



# **AGENDA**

## **City Future Committee meeting Wednesday, 1 July 2026**

**I hereby give notice that a City Future Committee meeting will be held on:**

**Date: Wednesday, 1 July 2026**

**Time: 2:00 pm Hearing - Use of Council Land  
Policy Submissions**

**Location: Tauranga City Council Chambers  
L1, 90 Devonport Road  
Tauranga**

**Marty Grenfell  
Chief Executive**

# Terms of reference – City Future Committee

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## Common responsibility and delegations

The following common responsibilities and delegations apply to all standing committees.

### Responsibilities of standing committees

- Establish priorities and guidance on programmes relevant to the Role and Scope of the committee.
- Provide guidance to staff on the development of investment options to inform the Long Term Plan and Annual Plans.
- Report to Council on matters of strategic importance.
- Recommend to Council investment priorities and lead Council considerations of relevant strategic and high significance decisions.
- Provide guidance to staff on levels of service relevant to the role and scope of the committee.
- Establish and participate in relevant task forces and working groups.
- Engage in dialogue with strategic partners, such as Smart Growth partners, to ensure alignment of objectives and implementation of agreed actions.
- Confirmation of committee minutes.

### Delegations to standing committees

- To make recommendations to Council outside of the delegated responsibility as agreed by Council relevant to the role and scope of the Committee.
- To make all decisions necessary to fulfil the role and scope of the Committee subject to the delegations/limitations imposed.
- To develop and consider, receive submissions on and adopt strategies, policies and plans relevant to the role and scope of the committee, except where these may only be legally adopted by Council.
- To consider, consult on, hear and make determinations on relevant strategies, policies and bylaws (including adoption of drafts), making recommendations to Council on adoption, rescinding and modification, where these must be legally adopted by Council.
- To approve relevant submissions to central government, its agencies and other bodies beyond any specific delegation to any particular committee.
- Engage external parties as required.

# Terms of reference – City Future Committee

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## Membership

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<b>Chair</b>	Cr Marten Rozeboom
<b>Deputy chair</b>	Cr Rod Taylor
<b>Members</b>	Deputy Mayor Jen Scoular Cr Hautapu Baker Cr Glen Crowther Cr Rick Curach Cr Steve Morris Cr Kevin Schuler Cr Hēmi Rolleston  Mayor Mahé Drysdale (ex officio) Arthur Flintoff - Tangata Whenua Representative
<b>Non-voting members</b>	(if any)
<b>Quorum</b>	<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> .
<b>Meeting frequency</b>	Six weekly

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## Role

The role of the City Future Committee is:

- To consider strategic issues and opportunities facing the city and develop a pathway for the future.
- To consider Tauranga’s strategic responses at a sub-regional, regional, and national level as appropriate.
- To ensure there is sufficient land supply for housing and for commercial and industrial purposes.
- To ensure there is sufficient and appropriate housing supply and choice in existing and new urban areas to meet current and future needs.
- To ensure that Tauranga’s urban form and transport system enables, supports and shapes current and future sustainable, vibrant and connected communities.
- To ensure there is a clear and agreed approach to achieve measurable improvement in transport outcomes in the medium to long-term including transport system safety, predictability of travel times, accessibility, travel choice, mode shift and improved environmental outcomes.
- To enable Tauranga’s urban centres to thrive and provide a sense of place.
- To ensure that council and partner investments in Tauranga’s build environment are economically and environmentally resilient.
- To work with all key partners to enhance, protect and restore (where necessary) the wellbeing of our natural environment and harbour to ensure the people of Tauranga can thrive and enjoy the lifestyle this city provides.

- To review and determine the policy framework that will assist in achieving the desired strategic and operational priorities and outcomes for the city.

