kevin Schuler

That the Council:

- (a) Receives the report "Authorise International Air Travel for Mayor to China".
- (b) Authorises the Mayor's international air travel of \$3,938.28 (airfares \$3,410.48 and accommodation \$527.80) as part of a New Zealand Mayoral Delegation to China from 17 May 2025 to 23 May 2025.

CARRIED

Deputy Mayor Jen Scoular vacated the Chair at 9.16 am and Mayor Mahé Drysdale returned to the Chair.

12 DISCUSSION OF LATE ITEMS

12.2 Tauranga Art Gallery Refurbishment Project Update

Timestamp 14.16

Staff Marty Grenfell, Chief Executive
Mike Naude, Director of Civic Development
Beau Fraser, Senior Programme Manager

A MOTION WAS PROPOSED

Moved: Cr Marten Rozeboom

Seconded: Cr Kevin Schuler

That the Council:

- (a) Receives the report "Tauranga Art Gallery Refurbishment Project Update".
- (b) Approves revised budget allocation of up to a maximum of \$2.1 million, to the Tauranga Art Gallery refurbishment, ensuring the project has sufficient resources to proceed to completion and;
- (c) Confirms that the budget be met from the Te Manawataki o Te Papa Programme budget of \$306M as approved in the LTP 2024-34. No additional funds will be sought and;
- (d) Notes the establishment of an oversight group to continue working through value engineering and appropriate apportionment of costs and contingency for the completion of the Tauranga Art Gallery refurbishment; and
- (e) Notes that the outcomes of this oversight group will be applied to reducing the funding requirement for this project including ensuring the correct level of contingency remains to complete the project; and
- (f) Instructs the Chief Executive to pursue alternative funding options.

AN AMENDMENT WAS PROPOSED:

MOVED: Cr Glen Crowther

SECONDED: Cr Rick Curach

That the Council:

- (g) Requests the Chief Executive report back to Council the outcome of the negotiations around a contribution towards the structural remediation costs at a council meeting in July 2025.

For: Cr Glen Crowther, Cr Rick Curach and Steve Morris

Against: Mayor Mahé Drysdale, Deputy Mayor Jen Scoular, Cr Hautapu Baker, Cr Marten Rozeboom, Cr Kevin Schuler, Cr Rod Taylor and Cr Hēmi Rolleston

LOST

RESOLUTION CO/25/9/7

Moved: Cr Marten Rozeboom

Seconded: Cr Kevin Schuler

That the Council:

- (a) Receives the report "Tauranga Art Gallery Refurbishment Project Update".
- (b) Approves revised budget allocation of up to a maximum of \$2.1 million, to the Tauranga Art Gallery refurbishment, ensuring the project has sufficient resources to proceed to completion and;
- (c) Confirms that the budget be met from the Te Manawataki o Te Papa Programme budget of \$306M as approved in the LTP 2024-34. No additional funds will be sought and;
- (d) Notes the establishment of an oversight group to continue working through value engineering and appropriate apportionment of costs and contingency for the completion of the Tauranga Art Gallery refurbishment; and
- (e) Notes that the outcomes of this oversight group will be applied to reducing the funding requirement for this project including ensuring the correct level of contingency remains to complete the project; and
- (f) Instructs the Chief Executive to pursue alternative funding options.

CARRIED

13 PUBLIC EXCLUDED SESSION**Resolution to exclude the public****RESOLUTION CO/25/9/8**

Moved: Cr Marten Rozeboom

Seconded: Deputy Mayor Jen Scoular

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
13.1 - Tauriko West Funding Agreement - Variation of Commercial Feasibility Condition	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 7 - 11.1 - Annual Plan 2025/26 and Local Waters	s7(2)(h) - The withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage,	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

Done Well - Hearings	commercial activities	good reason for withholding would exist under section 6 or section 7
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CARRIED

The public were excluded at 10.17 am.

The meeting resumed in open at 10.45 am.

14 CLOSING KARAKIA

Cr Steve Morris closed the meeting with a karakia.

The meeting closed at 10.47 am.

The minutes of this meeting were confirmed as a true and correct record at the Ordinary Council meeting held on 26 June 2025.

.....
Mayor Mahé Drysdale
CHAIR

7.2 Minutes of the Council meeting held on 26 May 2025

File Number: A18398400

Author: Caroline Irvin, Governance Advisor

Authoriser: Clare Sullivan, Team Leader: Governance Services

RECOMMENDATIONS

That the Minutes of the Council meeting held on 26 May 2025 be confirmed as a true and correct record.

ATTACHMENTS

- 1. Minutes of the Council meeting held on 26 May 2025**



MINUTES

**Ordinary Council meeting
Monday, 26 – Thursday 29 May 2025**

Order of Business

1	Opening karakia	4
2	Apologies	4
3	Public forum	5
4	Acceptance of late items	5
5	Confidential business to be transferred into the open	5
6	Change to the order of business	5
7	Confirmation of minutes	5
	Nil	
8	Declaration of conflicts of interest	5
9	Deputations, presentations, petitions	5
	Nil	
10	Recommendations from other committees	5
	Nil	
11	Business	5
11.1	Annual Plan 2025/26 - Consultation and submission summary	5
11.2	Executive Report to the 2025-26 Annual Plan	6
11.3	Annual Plan 2025/26 Deliberations - Spaces and Places - Issues and Options papers.....	6
11.6	Annual Plan 2025/26 Deliberations - Other Issues and Options Papers	11
11.7	Annual Plan 2025/26 Deliberations – Connecting Mount Maunganui – Issues and Options Report	13
11.11	Transport Resolutions Report No.55	14
13.1	Attachment 7 – Accessible Properties	14
11.4	Aquatic Project Update and Next Steps.....	16
11.8	2025/26 Development Contributions Policy Deliberations	18
11.7	Annual Plan 2025/26 Deliberations - Connecting Mount Maunganui - Issues and Options Report	19
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11.5	Local Water Done Well - Deliberations	21
11.9	2025/26 User Fees and Charges Deliberations	24
11.10	Rating Policy 2025/2026 Annual Plan	25
12	Apologies	25
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11.13	Annual Plan 2025/26 Deliberations - Further Issues and Options Papers.....	26
11.14	Annual Plan Deliberations - User Fees & Charges - Parking	28

11.6	Annual Plan 2025/26 Deliberations - Other Issues and Options Papers	30
11.2	Executive Report to the 2025-26 Annual Plan (<i>continued</i>).....	30
14	Closing karakia	33

Unconfirmed

**MINUTES OF TAURANGA CITY COUNCIL
ORDINARY COUNCIL MEETING
HELD AT THE TAURANGA CITY COUNCIL CHAMBERS, LEVEL 1 - 90 DEVONPORT ROAD,
TAURANGA
26 - 29 MAY 2025 - ANNUAL PLAN DELIBERATIONS**

MEMBERS PRESENT: Mayor Mahé Drysdale, Deputy Mayor Jen Scoular, Cr Hautapu Baker, Cr Glen Crowther, Cr Rick Curach, Cr Steve Morris, Cr Hēmi Rolleston, Cr Marten Rozeboom, Cr Kevin Schuler, (via teams) Cr Rod Taylor

IN ATTENDANCE: Marty Grenfell (Chief Executive), Paul Davidson (Chief Financial Officer), Barbara Dempsey (General Manager: Community Services), Nic Johansson (General Manager: Infrastructure), Alastair McNeill (General Manager: Corporate Services), Sarah Omundsen (General Manager: Regulatory & Compliance), Gareth Wallis (General Manager: City Development & Partnerships), Jeremy Boase (Acting General Manager: Strategy & Growth), Kathryn Sharplin (Manager: Finance), Tracey Hughes (Financial Insights & Reporting Manager), Susan Braid (Finance Lead Projects Assurance), Jim Taylor (Manager: Rating Policy & Revenue), Alison Law (Manager: Spaces & Places), Ross Hudson (Strategic Planning & Partnerships), Mike Seabourne (Head of Transport), Karen Hay, (Manager: Network Safety & Sustainability), Chris Barton (Programme Director: Major Transport Projects), Will Hyde (Senior Transportation Engineer, Wally Potts (Director of City Waters) Stephen Burton (Transformation Lead – Water Services), Stacey Mareroa-Roberts (Manager: Strategic Māori Engagement), Janine Speedy (Team Leader: City Planning), Andrew Mead (Manager: City Planning & Growth), Ben Corbett (Team Leader Growth Funding), Carl Lucca (Team Leader: Structure Planning), Cashy Ball (Programme Manager & Advisor), Shawn Geard, (Centre City Infrastructure Lead), Reece Wilkinson (Parking Strategy Manager), Emily McLean (Programme Leader: city Development), (Clare Sullivan (Team Leader: Governance Services), Caroline Irvin (Governance Advisor),

Note: All staff that attended the meeting over the four day time period are listed here.

EXTERNAL: Paul Dunphy, Bay Venues

Timestamps are included beside each of the items and relate to the recording of the meeting held 26 – 29 May 2025 which can be found on [Council Website](#).

1 OPENING KARAKIA

Cr Rolleston opened the meeting with a karakia

2 APOLOGIES

Nil

3 PUBLIC FORUM

3.1 Neil Pollett – Demographically Sound Survey

Mr Pollett commented on the demographically-sound survey and the use of such surveys alongside submissions received from the public.

3.2 Tim Maltby

Tim Maltby commented on issues regarding the establishment of a Council-Controlled Organisation (CCO) for Local Water Done Well. Positions on the board of a CCO should be based entirely on merit.

4 ACCEPTANCE OF LATE ITEMS

Nil

5 CONFIDENTIAL BUSINESS TO BE TRANSFERRED INTO THE OPEN

Nil

6 CHANGE TO THE ORDER OF BUSINESS

- Item 4 Aquatics Projects Report was taken at 1pm on Tuesday 27 May, followed by 11.3 Spaces and Places Options paper
- Item 5 Local Water Done Well report was taken at 11.30 am on Wednesday 28 May 2025.
- There were other changes to the order of business to allow the meeting to flow without interruption.

