MINUTES

Ordinary Council meeting
Tuesday, 26 May 2026

Order of Business

1 Opening karakia 3
2 Apologies 3
3 Public forum 3
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
7.1 Minutes of the Council meeting held on 21 April 2026 5
8 Declaration of conflicts of interest 6
9 Deputations, presentations, petitions 6
10 Recommendations from other committees 6
11 Business 6
11.1 Draft Development Contributions Policy 2026/27 - public hearings 6
11.2 Tauranga City Council / Tangata Whenua Relationship Review Report 6
11.3 Interim Mitigation Options to Reduce Impact on Adams Ave 7
13.1 Public Excluded Minutes of the Council meeting held on 21 April 2026 8
Confidential Attachment 1 11.3 - Interim Mitigation Options to Reduce Impact on Adams Ave 8
11.4 Appointment of Tangata Whenua Members as Alternate Member to SmartGrowth Leadership Group 9
11.5 Recommendatory Report from the Tangata Whenua - Tauraunga City Council Committee meeting on 22 April 2026 - Māori Wards 10
11.6 Transport Resolution Report No.61 10
12 Discussion of late items 10
13 Public excluded session 11
14 Closing karakia 11

MINUTES OF TAURANGA CITY COUNCIL
ORDINARY COUNCIL MEETING
HELD AT THE TAURANGA CITY COUNCIL CHAMBERS, L1, 90 DEVONPORT ROAD, TAURANGA
ON TUESDAY, 26 MAY 2026 AT 9:00 AM

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, Cr Hēmi Rolleston
IN ATTENDANCE:	Christine Jones (General Manager: Strategy, Partnerships & Growth), Sarah Omundsen (General Manager: Regulatory & Community Services), Reneke van Soest (General Manager: Operations & Infrastructure), Craig Rice (Chief Operating & Financial Officer), Gareth Green (Head of Office - Manager of the Mayoral Office), Charlie Rahiri (Recovery Manager), Keren Paekau (Acting Head of Strategic Māori Engagement), Tuana Kuka (Kaiārahi Māori), Ben Corbett (Team Leader: Growth Funding), Nick Chester (Principal Strategic Advisor), Amanda Davies (Manager: Spaces and Places Project Outcomes), Karen Hay (Manager: Transport Strategy & Assurance), Sarah Holmes (Team Leader: Governance & CCO Support Services), Caroline Irvin (Governance Advisor)
EXTERNAL:	Kylie Smallman and Hakopa Tapiata – Iwi representatives Doug Mason, Principal Engineering Geologist, WSP Gareth Francis, Principal Geotechnical Engineer, WSP

Timestamps are included beside each of the items and relate to the recording of the meeting held on 12 May 2026 on Council's You Tube Channel - Part 1 and Part 2.

1 OPENING KARAKIA

Cr Hautapu Baker opened the meeting with a karakia.

2 APOLOGIES

Nil

3 PUBLIC FORUM

3.1 Andre De Jong – Property Council NZ – Development Contributions Submitter

- Mr De Jong emphasised the need to balance development contributions with affordability and feasibility for developers.
- He noted that development contributions were a cost that ultimately flowed through to housing purchasers and noted that while community infrastructure was important, there was an ongoing tension between funding infrastructure and maintaining viable development outcomes.
- Encouraging housing growth to expand the rate base was important, but it was acknowledged that rates covered costs rather than generated profit for Council.

In response to questions

Mr De Jong:
- Confirmed secondary dwellings should be included in development contributions.
- Supported the current two-part DC system as it spread costs and supported feasibility.
- Advised that development contributions were factored into land prices by developers.
- Supported looking at alternative funding sources alongside development contributions.

3.2 Aaron Collier – Technical Advisor to Urban Task Force – Development Contributions Submitter

- Mr Collier noted significant increases in city-wide development contributions and further proposed increases.
- He advised these costs are passed on to home buyers, impacting housing affordability.
- The link between growth and some city-wide infrastructure was questioned, particularly large facilities serving the whole city.
- Mr Collier recommended Council consider alternative funding mechanisms (e.g. targeted rates, sponsorship, user-pay), defer further increases until national reforms were clearer and reassess project scope and costs that were driving increases.

In response to questions
Mr Collier:
- Emphasised that costs should be fair and equitable across all residents, not heavily loaded onto new developments.
- Noted that wider factors (e.g. population change, use of existing housing) also drove infrastructure demand, not just new subdivisions.
- Advised Council should reconsider funding approaches and infrastructure investment decisions carefully.