## Scope

- Development and ongoing monitoring and update of the Western Bay of Plenty Transport System Plan and associated programmes and network operating plans.
- Development and ongoing monitoring and update of the Future Development Strategy and urban settlement patterns, including structure plans as required.
- Development and oversight of urban centres strategies, neighbourhood plans and master-plans.
- Development and oversight of the Compact City programme in support of higher development densities and the provision of a greater range of housing options.
- Development of City Plan changes and related matters for adoption by Council.
- Contribution to matters related to the SmartGrowth Strategy and input to the SmartGrowth Leadership Group.
- Regular monitoring of future strategic and growth-related projects including future strategic transport projects (i.e. projects where the project purpose definition, business case, and funding are yet to be in place).
- Development of strategies, policies, plans and programmes for the medium to long term delivery of social, environmental, economic, cultural and resilience outcomes.
- Ensuring that social, environmental, economic and cultural wellbeings are promoted through all strategic work considered by the Committee.
- Consideration of significant natural hazards risks across the city, as they apply to current and future land-form and built environment.
- Develop, review and approve policies, including as appropriate the development of community consultation material, the undertaking of community consultation, and the hearing of and deliberating on community submissions.
- Develop, review and approve bylaws to be publicly consulted on, hear and deliberate on any submissions and recommend to Council the adoption of the final bylaw. (The Committee will recommend the adoption of a bylaw to the Council as the Council cannot delegate the adoption of a bylaw to a committee.)

## Power to Act

- To make all decisions necessary to fulfil the role, scope and responsibilities of the Committee subject to the limitations imposed.
- To establish sub-committees, working parties and forums as required.

## Power to Recommend

- To Council and/or any standing committee as it deems appropriate.

## Chair and Deputy Chair acting as Co-Chairs

- While the Chair and Deputy Chair of the Committee roles are separately appointed it is the intention that they act as co-chairs.
  - Only one person can chair a meeting at any one time. The person chairing the meeting has the powers of the chair as set out in standing orders and has the option to use the casting vote in the case of an equality of votes.
  - The rotation of the meeting chairs is at the discretion of the Chair and Deputy Chair and subject to their availability, however it is expected that they will alternate chairing meetings when possible.

- When the Deputy Chair is chairing the meeting, the Chair will vacate the chair and enable the Deputy Chair to chair the meeting. The Chair will be able to stay and participate in the meeting unless they declare a conflict of interest in an item, in which case they will not participate or vote on that item.
- The Chair and Deputy Chair will attend pre-agenda briefings and split any other duties outside of meetings, e.g. spokesperson for the Committee.
- The Chair and Deputy Chair will jointly oversee and co-ordinate all activities of the Committee within their specific terms of reference and delegated authority, providing guidance and direction to all members and liaising with Council staff in setting the content and priorities of meeting agendas.
- The Chair and Deputy Chair will be accountable for ensuring that any recommendations from the Committee are considered by the Tauranga City Council.



## Order of Business

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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 ORDER OF BUSINESS**
- 7 DECLARATION OF CONFLICTS OF INTEREST**

## 8 BUSINESS

### 8.1 Hearings on the draft revised Use of Council Land Policy

**File Number:** A19516962

**Author:** Sandy Lee, Policy Analyst  
Gert van Staden, S&P Partnerships and Facilitation Team Leader

**Authoriser:** Mike Seabourne, Head of Transport

#### PURPOSE OF THE REPORT

1. To receive submissions on the draft revised Use of Council Land Policy.

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#### RECOMMENDATIONS

That the City Future Committee:

- (a) Receives the report "Hearings on the draft revised Use of Council Land Policy".
- (b) Receives the written submissions on the draft revised Use of Council Land Policy (Attachment 1)
- (c) Receives the verbal submissions from those submitters who wish to speak to their submission.

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#### EXECUTIVE SUMMARY

2. The Use of Council Land Policy 2022 (the policy) provides a framework for managing the public use of Council owned and/or administered land, setting out what activities may take place and the approvals (booking, lease, licence to occupy, or licence/permit to operate) that are required depending on the activity.
3. On 25 November 2025 the City Future Committee approved a number of proposed changes to the Use of Council Land Policy for public consultation<sup>1</sup>. Feedback on the proposed changes were sought from the public and key stakeholders between 11 May 2026 and 8 June 2026 with a total of 342 submissions received<sup>2</sup> from 329 submitters (**Attachment 1**). Sixteen submitters wish to speak to their submissions (**see Attachment 2 for these specific submissions**).
4. The Committee are asked to hear the submitters ahead of receiving the analysis of the submissions in the deliberations report to follow at the City Future Committee meeting 18 August 2026.