7 CONFIRMATION OF MINUTES

Nil

8 DECLARATION OF CONFLICTS OF INTEREST

Nil

9 DEPUTATIONS, PRESENTATIONS, PETITIONS

Nil

10 RECOMMENDATIONS FROM OTHER COMMITTEES

Nil

11 BUSINESS

11.1 Annual Plan 2025/26 - Consultation and submission summary

Timestamp: 18

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

RESOLUTION CCO/25/14/1

Moved: Mayor Mahé Drysdale

Seconded: Cr Hautapu Baker

That the Council:

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

CARRIED

11.2 Executive Report to the 2025-26 Annual Plan

Timestamp: 57

Staff Paul Davidson, Chief Financial Officer
Kathryn Sharplin, Manager: Finance
Tracey Hughes, Financial Insights & Reporting Manager

Please refer also to Thursday 29 May pg. 30 of the minutes for the resolutions

RESOLUTION CO/25/14/2

Moved: Mayor Mahé Drysdale

Seconded: Cr Rod Taylor

That the Council:

- (a) Receives the report "Executive Report to the 2025-26 Annual Plan".

CARRIED

11.3 Annual Plan 2025/26 Deliberations - Spaces and Places - Issues and Options papers

Timestamp: 1.27

Staff Barbara Dempsey, General Manager; Community Services
Alison Law, Manager: Spaces & Places
Ross Hudson, Manager: Strategic Planning & Partnerships

RESOLUTION CO/25/14/3

Moved: Mayor Mahé Drysdale

Seconded: Cr Rod Taylor

That the Council:

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

CARRIED

11.3 Continued: The resolutions for items (b), (c), and (d) can be found on the following pages:

- Page 29
 - (b) Provision of temporary toilets at Blake Park for Winter Netball season (Attachment 1)
- Page 30
 - (c) Mt Maunganui Cricket Club proposed pavilion and changing rooms (Attachment 2)
- Page 33
 - (d) Development of Pāpāmoa shared path (Attachment 9)

Timestamp: 1:45

RESOLUTION CO/25/14/4

Moved: Cr Steve Morris

Seconded: Cr Marten Rozeboom

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

That the Council:

- (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.

CARRIED

Timestamp: 1.55

RESOLUTION CO/25/14/5

Moved: Mayor Mahé Drysdale

Seconded: Cr Steve Morris

Pāpāmoa Rugby – facility and potential relocation (Attachment 4)

That the Council:

- (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.

CARRIED

At 3.14 pm the meeting adjourned.

At 3.32pm the meeting reconvened.

Timestamp 2:32

RESOLUTION CO/25/14/6

Moved: Cr Rick Curach

Seconded: Cr Hautapu Baker

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

That the Council:

- (f) Supports the development of a dedicated **multi-use** 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.

CARRIED

Timestamp 2.42

RESOLUTION CO/25/14/7

Moved: Deputy Mayor Jen Scoular

Seconded: Cr Glen Crowther

Investment into development Judea Community Sport Club (Attachment 6)

That the Council:

- (g) Notes that a portion of existing budget for sports field 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.

CARRIED

Timestamp: 3:00

RESOLUTION CO/25/14/8

Moved: Cr Rick Curach

Seconded: Mayor Mahé Drysdale

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

That the Council:

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

For: Mayor Mahé Drysdale, Cr Hautapu Baker, Cr Glen Crowther, Cr Rick Curach, Cr Steve Morris, Cr Hēmi Rolleston, Cr Marten Rozeboom, Cr Kevin Shuler

Against: Deputy Mayor Jen Scoular, Cr Rod Taylor

CARRIED

Timestamp: 3.09

RESOLUTION CO/25/14/9

Moved: Mayor Mahé Drysdale

Seconded: Deputy Mayor Jen Scoular

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

That the Council:

- (j) Declines funding of \$180,000 for Bowls Matua and recommends that staff work with bowling clubs across Tauranga to understand how to optimise their facilities and funding.

For: Mayor Mahé Drysdale, Deputy Mayor Jen Scoular, Cr Hautapu Baker, Cr Rick Curach, Cr Steve Morris, Cr Hēmi Rolleston, Cr Marten Rozeboom, Cr Kevin Shuler, Cr Rod Taylor

Abstain: Cr Glen Crowther

CARRIED

Timestamp: 3.46

RESOLUTION CO/25/14/10

Moved: Mayor Mahé Drysdale

Seconded: Deputy Mayor Jen Scoular

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

That the Council:

- (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.

CARRIED

Timestamp: 3.50

RESOLUTION CO/25/14/11

Moved: Cr Hautapu Baker

Seconded: Cr Rod Taylor

Funding for a SEATRAC sea access device (Attachment 11)

That the Council:

- (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.

CARRIED

Timestamp: 3.53

RESOLUTION CO/25/14/12

Moved: Cr Rod Taylor

Seconded: Cr Hautapu Baker

Funding for Nature and Biodiversity Initiatives (Attachment 12)

That the Council:

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

CARRIED

ADJOURN MEETING

RESOLUTION CO/25/14/13

Moved: Mayor Mahé Drysdale

Seconded: Cr Rod Taylor

That the Council:

Adjourns the meeting until 9.00am on Tuesday 27 May 2025.

CARRIED

Cr Hēmi Rolleston closed the meeting with a karakia.

CONTINUATION OF THE MEETING ON TUESDAY, 27 MAY 2025 AT 9.02AM IN TAURANGA CITY COUNCIL CHAMBER, LEVEL 1 - 90 DEVONPORT ROAD, TAURANGA**11.6 Annual Plan 2025/26 Deliberations - Other Issues and Options Papers**

Timestamp: .3

Staff: Mike Seabourne, Head of Transport
Karen Hay, Manager: Network Safety & Sustainability

RESOLUTION CO/25/14/14

Moved: Cr Steve Morris

Seconded: Cr Rick Curach

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

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.

CARRIED

Timestamp: 20

Staff: Mike Seabourne, Head of Transport
Karen Hay, Manager: Network Safety & Sustainability

RESOLUTION CO/25/14/15

Moved: Cr Glen Crowther

Seconded: Mayor Mahé Drysdale

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

That the Council:

- (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 Future Committee meeting.
- (e) Work with schools and community to understand pedestrian demand 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.

CARRIED

Timestamp: 37

Staff Mike Seabourne, Head of Transport
Karen Hay, Manager: Network Safety & Sustainability

RESOLUTION CO/25/14/16

Moved: Cr Hautapu Baker
Seconded: Deputy Mayor Jen Scoular

Public Place Recycling Bins and Charity Waivers (Attachment 3)

That the Council:

- (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.

CARRIED

Timestamp: 1:03

Proposal from Creative Bay of Plenty (Attachment 4)

Please refer to page 30 for the resolution for this item

Timestamp: 1:26

Staff: Mike Seabourne, Head of Transport
Andrew Mead, Manager: City Planning & Growth

RESOLUTION CO/25/14/17

Moved: Cr Hautapu Baker
Seconded: Cr Marten Rozeboom

Transport Connections for Welcome Bay and Ohauti Suburbs (Attachment 5)

That the Council:

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

CARRIED

Timestamp: 1:41

Staff: Stacey Mareroa-Roberts, Manager, Strategic Māori Engagement
Janine Speedy, Team Leader: City Planning

Action:

That staff schedule a workshop on support for Papakāinga

RESOLUTION CO/25/14/18

Moved: Mayor Mahé Drysdale

Seconded: Cr Rod Taylor

Funding for Papakāinga Developments (Attachment 6)

That the Council:

- (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 with a review before allocating 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.

CARRIED

At 11.07am the meeting adjourned.

At 11.20am the meeting reconvened.

11.7 Annual Plan 2025/26 Deliberations – Connecting Mount Maunganui – Issues and Options Report

Timestamp: 2:21

Staff: Chris Barton, Programme Director: Major Projects
Kathryn Sharplin, Manager: Finance
Susan Braid, Finance Lead Projects Assurance

Please refer to page 19 for the resolution for this item

11.11 Transport Resolutions Report No.55

Timestamp: 2:42

Staff: Karen Hay, Acting Manager: Safety and Sustainability
Will Hyde, Senior Transportation Engineer

RESOLUTION CO/25/14/19

Moved: Cr Rod Taylor

Seconded: Cr Marten Rozeboom

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.

CARRIED

Motion to transfer public excluded attachment 7 – Accessible Properties, into the open section of the meeting

Timestamp: 3:01

RESOLUTION CO/25/14/20

Moved: Mayor Mahé Drysdale

Seconded: Cr Glen Crowther

That publicly excluded attachment 7 – 'Accessible Properties' be transferred into the open section of the meeting.

CARRIED

13.1 Attachment 7 – Accessible Properties

Staff: Andy Mead, Manager: City Planning & Growth
Carl Lucca, Team Leader: Structure Planning

RESOLUTION CO/25/14/21

Moved: Mayor Mahé Drysdale

Seconded: Cr Rod Taylor

That the Council:

1. Provides for supporting infrastructure investigations and planning (3-waters, movement, open space) by Council in the immediate term, to be undertaken alongside

their own development planning, in line with the following:

- (a) Commitment of staff time including planning, 3-waters, movement and open space, as appropriate.
- (b) Scope of investigations and planning by Council shall include integrated consideration of the following matters to support delivery of medium density housing by APL and private sector within the Gate Pā area:
 - (i) Stormwater, wastewater and water supply
 - (ii) Movement, utilising existing studies and programmes developed to date
 - (iii) Open space considerations, particularly in relation to rationalising existing open space to support growth and community wellbeing
 - (iv) Engagement with APL and other key landowners in the area, as required.
- (c) Provision of funding for the above technical investigations and planning continuing to be allocated from the \$5m previously allocated to APL, which remain in the 2027/28 year budget per the Long Term Plan (this may be brought forward in subsequent Annual Plans once timeframes are clearer). This includes a \$200,000 allocation for spend in 2025/26 which will be funded from the unutilised Housing Funds from 2024/25. This approach effectively widens the matters to which that funding can be applied.
- (d) Establish Engagement Protocols with APL through a non-binding memorandum of understanding, in line with APL's submission and above scope. In particular, this shall align Council investigations and planning with key milestones of APL development plans.

CARRIED

At 12.19pm the meeting adjourned.

At 1.07pm the meeting reconvened.