3.3 Jan Iles – Memorial Pools

- Ms Iles opposed the demolition of the Memorial Pools, describing them as a significant heritage and a living war memorial.
- She raised concerns about a lack of consultation, particularly with iwi and the Returned Services Association.
- She felt the decision lacked adequate due diligence, noting reliance on outdated reports and poor maintenance influencing outcomes, and suggested a lower-cost alternative: refurbish the existing pools and build a smaller indoor facility alongside, rather than a new aquatic centre.
- Ms Iles emphasised strong community support for retaining the pools and concerns about unnecessary cost to ratepayers.

In response to questions
Ms Iles:
- Maintained that refurbishment was a viable and less costly option, based on comparable pool upgrades elsewhere.
- Did not accept that a new aquatic facility would adequately replace the memorial, stressing the heritage value should be retained in its original form.
- Confirmed she had spoken to Māori friends who agreed with her, however she was not sure if they were from local iwi.
- Reiterated concerns about lack of consultation with iwi and RSA, stating further engagement was required.
- Argued that maintenance issues were due to neglect, and not proof the pool should be demolished.

4 ACCEPTANCE OF LATE ITEMS

Nil

5 CONFIDENTIAL BUSINESS TO BE TRANSFERRED INTO THE OPEN

Nil

6 CHANGE TO THE ORDER OF BUSINESS

Nil

ACKNOWLEDGEMENT - MR MALCOM CAMPBELL

Cr Glen Crowther acknowledged the passing of Mr Malcom Campbell, making the following comments:

- Malcolm Campbell had been a significant local government leader**,** particularly for Kawerau and the Bay of Plenty.
- He noted his long service (27 years in local government, including 21 years as Mayor of Kawerau) and highlighted his strong leadership and mentoring**,** particularly his role in supporting emerging leaders.
- Mr Campbell's contribution to sustainability initiatives were significant and included the Kawerau industrial symbiosis model**,** describing it as globally recognised.
- He would be remembered as a major figure in regional leadership**.** Condolences went out to his family and his community.

Mayor Drysdale acknowledged Mr Malcolm Campbell's passing, recognising his service, and led the Council in paying respect with a moment of silence and extended condolences.

7 CONFIRMATION OF MINUTES

Timestamp: 56 minutes

7.1 Minutes of the Council meeting held on 21 April 2026

RESOLUTION CO/26/8/1

Moved: Mayor Mahé Drysdale
Seconded: Cr Glen Crowther

That the Minutes of the Council meeting held on 21 April 2026 be confirmed as a true and correct record.

CARRIED

8 DECLARATION OF CONFLICTS OF INTEREST

Nil

9 DEPUTATIONS, PRESENTATIONS, PETITIONS

Nil

10 RECOMMENDATIONS FROM OTHER COMMITTEES

Nil

11 BUSINESS

Timestamp: 1 hour and 40 seconds (part 1)

11.1 Draft Development Contributions Policy 2026/27 - public hearings

Staff Ben Corbett, Team Leader: Growth Funding

RESOLUTION CO/26/8/2

Moved: Cr Steve Morris
Seconded: Cr Marten Rozeboom

That the Council:

(a) Receives the report "Draft Development Contributions Policy 2026/27 - public hearings".

(b) Receives both the verbal and written submissions on the draft Development Contributions Policy 2026/27 (Attachments 1 and 2).

CARRIED

Timestamp: 1 hour and 18 minutes (part 1)

11.2 Tauranga City Council / Tangata Whenua Relationship Review Report

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

External Kylie Smallman and Hakopa Tapiata – Iwi representatives

Action Requested:

- That a project plan for the implementation of the themes and issues identified in the Tangata Whenua/ Tauranga City Council Review be prepared and circulated to Elected Members for comment and information.

RESOLUTION CO/26/8/3

Moved: Mayor Mahé Drysdale
Seconded: Cr Hēmi Rolleston

That the Council:

(a) Receives the report "Tauranga City Council / Tangata Whenua Relationship Review Report".

(b) Endorses the next steps of continuing to engage with Tangata Whenua on improving the Tauranga City Council / Tangata Whenua relationship, and completing the work required to progress the 'six shifts' contained in the review report through into implementation.

(c) As part of developing the relationship agreement, works with our tāngata whenua partners to review all current structures and instruct officers to bring back a report to the 1 September 2026 Council meeting to review existing structures and processes used to engage with iwi, hapu and other Māori organisations to ensure they are fit for purpose, and map out the appropriate structure and touch points to better support positive engagement outcomes in the future.

(d) Puts implementation plan actions into a delivery programme to ensure changes are delivered within 12 months.

CARRIED

At 11.40AM the meeting adjourned.

At 11.58AM the meeting resumed in open.

Timestamp: 2 hours and 29 minutes (part 1)

11.3 Interim Mitigation Options to Reduce Impact on Adams Ave

Staff Charlie Rahiri, Recovery Manager
Nick Chester, Principal Strategic Advisor
Amanda Davies, Manager: Spaces and Places Project Outcomes

External Doug Mason, Principal Engineering Geologist WSP
Gareth Francis, Principal Geotechnical Engineer WSP

At 12.09pm the Chair advised the meeting would move into publicly excluded.