PUBLIC FORUM FOR ITEM 11.4

Timestamp: 4:08

1. Mount Maunganui Aquatic Trust

Mr Scott Bartlett, Manager
Mr Donal Boyle, Trustee
Mr Bevan Wood, Builder
Ian Glover, Trustee

The submitters noted the ability to build a 50 meter pool, which would be a facility for wider community. It would free up space in the Mount and wider Tauranga area. They would work with external community user groups and establish a ten year arrangement with the college and the pool would be available to user groups outside school hours , provide pool to other groups as well

2. Otūmoetai Working Group

Mr Matt King, Chair Otūmoetai College
Amanda Lowry

The working group noted that water safety, water knowledge and rescue is vitally important and that most pools run at a deficit but some things must be funded and this is needed in the area. The Memorial Pool is not sufficient for the needs of the community. While there is a hoist in Otūmoetai other facilities are needed for those with a disability or health problems also for changing and getting dressed after swimming. The building code requires provision of a ramp into pool and a wet wheelchair access.

3. Suzie Edmonds

The due diligence done by the working group for the Otūmoetai Pool was acknowledged. Council and Bay Venues needed to acknowledge effort from the community. The submitter requested a formal investigation around the previous information provided on the pool.

11.4 Aquatic Project Update and Next Steps

Staff: Alison Law, Manager: Spaces & Places
Ross Hudson, Manager: Strategic Planning & Partnerships
Cashy Ball, Program Manager: Tsunami Awareness & Advisor to the Commission

Cr Baker left the meeting at 1.54 pm and returned at 2.11 pm

RESOLUTION CO/25/14/22

Moved: Deputy Mayor Jen Scoular
Seconded: Cr Glen Crowther

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.

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 Pool Safe 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,
 - (iii) Support for the development of a 50m training pool at Mount Maunganui College and
 - (iv) Options to bring forward investment into aquatic facilities in Papamoa East and/or Tauriko .

The draft Network Plan will be brought back to Council to endorse for consultation.

THE MOTION WAS PUT IN TWO PARTS:

1. Recommendations (a) – (j) (iii)

CARRIED

2. Recommendation (j) (iv) Options to bring forward investment into aquatic facilities in Papamoa East and/or Tauriko

For: Deputy Mayor Jen Scoular, Cr Glen Crowther, Cr Rick Curach, Cr Steve Morris, Cr Marten Rozeboom, Cr Kevin Shuler

Against: Mayor Mahé Drysdale, Cr Hautapu Baker, Cr Hēmi Rolleston, Cr Rod Taylor

CARRIED

At 3.13pm the meeting adjourned.

At 3.32pm the meeting reconvened.

11.8 2025/26 Development Contributions Policy Deliberations

Staff Ben Corbett, Team Leader: Growth Funding
Andy Mead, Manager: City Planning & Growth

Timestamp: 5:32

RESOLUTION CO/25/14/23

Moved: Cr Marten Rozeboom

Seconded: Cr Glen Crowther

- (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 Otūmoetai Pool facilities which will impact the community infrastructure component of the citywide Development Contribution.

CARRIED

11.7 Annual Plan 2025/26 Deliberations - Connecting Mount Maunganui - Issues and Options Report

Staff Chris Barton, Programme Director: Major Transport Projects
Paul Davidson, Chief Financial Officer

RESOLUTION CO/25/14/24

Moved: Mayor Mahé Drysdale

Seconded: Cr Marten Rozeboom

- (a) Receives the report “Annual Plan 2025/26 Deliberations – Connecting Mount Maunganui – Issues and Options Report”.
- (b) Approves a bring-forward of \$2,000,000 of expenditure (\$1,000,000 capital expenditure and \$1,000,000 operational expenditure) into the 2025/26 Annual Plan from the 2027/28 FY to fund and progress the Connecting Mount Maunganui Detailed Business Case;
- (c) Notes that a further bring-forward of \$1,000,000 of expenditure (\$500,000 capital expenditure and \$500,000 operational expenditure) into the 2026/27 Annual Plan will be required to complete the Detailed Business Case. Note \$500k currently budgeted in 2026/27, so bring forward of \$1m will result in \$1.5m total budget in the 2026/27 FY;
- (d) Notes financing for the full expenditure will be budgeted via the Infrastructure Funding and Financing Levy (IFF), resulting in no rates impact and no additional IFF Levy impact;
- (e) Notes decisions for the Detailed Business Case development to proceed will be subject to decisions of the City Futures Committee following further reporting on external funding commitments and further confirmation of IFF financing eligibility, and; new e as on proforma
- (f) Notes Council is required to notify the Local Government Funding Agency of any roading projects that are not funded by NZTA for their consideration.

For: Mayor Mahé Drysdale, Deputy Mayor Jen Scoular, Cr Glen Crowther, Cr Rick Curach, Cr Steve Morris, Cr Marten Rozeboom, Cr Kevin Schuler, Cr Rod Taylor and Cr Hēmi Rolleston

Abstained: Cr Hautapu Baker

CARRIED

Timestamp: 6:17

PUBLIC EXCLUDED SESSION

Resolution to exclude the public

RESOLUTION CO/25/14/25

Moved: Cr Marten Rozeboom

Seconded: Cr Hautapu Baker

That the public be excluded from the following parts of the proceedings of this meeting at 4.19 pm.

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 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

CARRIED

At 4.48pm the meeting reconvened in open.

Cr Hautapu Baker closed the meeting with a karakia.

At 4.49 the meeting adjourned and resumed at 11.32am on Wednesday, 28 May 2025.

CONTINUATION OF THE MEETING ON WEDNESDAY, 28 MAY 2025 AT 11.32AM IN THE COUNCIL CHAMBER, LEVEL 1 - 90 DEVONPORT ROAD, TAURANGA**1 KARAKIA**

Cr Hautapu Baker reopened the meeting with a karakia.

2 APOLOGY**RESOLUTION CO/25/14/26**

Moved: Mayor Mahé Drysdale

Seconded: Cr Rick Curach

That the apology from Cr Steve Morris be accepted.

CARRIED**3 LATE ITEMS****RESOLUTION CO/25/14/27**

Moved: Cr Rick Curach

Seconded: Deputy Mayor Jen Scoular

That the Council:

Accepts the following late item for consideration at the meeting:

- 11.13: Annual Plan 2025/26 Deliberations- Further Issues and Options Papers

The above item was not included in the original agenda because it was not available at the time the agenda was issued, and discussion could not be delayed until the next scheduled meeting of the Committee because decisions were required in regard to this item.

CARRIED**11.5 Local Water Done Well - Deliberations**

Timestamp: :6

Staff: Paul Davidson, Chief Financial Officer
Stephen Burton, Transformation Lead - Water Services
Kathryn Sharplin, Manager: Finance
Wally Potts, Director of City Waters

Moved: Mayor Mahé Drysdale

Seconded: Cr Marten Rozeboom

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.
 - (iii) Notes that Council will receive an in-house developed financial model.

AN AMENDMENT WAS MOVED:

Moved: Deputy Mayor Jen Scoular

Seconded: Cr Rick Curach

That recommendation (d) be amended to "Notes"

Amendment "d" was put to the meeting

For: Deputy Mayor Jen Scoular, Cr Hautapu Baker, Cr Glen Crowther, Cr Rick Curach, Cr Hēmi Rolleston

Against: Mayor Mahé Drysdale, Cr Marten Rozeboom, Cr Kevin Shuler, Cr Rod Taylor

CARRIED

A FURTHER AMENDMENT WAS MOVED

Moved: Cr Glen Crowther

Seconded: Cr Rick Curach

That new clause (e) (iv) be added to the resolution:

- (iv) Further financial analysis of impacts of CCO options for both the CCO and the remaining council, including NPV analysis and any sensitivity analysis.

For: Mayor Mahé Drysdale, Deputy Mayor Jen Scoular, Cr Hautapu Baker, Cr Glen Crowther, Cr Rick Curach, Cr Hēmi Rolleston, Cr Kevin Shuler, Cr Rod Taylor

Against: Cr Marten Rozeboom, Cr Kevin Shuler, Cr Rod Taylor

CARRIED

THE SUBSTANTIVE MOTION WAS PUT TO THE MEETING

RESOLUTION CO/25/14/28

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) **Notes** 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.
 - (iii) Notes that Council will receive an in-house developed financial model.
 - (iv) Further financial analysis of impacts of CCO options for both the CCO and the remaining council, including NPV analysis and any sensitivity analysis

CARRIED

At 1.48pm the meeting adjourned.

At 3pm the meeting reconvened.

LATE ITEMS

Timestamp 3:30

RESOLUTION CO/25/14/29

Moved: Cr Rick Curach

Seconded: Deputy Mayor Jen Scoular

Moved: Cr Rick Curach

Seconded: Deputy Mayor Jen Scoular

That the Council:

Accepts the following late item for consideration at the meeting:

- 11.14: Annual Plan 2025/26 Deliberations- User Fees & Charges - Parking

The above item was not included in the original agenda because it was not available at the time the agenda was issued, and discussion could not be delayed until the next scheduled meeting of the Committee because decisions were required in regard to this item.

CARRIED

Timestamp 3:36

11.9 2025/26 User Fees and Charges Deliberations

Staff Paul Davidson, Chief Financial Officer
Barbara Dempsey, General Manager: Community Services

RESOLUTION CO/25/14/30

Moved: Cr Rod Taylor
Seconded: Mayor Mahé Drysdale

That the Council:

- (a) Receives the report "2025/26 User Fees and Charges Deliberations".
- (b) Provides transparent reporting on the street dining revenue and engages with those paying the fees on what it is being spent on.
- (e) Adopts the Schedule of User Fees and Charges 2025/26 contained in **Attachment 1**, with amendments from resolutions (b) and c.
- (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.

For: Mayor Mahé Drysdale, Deputy Mayor Jen Scoular, Cr Hautapu Baker, Cr Rick Curach, Cr Marten Rozeboom, Cr Kevin Schuler, Cr Rod Taylor and Cr Hēmi Rolleston

Against: Cr Glen Crowther

CARRIED

RESOLUTION CO/25/14/31

Moved: Cr Rod Taylor
Seconded: Mayor Mahé Drysdale

That the Council:

- (c) Adopts the Licence to Occupy Fees as consulted on in the draft User Fees & Charges

For: Mayor Mahé Drysdale, Cr Hautapu Baker, Cr Rick Curach, Cr Marten Rozeboom, Cr Kevin Schuler, Cr Rod Taylor and Cr Hēmi Rolleston

Against: Deputy Mayor Jen Scoular, Cr Glen Crowther

CARRIED

11.10 Rating Policy 2025/2026 Annual Plan

Timestamp: 4:15

Staff Jim Taylor, Manager: Rating Policy & Revenue
Paul Davidson, Chief Financial Officer

RESOLUTION CO/25/14/32

Moved: Deputy Mayor Jen Scoular

Seconded: Cr Rod Taylor

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.

CARRIED

Cr Rolleston closed the meeting for the day with a karakia.

At 4.32pm the meeting adjourned until 9 am on Thursday 29 May 2025

CONTINUATION OF THE MEETING ON THURSDAY 29 MAY 2025 AT 9.02AM IN THE COUNCIL CHAMBER, LEVEL 1 - 90 DEVONPORT ROAD, TAURANGA**KARAKIA**

Cr Hautapu Baker opened the meeting with a karakia.

The Mayor noted that Crs Morris and Shuler were attending via audiovisual link.

12 APOLOGIES**RESOLUTION CO/25/14/33**

Moved: Deputy Mayor Jen Scoular

Seconded: Cr Rod Taylor

That the apology for lateness from Cr Rolleston be accepted.

CARRIED

13 PUBLIC EXCLUDED SESSION

Resolution to exclude the public

RESOLUTION CO/25/14/34

Moved: Cr Rod Taylor

Seconded: Cr Hautapu Baker

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 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

CARRIED

The public were excluded at 9.07 am

At 9.16 am the meeting resumed in open.

Timestamp:16

11.13 Annual Plan 2025/26 Deliberations - Further Issues and Options Papers

Staff: Mike Seabourne, Head of Transport

Jamie Lunam, Manager: Business Alignment

RESOLUTION CO/25/14/35

Moved: Cr Steve Morris

Seconded: Cr Rod Taylor

That the Council:

- (a) Receives the report "Annual Plan 2025/26 Deliberations – Further Issues and Options Paper.

Domain Road (Attachment 1)

- b. Directs staff progress the investigation of *Option 3: Do Something (existing land use)*, which includes refreshing the business case for inclusion of the project into the 2028–31 National Land Transport Programme for implementation in 2027/28 to 2028/29 subject to

Council approval.

- c. Directs staff to work with the submitter to investigate the option of a shared pathway.

CARRIED

Timestamp :47

Staff: Mike Seabourne, Head of Transport

Martin Taylor, Manager, Transport Network Operations

RESOLUTION CO/25/14/36

Moved: Mayor Mahé Drysdale

Seconded: Cr Hautapu Baker

Pāpāmoa Beach Road (Attachment 3)

That the Council:

- d. Continues to support the current road surfacing policy, recognising that it provides the long-term least-cost benefit to the ratepayer, by ensuring fit for purpose sealing is provided to all roads across the city, in a manner that continues to secure NZTA's 51% funding contribution.

CARRIED

At 10.39am the meeting adjourned.

At 10.51am the meeting reconvened.

Cr Rolleston entered the meeting at 10.51 am.

Timestamp: 1:36

Staff: Mike Seabourne, Head of Transport

Shawn Geard, City Centre Infrastructure Lead

RESOLUTION CO/25/14/37

Moved: Mayor Mahé Drysdale

Seconded: Cr Rod Taylor

Pāpāmoa park and ride (Attachment 5)

That the Council:

- (b) Does nothing at this point in time, but notes that a park and ride in Pāpāmoa will be considered within future transport network planning (Transport System Plan and Regional Land Transport Plan).

CARRIED

Timestamp: 1:57

Staff: Barbara Dempsey, General Manager: Community Services

RESOLUTION CO/25/14/38

Moved: Cr Glen Crowther

Seconded: Cr Rod Taylor

Shared tsunami pathway (Attachment 7)

That the Council:

- e. Adopt Option 3 (Implemented targeted interim improvements and provides recommendations on capital expenditure in time for inclusion in the 2027-2037 Long-term Plan) which includes continuing to work with the community working party to implement, review and educate the community, while reviewing capital options to a timeline that ensures the new modelling and recommendations are consistent, for including a budget into the 2026/27 Annual Plan and 2027-2037 Long-Term Plan.
- f. Engage proactively with the developer to provide options for connections from Papamoa East Interchange into the Bell Road area.
- g. Investigate any synergies between any agreed legs of the proposed Eastern Arterial Cycleway and evacuation routes for consideration for the 2027 Bay of Plenty Regional Land Transport Plan and funding via the 2027 National Land Transport Fund.

CARRIED

11.14 Annual Plan Deliberations - User Fees & Charges - Parking

Timestamp: 2:28

Staff Shawn Geard, City Centre Infrastructure Lead
Reece Wilkinson, Parking Strategy Manager
Nic Johansson, General Manager: Infrastructure

RESOLUTION CO/25/14/39

Moved: Cr Rod Taylor

Seconded: Cr Kevin Schuler

That the Council:

- (b) Approves Adoption of rates as detailed within the table noted within Option 1 (Standardised with differing all day rates)
- (c) 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.

For: Mayor Mahé Drysdale, Cr Hautapu Baker, Cr Rick Curach, Cr Steve Morris, Cr Marten Rozeboom, Cr Kevin Schuler, Cr Rod Taylor and Cr Hēmi Rolleston

Against: Deputy Mayor Jen Scoular and Cr Glen Crowther

CARRIED

At 12.10pm the meeting adjourned.

At 12.54pm the meeting reconvened.

11.3 Continued: Annual Plan 2025/26 Deliberations - Spaces and Places - Issues and Options Papers

Staff Barbara Dempsey, General Manager; Community Services
 Alison Law, Manager: Spaces & Places
 Ross Hudson, Manager: Strategic Planning & Partnerships

Timestamp: 3:37

RESOLUTION CO/25/14/40

Moved: Deputy Mayor Jen Scoular

Seconded: Cr Rod Taylor

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

That the Council:

- (b) Notes that Council can provide additional facilities at Blake Park within existing Council budgets and acknowledges offers of donations made by the public.

CARRIED

Timestamp: 3:42

RESOLUTION CO/25/14/41

Moved: Deputy Mayor Jen Scoular

Seconded: Cr Glen Crowther

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

- (c) Notes that Council can provided the additional facilities for the Mount Maunganui Cricket Club at Blake park within existing Council budgets and acknowledges offers of donations made by the public

CARRIED

Timestamp: 3:48

Development of Pāpāmoa shared path (Attachment 9)

Refer to pg. 33, resolution (k), of the minutes for this item.

Timestamp 4.20

11.6 Annual Plan 2025/26 Deliberations - Other Issues and Options Papers

Staff Barbara Dempsey, General Manager: Community Services

Moved: Deputy Mayor Jen Scoular

Seconded: Cr Rod Taylor

Proposal from Creative Bay of Plenty (Attachment 4)

That the Council:

- (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.

For: Deputy Mayor Jen Scoular, Cr Hautapu Baker, Cr Hēmi Rolleston, Cr Rod Taylor

Against: Mayor Mahé Drysdale, Cr Glen Crowther, Cr Rick Curach, Cr Steve Morris, Cr Marten Rozeboom, Cr Kevin Shuler

LOST

At 2.13pm the meeting adjourned.

At 2.23pm the meeting reconvened.

11.2 Executive Report to the 2025-26 Annual Plan (*continued*)

Timestamp: 4:35

Staff Paul Davidson, Chief Financial Officer
Kathryn Sharplin, Manager: Finance
Tracey Hughes,

A MOTION WAS PROPOSED

Moved: Mayor Mahé Drysdale

Seconded: Cr Rod Taylor

That the Council:

- (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 will continue to exceed 100% and meets the Local Government Funding Agency (LGFA) requirements for a bespoke covenant.
- (g) 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.
- (h) Approves \$500,000 funding to support ongoing development of the Ratepayer Assistance Scheme (RAS) subject to Council approval of the scheme on 10 June.
- (i) Notes that this funding will be accounted for as capital on the basis the RAS will be established, and this contribution forms part of an equity share in the RAS.
- (j) Notes that further work is required to assess the risks and priorities in the digital services budget. This may lead to the need to amend budgets throughout the year. This will be delivered within the overall Annual Plan budgets and be brought to the City Delivery Committee for approval.

AN AMENDMENT WAS MOVED

Moved: Cr Glen Crowther

Seconded: Cr Rick Curach

That the Council:

Amends recommendation (c) as follows:

- Reduces the Public Art Framework budget funding from \$1,657,696 (being 50% of the Capital Expenditure excluding Water capex) to no more than 0.25% of eligible capital spend

For Cr Glen Crowther and Cr Rick Curach

Against: Mayor Mahé Drysdale, Deputy Mayor Jen Scoular, Cr Hautapu Baker, Cr Steve Morris, Cr Marten Rozeboom, Cr Kevin Schuler, Cr Rod Taylor and Cr Hēmi Rolleston

LOST

AN AMENDMENT WAS PROPOSED:

RESOLUTION CO/25/14/42

Moved: Cr Steve Morris

Seconded: Mayor Mahé Drysdale

AMENDMENT

That the Council:

- (k) Delivers the Papamoa shared Pathway – Parton Road to Taylor Reserve within the \$498m capital programme envelope at a cost of no more than \$1m.

For: Mayor Mahé Drysdale, Deputy Mayor Jen Scoular, Cr Hautapu Baker, Cr Glen Crowther, Cr Steve Morris, Cr Kevin Schuler, Cr Rod Taylor and Cr Hēmi Rolleston

Against Cr Rick Curach and Cr Marten Rozeboom

CARRIED

THE SUBSTANTIVE MOTION WAS THEN PUT TO THE MEETING

RESOLUTION CO/25/14/43

Moved: Mayor Mahé Drysdale

Seconded: Cr Marten Rozeboom

- (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 will continue to exceed 100% and meets the Local Government Funding Agency (LGFA) requirements for a bespoke covenant.
- (g) 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.
- (h) Approves \$500,000 funding to support ongoing development of the Ratepayer Assistance Scheme (RAS) subject to Council approval of the scheme on 10 June.
 - (i) Notes that this funding will be accounted for as capital on the basis the RAS will be established, and this contribution forms part of an equity share in the RAS.
 - (j) Notes that further work is required to assess the risks and priorities in the digital services budget. This may lead to the need to amend budgets throughout the year. This will be delivered within the overall Annual Plan budgets and be brought to the City Delivery Committee for approval.
- (k) Agrees to deliver the Papamoa Shared Pathway – Parton Rd to Taylor Reserve within the \$498m capital programme envelope, at a cost of no more than \$1M.