RESOLUTION CO/26/8/4

Moved: Mayor Mahé Drysdale
Seconded: Deputy Mayor Jen Scoular

That the public be excluded from the following parts of the proceedings of this meeting, and that Doug Mason, Principal Engineering Geologist WSP and Gareth Francis, Principal Geotechnical Engineer WSP, be allowed to stay due to their knowledge of the item being discussed.

For: Crs Mahé Drysdale, Jen Scoular, Hautapu Baker, Steve Morris, Marten Rozeboom, Kevin Schuler, Rod Taylor and Hēmi Rolleston

Against: Crs Glen Crowther and Rick Curach

CARRIED 8/2

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 21 April 2026	s6(a) - The making available of the information would be likely to prejudice the maintenance of the law, including the prevention, investigation, and detection of offences, and the right to a fair trial s7(2)(a) - The withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons 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 s7(2)(g) - The withholding of the information is necessary to maintain legal professional privilege s7(2)(h) - The withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities 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 1 - 11.3 - Interim Mitigation Options to Reduce Impact on Adams Ave	s7(2)(d) - The withholding of the information is necessary to avoid prejudice to measures protecting the health or safety of members of the public	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

At 12.48pm the meeting resumed in open.

RESOLUTION CO/26/8/5

Moved: Mayor Mahé Drysdale
Seconded: Deputy Mayor Jen Scoular

That the Council:

(a) Receives the report "Interim Mitigation Options to Reduce Impact on Adams Ave".

(b) Note work currently underway to re-open Pilot Bay Boat Ramp

(c) Instructs staff to prepare a new report to consider the implications of an option of leaving the current shipping containers in place (without ballast), or removing them entirely, with the ability for Adams Avenue to remain open to two way traffic, along with appropriate signage warning the public of any residual risk.

(d) Attachment 1 can be released into public when the Quantitative Landslide Risk Assessment (QLRA) is publicly released.

CARRIED

Timestamp: 26 minutes (part 2)

11.4 Appointment of Tangata Whenua Members as Alternate Member to SmartGrowth Leadership Group

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

RESOLUTION CO/26/8/6

Moved: Cr Hautapu Baker
Seconded: Cr Glen Crowther

That the Council:

(a) Receives the report "Appointment of Tangata Whenua Members as Alternate Member to SmartGrowth Leadership Group".

(b) Appoints Riki Nelson, nominated by Te Kahui Mana Whenua o Tauranga Moana / Combined Tāngata Whenua Forum, as an alternate Tangata Whenua Representative of the SmartGrowth Leadership Group.

CARRIED

Timestamp: 27 minutes (part 2)

11.5 Recommendatory Report from the Tangata Whenua - Tauraunga City Council Committee meeting on 22 April 2026 - Māori Wards

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

RESOLUTION CO/26/8/7

Moved: Cr Rod Taylor
Seconded: Cr Hautapu Baker

That the Council:

(a) Receives the report "Recommendatory Report from the Tangata Whenua - Tauranga City Council Committee meeting on 22 April 2026 - Māori Wards".

(b) Considers the recommendations made by the Tangata Whenua - Tauranga City Council Committee as part of its response to government's 'Head Start pathway' for its Simplifying Local Government reforms, including any decision on retention or disestablishment of the Te Awanui Māori ward.

CARRIED

Timestamp: 33 minutes (part 2)

11.6 Transport Resolution Report No.61

Staff Karen Hay, Manager: Transport Strategy & Assurance

RESOLUTION CO/26/8/8

Moved: Deputy Mayor Jen Scoular
Seconded: Cr Kevin Schuler

That the Council:

(a) Receives the report "Transport Resolution Report No.61".

(b) Resolves to implement the proposed traffic and parking controls for general safety, operational, or amenity purposes as detailed in Appendix A - including Attachments 1, 7.1, 7.2, 7.9, 7.16, 7.21 (subject to resolution D below).

(c) Approves these changes taking effect on or after 03 June 2026, subject to the installation of appropriate signs and road markings where necessary.

(d) Resolves the above with the exception of Rita Street and Macville Park Lane East Side and South Side, to be reviewed prior to further recommendations.

CARRIED

12 DISCUSSION OF LATE ITEMS

Nil

13 PUBLIC EXCLUDED SESSION

The meeting moved into public excluded at 12.09pm during item 11.3: Interim Mitigation Options to Reduce Impact on Adams Ave.

14 CLOSING KARAKIA

Cr Hautapu Baker closed the meeting with a karakia.

The meeting closed at 1.41pm.

The minutes of this meeting were confirmed as a true and correct record at the Council meeting held on 23 June 2026.