CARRIED

14 CLOSING KARAKIA

Cr Baker closed the meeting with a karakia.

The meeting closed at 2.45 pm

The minutes of this meeting were confirmed as a true and correct record at the Ordinary Council meeting held on 26 June 2025.

.....
Mayor Mahé Drysdale
CHAIR

8 DECLARATION OF CONFLICTS OF INTEREST

9 DEPUTATIONS, PRESENTATIONS, PETITIONS

Nil

10 RECOMMENDATIONS FROM OTHER COMMITTEES

10.1 Wastewater Management Review Committee Appointment of Chair and Deputy Chair

File Number: A18395602

Author: Anahera Dinsdale, Governance Advisor

Authoriser: Jeremy Boase, Acting General Manager: Strategy, Growth & Governance

PURPOSE OF THE REPORT

1. The purpose of this report is to bring a recommendation from the Wastewater Management Review Committee to Council for consideration. At its meeting on 18 June 2025, the Committee passed the following resolution which includes a recommendation to Council.

COMMITTEE RESOLUTION WW/25/2/1

Moved: Cr Kevin Schuler

Seconded: Cr Rod Taylor

That the Wastewater Management Review Committee:

- (a) Receives the report "Appointment process for Chairperson and Deputy Chairperson of the Wastewater Management Review Committee".
- (b) Recommends to Council that Mr Spencer Webster (Ngā Pōtiki) is appointed as the Chairperson of the Wastewater Management Review Committee.
- (c) Appoints Councillor Rick Curach as the Deputy Chairperson of the Wastewater Management Review Committee.

CARRIED

2. In accordance with the Committee recommendation and the Terms of Reference WW/25/2/2 (b), Council are now asked to approve the appointment of Mr Spencer Webster (Ngā Pōtiki) as Chair of the Wastewater Management Review Committee.

RECOMMENDATIONS

That the Council:

- (a) Receives the report "Wastewater Management Review Committee Appointment of Chair and Deputy Chair".
- (b) Appoints Mr Spencer Webster (Ngā Pōtiki) as the Chair of the Wastewater Management Review Committee.
- (c) Notes that Councillor Rick Curach was appointed as Deputy Chair of the Wastewater Management Review Committee.

ATTACHMENTS

Nil

11 BUSINESS

11.1 Annual Plan 2025/26 - Adoption Report

File Number: A18278962

Author: Josh Logan, Team Leader: Corporate Planning
Kathryn Sharplin, Manager: Finance
Tracey Hughes, Financial Insights & Reporting Manager

Authoriser: Paul Davidson, Chief Financial Officer

PURPOSE OF THE REPORT

1. For Council to adopt the final Annual Plan 2025/26.

RECOMMENDATIONS

That the Council:

- (a) Receives the report "Annual Plan 2025/26 - Adoption Report".
- (b) Adopts the Annual Plan 2025/26 (**Attachment 1**).
- (c) Adopts the suggested amendments to the 2025/26 User Fees and Charges Schedule in paragraph 13 in relation to the six cemetery parks and crematorium fees being retained at 2024/25 fee for 2025/26.
- (d) Approves borrowing of \$485m for the 2025/26 financial year in line with the approved Annual Plan debt levels.
- (e) Authorises the Chief Executive to make any necessary minor drafting or presentation amendments to the Annual Plan 2025/26 prior to final printing.

EXECUTIVE SUMMARY

2. Following consultation on the draft Annual Plan 2025/26, Council considered the submissions and deliberated on 26-29 May 2025. The decisions made by Council during the deliberations have been incorporated into the Annual Plan 2025/26. The final plan is presented to Council for adoption.

BACKGROUND

3. The Local Government Act 2002 (LGA) requires Council to adopt an annual plan for each financial year, prior to commencement of that year. The annual plan's purpose includes setting the proposed budget, identifying variations from the LTP, providing for integrated decision making, and providing accountability to the community.
4. The Council considered and provided direction on issues related to the content and development of the draft Annual Plan 2025/26 through a series of meetings from December 2024 to March 2025. The reports, agendas and minutes relating to these annual plan meetings can be found on Council's website (<https://www.tauranga.govt.nz/council/meetings-agendas-and-minutes>). These decisions were reflected in the draft Annual Plan 2025/26 Consultation Document and supporting information. These documents were presented to the community for consultation.

5. Consultation on the draft Annual Plan 2025/26 was undertaken between 28 March and 28 April 2025. A total of 968 submissions were received with 68 submitters speaking at the hearings held on 13 and 14 May 2025. Many topics were covered, including issues presented in the consultation document and other feedback and suggestions.
6. Council met on 26 May 2025 to deliberate and make decisions on the content of the final annual plan. The final Annual Plan 2025/26 (**Attachment 1**) incorporates these decisions and is presented for adoption by Council.

Key financial indicators and consistency with LTP and financial strategy

The table below summarises the financials for 2023/24 to be adopted with a comparison to the same metrics in year 2 of the LTP. The full financial statements are included in Section 3 of the final Annual Plan 2023/24 document at **Attachment 1**.

	2026 LTP \$m	2026 Annual Plan \$m	Variance 2026 AP to LTP 2026 \$m	Variance explanation
Capital and Debt Summary				
Capital Programme (\$m)	457	425	(33)	Revisions and rephrasing of the capital programme as summarised in section 1 of the Annual Plan document Attachment 1 .
Operational Expenditure of a Capital Nature (\$m)	87	78	(9)	Revisions and rephrasing of work programmes including Tauriko West network connections and digital investment.
Net Debt (\$m)	1,639	1,648	9	Resulting from revisions in capital programmes and funding arrangements including debt funding of Te Manawataki ō Te Papa capital expenditure (funded in the LTP via IFF).
Debt to revenue ratio (Financial Strategy)	272%	295%	23%	Significantly impacted by reduction in revenues related to the NZTA National Land Transport Programme.
Debt to revenue ratio (LGFA compliance)	223%	260%	37%	Significantly impacted by reduction in revenues related to the NZTA National Land Transport Programme, and the removal of IFF revenues associated with Te Manawataki ō Te Papa.
Financial Limit on Borrowing (debt to revenue ratio - bespoke)	280%	330%	50%	The annual plan limit is the new bespoke limit approved by the Local Government Funding Agency of 350% less an allowance for unexpected events.
Operational Summary				
Total revenue including all asset development revenue (\$m)	757	638	(119)	Reductions related to IFF and NZTA NLTP as above along with assumptions relating to growth driven revenues (development contributions and vested assets) revised down.
Capital subsidies (\$m)	161	61	(99)	Removal of IFF revenue for Te Manawataki ō Te Papa and reduction in NZTA subsidies.
Total operating revenue (\$m)	542	532	(10)	Reduction in rates revenue and subsidies for the Tauriko West programme, offset by increased user fees and waste minimisation subsidies.
Total operating expenditure (\$m)	606	591	(16)	\$30m of identified savings and \$5m of savings targets offset by increases in depreciation (\$9m) and employee costs (\$3m, largely as a result of City Operations resourcing to take on more previously contracted work). Increased costs including insurance, utilities charges, property and vehicle lease costs.
Balanced budget - LGFA requirement	115.8%	100.2%	-15.5%	Resulting from significant revenue reductions as described above, offset by decision to fully fund depreciation.
Total Rates (\$m)	373	368	(5)	Impact of all updates and revisions on rates requirement.
Total Rates Increase (net growth and penalties)	10.3%	9.9%	-0.4%	Growth assumption of 0.5%
IFF levies (approx increase on rates)	2.2%	0.0%	-2.2%	Charges for the proposed Te Manawataki ō Te Papa IFF levies were due to be levied in 2025/26 but the IFF is no longer going ahead.
Total Ratepayer increase net growth	12.5%	9.9%	-2.6%	

Borrowing Resolution

7. Appendix two of Council's treasury policy requires total borrowing to be approved through a borrowing resolution based on approved annual plans or Long-term Plans.

8. The forecast closing debt for the 2024/25 financial year is \$1.38bn and the approved closing debt in the 2025/26 Annual Plan is \$1.648bn. Council's total external borrowing requirement for 2025/26 is \$485m comprising \$271m new borrowing for projects and \$215m of refinancing maturing debt for the 2025/26 financial year.

User Fees and Charges

9. In the finalisation of the User Fees and Charges 2025/26 document, the final quality assurance checks uncovered that there was an error for six of the cemetery parks and crematorium fees.
10. The error relates to the six fees being incorrectly inflated off an incorrect base fee that was lower than the current 2024/25 fee.
11. What should have occurred is that the 2024/25 fee be used as the base and that number be increased by the three percent rate of inflation as the other fees and charges were.
12. Due to this error with the base being incorrect the wrong inflated fee was consulted on for these six fees. This was then subsequently adopted in the deliberations on 26 May at a fee lower than the current 2024/25 fee.
13. The fees in question relate to burial of ashes and are outlined in the table below:

Ashes berm area	Plot and Maintenance	\$563.00	\$512.00	\$527.00
Memorial Garden 14 and 15	Plot and Maintenance	\$706.00	\$642.00	\$661.00
Memorial Garden 16, 17, and 18	Plot and Maintenance	\$1,094.00	\$994.00	\$1,024.00
Scatter ashes in Tauranga Cemetery Park	Plot and Maintenance	\$108.00	\$98.00	\$101.00
Ashes burial	Plot and Maintenance	\$152.00	\$138.00	\$142.00
Ashes Plot Catholic & Presbyterian	Plot and Maintenance	\$780.00	\$708.00	\$730.00

14. Staff propose that to amend this error for the above six fees, that the 2024/25 fee be retained for the 2025/26 year.
15. Staff have checked and no submissions were received on these six fees throughout the consultation period from those that submitted on cemetery fees.
16. There is a risk in approving this decision that there may be some unhappy customers or complaints about this as it would mean that the fees for 2025/26 will be higher than what was consulted on and adopted in deliberations.
17. However, it should be noted the corrective action that staff are proposing is to not increase these fees higher than they currently have been for the past 12 months which may mitigate any complaints.

18. If approved, staff will amend the User Fees and Charges Schedule from what was adopted on 26 May 2025 back to the current 2024/25 for these six fees.
19. It should also be noted that these fees above will be included as part of the scheduled comprehensive fees and charges review for the 2026/27 User Fees and Charges.

STATUTORY CONTEXT

20. 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 Long-term Plan 2024-34 (LTP). Consultation on the annual plan is only required if there are changes that are significantly or materially different from the LTP.

STRATEGIC ALIGNMENT

21. 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	✓

22. 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

Option 1: Adopt the Annual Plan 2025/26

23. This option would adopt the Annual Plan 2025/26 as presented in **Attachment 1**.

Advantages	Disadvantages
An annual plan is adopted for the 2025/26 financial year.	None

Recommended? Yes

Option 2: Amend or do not approve the Annual Plan 2025/26

24. This option would not approve the Annual Plan 2025/26 which has been developed with Council and undergone consultation with the public.

Advantages	Disadvantages
None	Council would be at risk of not adopting an annual plan prior to the financial year to which it relates.

Recommended? No

LEGAL IMPLICATIONS / RISKS

The role of the Annual Plan

25. The Annual Plan is Council's resource-allocation document for the year ahead.

26. 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.*
27. 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 Long-term Plan.

SIGNIFICANCE

28. 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.
29. 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 Annual Plan 2025/26.
 - (c) the capacity of the local authority to perform its role, and the financial and other costs of doing so.
30. In accordance with the considerations above, criteria and thresholds in the policy, it is considered that the Annual Plan 2025/26 is of high significance.

CONSULTATION / ENGAGEMENT

31. Consultation has been carried out in accordance with the Significance and Engagement Policy and the LGA. The resulting submissions were considered in developing the final Annual Plan 2025/26.
32. Taking into consideration the above assessment, that the Annual Plan 2025/26 is of high significance, and a consultation process has just concluded, officers are of the opinion that no further engagement is required prior to Council making a decision.

NEXT STEPS

33. Following Council adoption, the Annual Plan 2025/26 will form the basis of the Council's budget and workplan for the 2025/26 financial year (1 July 2025 – 30 June 2026).
34. A paper to the 22nd July meeting of the City Delivery committee will review details of the budgeted capital programme.
35. Letters will be sent to submitters providing information on the decisions made by Council through the Annual Plan deliberation process.

ATTACHMENTS

1. **Annual Plan 2025/26 - A18395689 (Separate Attachments 1)** 

11.2 Rates Resolution 2025/2026

File Number: A18279104

Author: Jim Taylor, Manager: Rating Policy and Revenue
Kathryn Sharplin, Manager: Finance

Authoriser: Paul Davidson, Chief Financial Officer

PURPOSE OF THE REPORT

1. To resolve to set and assess the 2025/2026 rates

RECOMMENDATIONS

That the Council:

- (a) Receives the report "Rates Resolution 2025/2026".
- (b) Sets the following rates under the Local Government (Rating) Act 2002, in accordance with the relevant provisions of the Funding Impact Statement in the Annual Plan for the 2025/2026 rating year, on rating units in the city for the financial year commencing on 1 July 2025 and ending on 30 June 2026.

The rates and charges specified are inclusive of Goods and Services Tax at the prevailing rate.

I. General Rate

A general rate set under section 13(2) (b) of the Local Government (Rating) Act 2002 at:

- A rate of \$ 0.00262181 in the dollar of capital value on all residential rateable rating units in the city.
- A rate of \$ 0.00590432 in the dollar of capital value on all commercial rateable rating units in the city.
- A rate of \$ 0.00710511 in the dollar of capital value on all industrial rateable rating units in the city.

("residential", "commercial" and "industrial" are as defined in the Funding Impact Statement).

II. Uniform Annual General Charge

A uniform annual general charge set under section 15(1)(b) of the Local Government (Rating) Act 2002 at:

- A rate of \$318.00 per separately used or inhabited part of a rateable rating unit.

III. Economic Development Rate

A targeted rate for economic development in the city, set under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002 at:

-
- A rate of \$ 0.00035516 in the dollar of capital value on every commercial and industrial rateable rating unit (as defined in the Funding Impact Statement).

IV. Stormwater Rate

A targeted rate for stormwater infrastructure investment, set under section 16(3)(a) and 16(4) (b) of the Local Government (Rating) Act 2002 at:

- A rate of \$ 0.00000666 in the dollar of capital value on all residential rateable rating units in the city.
- A rate of \$ 0.00001066 in the dollar of capital value on all commercial or industrial rateable rating units in the city.

V. Resilience Rate

A targeted rate for resilience infrastructure investment in Water, Wastewater, Stormwater, Transportation and Emergency Management, set under section 16(3)(a) and 16(4) (b) of the Local Government (Rating) Act 2002 at:

- A rate of \$ 0.00001724 in the dollar of capital value on all residential rateable rating units in the city.
- A rate of \$ 0.00002759 in the dollar of capital value on all commercial or industrial rateable rating units in the city.

VI. Urban Growth Rates

Targeted rates for debt retirement for urban growth projects, set under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, at:

Three uniform targeted rates set on every rating unit at:

- A rate of \$106.31 on each rateable rating unit located within an area of “Full benefit” as defined in the Funding Impact Statement.
- A rate of \$70.88 on each rateable rating unit located within an area of “Wide benefit” as defined in the Funding Impact Statement.
- A rate of \$35.44 on each rateable rating unit located within the city outside of the areas of “Full benefit” and “Wide benefit” as defined in the Funding Impact Statement.

VII. Waste Collection Rate

Uniform targeted rates for the kerbside waste collection services, set under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, on all rating units in the city as a fixed amount per separately used or inhabited part (SUIP) of a rating unit that is provided with the residential waste collection service as follows:

- A rate of \$210 per low waste service capacity provided per residential SUIP.
 - A rate of \$245 per standard waste service capacity provided per residential SUIP.
 - A rate of \$350 per high waste service capacity provided per residential
-

 SUIP.
VIII. Garden Waste Rate (optional)

Uniform targeted rates for garden waste collection services, set under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, on all rating units in the city used for residential purposes and that will be provided with the garden waste collection service, at:

- A rate of \$110 for each garden waste bin (two weekly collection).
- A rate of \$80 for each garden waste bin (four weekly collection).

IX. Wastewater Rate

A differential targeted rate for wastewater, set under sections 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 at:

- A rate of \$786.60 for each water closet or urinal in a connected rating unit in the city.
- A rate of \$393.30 per separately used or inhabited part of a rating unit for any serviceable rating units in the city.

(“separately used or inhabited part of a”, “connected” and “serviceable” rating units, are defined in the Funding Impact Statement).

A rating unit used primarily as a residence for 1 household will not be treated as having more than 1 water closet or urinal.

X. Water Supply RatesVolumetric rate

A targeted rate for metered water supply set under section 19(2)(a) of the Local Government (Rating) Act 2002 at

- A rate of \$3.87 per cubic metre of water supplied.

Base rate

A differential targeted rate per connection on every rating unit in the city, which is provided with a metered water supply service, set under sections 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002, calculated on the basis of the nature of the connection size as follows:

Meter Size	Amount
15mm	\$41.17

20mm	\$41.17
25mm	\$77.90
32mm	\$77.90
40mm	\$321.60
50mm	\$636.52
80mm	\$1,271.93
100mm	\$1,565.71
1500mm	\$1,565.71
200mm	\$1,565.71

XI. Water Supply Rate (unmetered)

A uniform targeted rate on every rating unit in the city which is provided with and connected to an unmetered water supply service, set under sections 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, at:

- A rate of \$1,006 for each separately used or inhabited part of a rating unit as defined in the Funding Impact Statement.

XII. Pool inspection Rate

A uniform targeted rate set under sections 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002 at

- A rate of \$107.00 for each rating unit on councils register of pool fence and barrier inspections.

XIII. Mainstreet Rates

Targeted rates for Mainstreet organisations, set under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, at:

- A rate of \$0.00043862 in the dollar of capital value for every commercial and industrial rating unit in the Tauranga Mainstreet rating area as defined in the Funding Impact Statement.
- A rate of \$0.00062329 in the dollar of capital value for every commercial and industrial rating unit in the Mt Maunganui Mainstreet rating area as defined in the Funding Impact Statement.
- A rate of \$0.00148533 in the dollar of capital value for every commercial and industrial rating unit in the Greerton Mainstreet rating area as defined in the Funding Impact Statement.
- A rate of \$0.00037003 in the dollar of capital value for every commercial and industrial rating unit in the Papamoa Mainstreet area as defined in the Funding Impact Statement.

XIV. Special Services Rates

'The Lakes' Targeted Rate

A uniform targeted rate for additional levels of service in relation to maintenance and renewal of street gardens, street trees, footpaths, and the removal of litter from ponds provided to 'The Lakes' subdivision, located at Pyes Pa, set under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, at:

- A rate of \$117.01 per rating unit located within 'The Lakes' subdivision as defined in the Funding Impact Statement.

'The Coast Papamoa' Targeted Rate

A uniform targeted rate for additional levels of service in relation to maintenance and renewal of street trees and footpaths provided to 'The Coast Papamoa' subdivision, located at Papamoa, set under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, at:

- A rate of \$38.72 per rating unit located within 'The Coast Papamoa' subdivision as defined in the Funding Impact Statement.

'The Excelsa' Targeted Rate

A uniform targeted rate for additional levels of service in relation to maintenance and renewal of street gardens, street trees and up lights under trees provided to 'The Excelsa' subdivision, located at Papamoa, set under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, at:

- A rate of \$50.79 per rating unit located within 'The Excelsa' subdivision as defined in the Funding Impact Statement.

XV. Urban Infrastructure

Pyes Pa West Urban Infrastructure Targeted Rate

A uniform targeted rate for partly funding debt retirement for under recovered Development Contributions for local infrastructure, set under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, at:

- A rate of \$81.51 on each rateable rating unit located within an area in Pyes Pa West defined in the Funding Impact Statement.

- (c) That all rates (except the water supply volumetric rate set under section 19 and the water supply base rate for metered connections under section 16 of the Local Government (Rating) Act 2002) be payable in two equal instalments due on:

- 29 August 2025 and
- 27 February 2026

- (d) That all metered water rates will, except as to high users, be invoiced on a quarterly basis dependant on when the water meters are read, in accordance with the table below headed "Due dates and penalty dates for rates for metered water supply". The due dates will also be specified on the invoice. Rating units, which are considered
-

high users of water (namely having an average consumption more than 5m3 per day) will be invoiced monthly, and these rates will be due on the first Thursday after 23 days following the date of the invoice.

- (e) That the Council authorises the addition of penalties to rates that are not paid by the due date, as follows, in accordance with sections 57 and 58 of the Local Government (Rating) Act 2002, and delegates authority to the Manager Finance to apply penalties in accordance with this regime:

- (i) a charge of 10% on so much of any rates instalment after 1 July 2025 which is unpaid after the relevant due date (except for the volumetric rate under section 19 and the water supply base rate for metered connections under section 16 of the Local Government (Rating) Act 2002) will be applied on:

Instalment due date	Penalty Date
29 August 2025	11 September 2025
27 February 2026	12 March 2026

- (ii) a charge of 10% on so much of any of the volumetric rate under section 19 and the water supply base rate for metered connections under section 16 of the Local Government (Rating) Act 2002 invoiced after 1 July 2025 and which is unpaid after the due date will be applied on whichever is the next consecutive date following the due date of the invoice to which the penalty applies, being:

Water Penalty Date
23 October 2025
29 January 2026
30 April 2026
30 July 2026

Due dates and penalty dates for rates for metered water supply and connection

Week	Area	Q1 Due date	Q2 Due date	Q3 Due date	Q4 Due date
1	Mt Maunganui North/ Ind, Omanu, Matapihi,	07-Aug-25	30-Oct-25	12-Feb-26	14-May-26
2	Arataki, Te Maunga, Papamoa West	14-Aug-25	06-Nov-25	19-Feb-26	21-May-26
3	Papamoa West / East	21-Aug-25	13-Nov-25	26-Feb-26	28-May-26
4	Papamoa East / South,	28-Aug-25	20-Nov-25	05-Mar-26	04-Jun-26
5	Papamoa East, Kairua,	04-Sep-25	27-Nov-25	12-Mar-26	11-Jun-26

	Welcome Bay, Hairini				
6	Hairini / Ohauti, Poike, Pyes Pa, Maungatapu.	11-Sep-25	04-Dec-25	19-Mar-26	18-Jun-26
7	Greerton, Yatton Park, Gate Pa, Avenues	18-Sep-25	11-Dec-25	26-Mar-26	25-Jun-26
8	Tauranga Central/South, TeReti/Judea	25-Sep-25	08-Jan-26	02-Apr-26	02-Jul-26
9	Brookfield, Bellevue, Otumoetai	02-Oct-25	08-Jan-26	09-Apr-26	09-Jul-26
10	Otumoetai, Matua	09-Oct-25	15-Jan-26	16-Apr-26	16-Jul-26
11	The Lakes, Bethlehem	16-Oct-25	22-Jan-26	23-Apr-26	23-Jul-26
All (including high users)	Penalty Added Date	23-Oct-25	29-Jan-26	30-Apr-26	30-Jul-26

- (f) Where a ratepayer makes any payment that is less than the amount now payable, the Council, will apply the payment firstly to any rates outstanding from previous rating years and then proportionately across all current year rates due.

EXECUTIVE SUMMARY

- To set rates for the 2025/2026 year in accordance with the Local Government (Rating) Act 2002 and in accordance with the relevant provisions of the Council's 2024-2034 Long-term Plan, and Funding Impact Statement in the 2025/2026 Annual Plan.

BACKGROUND

- The total rates requirement is determined through the 2025/2026 Annual Plan.
- The number of rating units increased by 0.64% and the rateable capital value increased by 0.28%.
- The total rates revenue increase between the 2024/2025 and 2025/2026 rating years (including water volumetric charges) is 9.95% after adjusting for growth of 0.45%.
- For residential ratepayers the median increase, excluding water rates, is 9.2% or \$320.72 per year.
- For commercial ratepayers, the median increase, is 15.5%%, \$1,366 per year and for industrial ratepayers the median increase 13.9%, \$2,461 per year.
- The Industrial rating category definition excludes freehold rating units with a land area of less than 250m² or unit title or leasehold land with a building site cover of less than 250m², and these rating units are included in the commercial rating category.
- The volumetric water rate increases by 9.3% to \$3.87 / m³ of water and the base connection charge increases by 7% higher to \$41.17 for a standard residential connection.
- The above rates summaries do not include the new TSP IFF levy which is a 12.6% increase on the previous year's budget. The combined rates and levy funding impact statement for a range of properties is in section 02 – What this means for rates in the Annual Plan.

STRATEGIC / STATUTORY CONTEXT

11. The rates resolution is required to set and assess the rates

STRATEGIC ALIGNMENT

12. 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	✓

13. The rates are required to fund the above community outcomes.

CONSULTATION / ENGAGEMENT

14. The community was consulted through the 2025/2026 Annual Plan.

SIGNIFICANCE

15. 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.
16. 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.
17. In accordance with the considerations above, criteria and thresholds in the policy, it is considered that the decision is of high significance due to the quantum involved and its impact on the community. This decision affects all Ratepayers of Tauranga City. It is a significant funding source (\$323 Million rates revenue and estimated \$45 Million water rates revenue, including volumetric charge, for Council).

NEXT STEPS

18. Rates will be set and assessed for the 2025/2026 rating year.

ATTACHMENTS

Nil

11.3 Development Contributions Policy 2025/26 - Adoption Report

File Number: A18244297

Author: Ana Blackwood, Senior Advisor: Growth Funding
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Authoriser: Jeremy Boase, Acting General Manager: Strategy, Growth & Governance

PURPOSE OF THE REPORT

1. To update Council on changes made to the Development Contributions Policy in response to submissions and the outcome of 2025/26 Annual Plan deliberations.
2. To adopt the final 2025/26 Development Contributions Policy.

RECOMMENDATIONS

That the Council:

- (a) Receives the report "Development Contributions Policy 2025/26 - Adoption Report".
- (b) Adopts the 2025/26 Development Contributions Policy for implementation from 1 July 2025.
- (c) Notes the citywide development contribution has increased by 17.2% from the operative charges. This is higher than the 15% increase shared during the public consultation process. This is an increase of \$5,122 for a 3-bedroom dwelling (from \$29,701 to \$34,823) and \$655 more than was consulted on.
- (d) Notes that Council is expected to make decisions in the 2025/26 year relating to the Cameron Road Stage 2 project and Queen Elizabeth Youth Centre which may impact the Te Papa Infill local development contribution and citywide development contribution charges respectively.
- (e) Delegates to the General Manager: Strategy, Growth & Governance authority to make minor typographical updates to the final 2025/26 Development Contributions Policy prior to implementation on 1 July 2025.

EXECUTIVE SUMMARY

3. TCC updates and adopts a new Development Contributions Policy (DCP) annually. A draft 2025/26 DCP was published for public consultation in April 2025. Staff have updated the draft DCP to reflect the outcome of Council deliberations on the draft DCP and 2025/26 Annual Plan. The final version of the DCP is now ready to be adopted.
4. Council can either adopt the final 2025/26 DCP or continue with the operative DCP.
5. The final 2025/26 DCP includes three new local catchments (Tauriko West, Tauriko Business Estate Stage 4 and Upper Ohauiti) and updates to citywide development contributions, amongst other amendments. Together, these changes ensure the DCP better implements Councils 'growth pays for growth' approach to infrastructure funding. If the final 2025/26 DCP is not adopted, the 2024/25 DCP will continue to apply with no ability to collect development contributions from the three new catchments and lower citywide development contributions likely resulting in under-collection of growth funding and cost transferring to ratepayers.
6. It is recommended Council adopt the final 2025/26 DCP.

7. If adopted, the DCP will be updated on TCC's website, hardcopies will be circulated to TCC libraries and TCC will update stakeholders through its communication channels. The DCP will become operative from 1 July 2025 with new fees and charges applying to any consents lodged on or after this date.

BACKGROUND

8. TCC reviews and updates its Development Contributions Policy (DCP) on an annual basis. The operative DCP was adopted in April 2024.
9. TCC published a draft 2025/26 DCP for public consultation alongside the 2025/26 Annual Plan in April 2025. A summary of submissions was presented to Council in May 2025.
10. Through the deliberations process, Council considered the content of the DCP and Annual Plan submissions. Several matters had an impact on development contributions (in particular, the future of the Otumoetai Pool). There are a number of decisions still to be made, specifically regarding the future of Cameron Road Stage 2 and the Queen Elizabeth Youth Centre, which are likely to have an impact on the citywide development contribution in the next year.
11. Staff have updated the final DCP to reflect the outcome of Council decision-making to date.

DISCUSSION

12. Submissions received and deliberation decisions have generally had a minor impact on the DCP wording and development contributions charges. The key changes made to update the draft DCP are summarised below. The final DCP, incorporating these changes, will be provided as a late attachment prior to 26 June 2025.
13. There have not been any substantial changes to the local development contributions in the final 2025/26 DCP compared to what was in the draft DCP. The attached table provides a full breakdown and comparison of fees in the operative policy, the draft policy and the final (**Attachment 1**).
14. While the fees for some catchments have fluctuated minimally, the change for most catchments is 1% or less. These fluctuations occur each year and are due to small updates to capital expenditure and timing of delivery made through the Annual Plan 2025/26 process. This includes updates to reflect current year actual spends to date and any approved increases to capital expenditure. Where the expected timing of projects has changed, this results in changes to the inflation and cost of capital amounts charged.
15. The local development contribution for each of the Te Papa Infill catchments (north and south) have decreased by \$120 and \$155 per lot (or 1.4% and 2.6%) due to later phasing of project delivery resulting in a decreased cost of capital.

Citywide development contributions

16. The citywide development contributions are proposed to increase by an additional 2% compared to what was consulted on in the draft policy. This will mean a 17% increase overall compared to the current operative policy.
17. For the construction of a 3-bedroom dwelling this translates to paying \$5,122 more in development contributions for the 2025/26 financial period than what was paid in the current financial year.
18. The table below shows the operative citywide development contribution compared to the proposed final development contribution.

Citywide 3 Bed Components (GST Excl)	Operative 2024/2025 (\$/Lot)	Final 2025/2026 (\$/Lot)	Var (%)
Water	17,210	18,310	6%
Wastewater	9,969	11,562	16%
Transport	178	-	-100%
Reserves	522	403	-23%
Community Infrastructure	1,822	4,547	150%
Total	29,701	34,823	17%

19. The draft DCP identified the key driver for the increase in the citywide development contributions as being changes to community infrastructure growth funding.
20. Community infrastructure charges have increased again compared to what was in the draft policy because the policy has been updated to reflect decisions made through the consultation process regarding Otumoetai Pool. A copy of the resolutions passed through Annual Plan deliberations is below:

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.
21. The draft DCP assumed the Otumoetai Pool would be removed from the Council's aquatic network at the same or similar time as the new Memorial Park Aquatic Park (MPAC) became operational. This meant that some of the MPAC capacity would replace the Otumoetai Pool capacity and so was not contributing to an increase in capacity of the aquatic network.
 22. The intention to retain the Otumoetai Pool means that more of the MPAC pool space will be related to growth and funding assumptions have been updated to reflect this. The following table summarises the changes.

	25/26 Draft DCP	Update for Otumoetai Pool being retained	Comments
% of Memorial Aquatic DC funded	\$7.9M 6.6% of total cost	\$17.4M 14.4% of total cost	While the DC funding share may still seem modest a significant portion of cost is currently allocated to non-aquatic component of the project (eg gym), external funding, and renewal/replacement cost associated with existing Memorial Pool. These assumptions will all be reviewed and updated next financial year when further Council decisions are made on the project. The ratepayer cost attributable to a shortfall against the current LOS has been significantly reduced.
Funding period	6 years, 5,767 HUEs	18 years, 19,527 HUEs	Retaining Otumoetai Pool essentially means that the total pool space in the council's network will increase compared to the previous position which assumed that 600m would be removed. The pool network therefore provides for the city over a longer period and funding periods reflect this.
Base DC charge for aquatics (excl. inflation / cost of capital)	\$1,385	\$895	The cost per unit (excluding inflation and cost of capital) decreases as the facility provides for growth over a longer period and more households will contribute towards the pool facility.
Total DC charge for community infrastructure	\$4,332	\$4,547	The total charge will increase as the longer funding period results in more debt costs accrued on the DC funded component of the project due to the longer funding period.

23. Staff have also considered updating the assumptions for MPAC in the growth funding allocation calculation below. However, as the delivery of this project is still under active consideration by Council and as such staff do not have a firm direction on this matter, this has not been reflected in the current calculation methodology. This will be reviewed when decisions are made on this project in future.

Adjusted DC/LOS split to reflect other funding sources		
Total construction cost (as at February 2024)		\$121,804,920
Less costs not funded via development contributions:		
Expected cost of non-aquatic center/commercial development		\$20,000,000
Expected cost to renew/replace previous facility		\$47,000,000
Total cost to be funded using development contributions		\$54,804,920
Estimated external funding/grants		\$14,100,000
Cost to be funded via level of service/development contributions		\$40,704,920
Level of service	(80%)	\$32,712,174
Development contributions	(20%)	\$7,992,746

24. Changes in the development contributions for other activities (water, wastewater, and reserves activities) are relatively minor and generally the result of the changes in cost of capital and inflation assumptions in response to changes in the proposed timing of delivery of various projects.

25. No material changes are proposed to either the transport or reserves activities as compared to the draft DCP.
26. The final policy also includes updates to two underlying assumptions detailed below:
 - (a) the number of 1, 2, 3 and 4+ bedroom dwellings expected to be delivered to market. This has resulted in a slightly heavier weighting towards dwellings with fewer bedrooms based on current and expected trends; and
 - (b) the number of people living in each dwelling to reflect the latest census data. This has resulted in a slightly higher assumption regarding the number of people living in each dwelling and therefore a higher assumption regarding the infrastructure demand from those dwellings.
27. Taken together, these changes have increased the development contribution revenue TCC will collect from dwellings with fewer bedrooms relative to dwellings with more bedrooms.

Updates to DCP

28. Staff have updated the wording of the DCP to reflect the changes discussed above. For example, detailing the new assumptions regarding Otumoetai Pool and updates to housing assumptions.
29. For clarity, staff have updated the Upper Ohauti infrastructure schedule to ensure it is clear the charge for the Southern Pipeline also applies to development in that area.

Future DCP matters

30. Council is actively considering the future of Cameron Road Stage 2 and the Queen Elizabeth Youth Centre (specifically, relating to the location of the future MPAC facilities and the possibility of retaining the Queen Elizabeth Youth Centre). Decision making on these projects will have an impact on the development contributions for Te Papa Infill and citywide development contributions, respectively. As decisions on these projects are yet to be made, staff do not have sufficient direction to update existing assumptions in the DCP. Based on current timelines, it is anticipated sufficient information will be available in the 2025/26 financial year. This will be incorporated into the 2026/27 DCP.
31. The final DCP includes:
 - (a) \$22.4m of development contributions funding for Cameron Road Stage 2 of a total capital expenditure budget of \$213.7m; and
 - (b) \$16.9m of development contributions funding for indoor courts (currently earmarked for BayPark Arena expansion) of a total capital expenditure budget of \$22.6m.

STRATEGIC ALIGNMENT

32. 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	✓

33. 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.

OPTIONS ANALYSIS

34. Council can either choose to adopt the DCP (which is recommended) or not and continue to use the operative DCP. The advantages and disadvantages of adopting a revised DCP are set out in the table below.

Advantages	Disadvantages
<ul style="list-style-type: none">Ensures the DCP aligns with TCC's Annual Plan, as required by the Local Government Act 2002Minimises risk and scale of under-collection of development contributions.Improves the equitable allocation of growth capital expenditure on the community	<ul style="list-style-type: none">There are no disadvantages to refining the development contribution charges from those proposed in the draft, noting the draft charges themselves are an increase on existing charges.

FINANCIAL CONSIDERATIONS

35. 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.
36. The amendments proposed for the final DCP provide an incremental improvement on the draft DCP to better enable TCC to more effectively recoup growth costs from developers.

LEGAL IMPLICATIONS / RISKS

37. No legal implications or risks have been identified in relation to the decision to adopt the final DCP.

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:
- the current and future social, economic, environmental, or cultural well-being of the district or region
 - any persons who are likely to be particularly affected by, or interested in, the matter.
 - 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. The DCP has been consulted on as part of the 2025/26 Annual Plan consultative process. Submissions received were considered as part of the associated deliberations process.

NEXT STEPS

42. Following adoption, the final DCP will be published online and hardcopies will be prepared for distribution to staff and libraries. Updates will be provided to those who submitted on the draft DCP.

ATTACHMENTS

1. **Final 2025/26 Development Contributions Charges - A18395093**  

Summary of development contribution charges

Catchment	Charge per	OPERATIVE 2024/25 DC Charge	DRAFT 2025/26 DC Charge	FINAL 2025/26 DC Charge	Total change in fees between operative policy and final	Change in fees compared to draft
Citywide	3-bedroom dwelling	\$29,701	\$34,169	\$34,823	+ \$5,122 + 17%	+ \$ 655 + 1.9%
Bethlehem	Per lot	\$12,647	\$12,647	\$12,911	+265 + 2.1%	+265 +2.1%
Ohauti	Per lot	\$11,595	\$11,595	\$11,595	No change	No change
Upper Ohauti	Per lot	New catchment	\$7,548	\$7,671	New catchment	+ \$123 + 1.6%
Papamoa	Per lot	\$7,784	\$7,784	\$7,784	No change	No change
Pyes Pa	Per lot	\$7,275	\$7,275	\$7,275	No change	No change
Pyes Pa West	Per lot	\$40,260	\$40,260	\$40,219	- \$ 41 - 0.1%	-\$ 41 - 0.1%
Tauranga Infill	Per lot	\$3,997	\$3,997	\$3,997	No change	No change
Tauriko	Per hectare	\$365,540	\$365,540	\$362,348	- \$ 3,192 -0.9%	-\$ 3,192 - 0.9%
Tauriko 4	Per hectare	New catchment	4A \$454,163 4B: \$902,067	4A: \$458,286 4B: \$901,659	New catchment	4A: \$ 4,123 +0.9% 4B: -\$408 -0.05%
Tauriko West	Per hectare	New catchment	\$ 202,736	\$201,467	New catchment	- \$ 1,270 -0.6 %
Te Papa Infill	Per lot	South: \$8,963 North: \$6,068	South: \$8,963 North: \$6,068	South: \$8,838 North: \$5,911	South: -\$125 -1.4% North: - \$157 -2.6%	South: - \$ 125 -1.4% North: - \$ 157 -2.6%
Wairakei B	Per hectare	\$406,381	\$406,381	\$407,471	+ \$1,090 +0.3%	+ \$1,090 +0.3%
Welcome Bay	Per lot	\$9,185	\$9,185	\$ 9,058	-\$127 -1.4%	-\$127 -1.4%
West Bethlehem	Per lot	\$31,010	\$32,565	\$ 32,813	+1,803 +5.8%	+248 +0.8%

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
13.1 - Public Excluded Minutes of the Council meeting held on 13 May 2025	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
13.2 - Public Excluded Minutes of the Council meeting held on 26 May 2025	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
13.3 - Board Appointments for Bay Venues Limited, Tauranga Art Gallery Trust and Tourism Bay of Plenty, and the appointment of a new Deputy Chair for Tourism Bay of Plenty	s6(b) - The making available of the information would be likely to endanger the safety of any person s7(2)(a) - The withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons	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