#### BACKGROUND

5. The policy was adopted in December 2022 with a resolution that it be reviewed in three years. The review commenced in mid-2025 and feedback from key stakeholders was sought in July and August 2025 to understand how they thought the policy was working and if there were any suggested improvements. Stakeholders included those who have had some formal approval to use council land in the past year, including:

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<sup>1</sup> See the resolutions here:

[https://infocouncil.tauranga.govt.nz/Open/2025/11/CFC\\_20251125\\_MIN\\_2742.PDF](https://infocouncil.tauranga.govt.nz/Open/2025/11/CFC_20251125_MIN_2742.PDF)

<sup>2</sup> 205 through the online survey and 137 through email.

- booked users, lease and licence holders, and those with a permit/licence to operate,
  - those with an interest in how public land is used and managed,
  - Te Rangapū Mana Whenua o Tauranga Moana,
  - Council staff in business units that implement the policy.
6. The Committee were presented with the issues and options in November 2025. The Committee provided direction on those issues and approved a draft revised policy for broader public consultation in early 2026<sup>3</sup>.
  7. Public consultation commenced on Monday 11 May 2026 with the consultation being promoted through a media release, social media and direct emails to stakeholders.
  8. On the 13 May 2026, Little Big Markets sent an email to their database raising concerns about the proposed policy change for their markets, and on 20 May posted a Facebook video with similar concerns, encouraging the public to submit on the policy.<sup>4</sup> Both instances generated notable increases in submissions.

## STATUTORY CONTEXT

9. The Reserves Act 1977 is a key piece of legislation informing how public land is managed and used, in conjunction with the Tauranga Reserve Management Plan (TRMP). The reserve status of land held under the Act informs the types of activities that may be permitted on the land and protects it for its stated purpose. For land not classified as a reserve, their use and management are informed by the City Plan and TRMP. This policy provides guidance on the activities and uses of council land within statutory parameters.

## STRATEGIC ALIGNMENT

10. 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 that is easy to move around	<input type="checkbox"/>
We are a city that supports business and education	<input type="checkbox"/>
We are a vibrant city that embraces events	✓

1. Reviewing the policy helps strengthen the contribution the policy makes to three community outcomes: an inclusive city, the valuing, protection, and enhancement of the environment, and a city that supports business and education.

## FINANCIAL CONSIDERATIONS

12. There are no financial considerations associated with hearing submissions on the draft revised policy.

## LEGAL IMPLICATIONS / RISKS

13. There are no legal implications or risks associated with hearing submissions on the draft revised policy.

## CONSULTATION / ENGAGEMENT

### Consultation summary

<sup>3</sup> Public consultation was postponed by a couple of months following the 22 January 2026 weather event.

<sup>4</sup> See **Attachment 3** for their newsletter and [here](#) for their Facebook video.

14. The general public were made aware of the consultation on the draft revised policy through a media release, social media and digital ads. The public was directed to the project landing page on Tauranga City Council's website which included a brief description of the policy, an outline of the review activities undertaken to date, a summary of the key proposed changes, and a link to the draft revised policy and online submission form.
15. Stakeholders who were contacted in 2025 as well as any additional groups impacted by any of the proposed changes, such as kohanga reo centres, were also contacted for their feedback on the draft revised policy. Emails were sent with the most relevant proposed change to the policy highlighted, if applicable, and a link to the project landing page for them to submit through the online survey.
16. Te Rangapū Mana Whenua o Tauranga Moana were informed of the consultation on the revised policy at their hui on 14 May 2026 and were provided a link to the consultation page for their feedback. Staff also met with the Policy Subcommittee on 4 June after discussions with Tourism Bay of Plenty regarding cultural tour operators.
17. 342 submissions from 329 submitters<sup>5</sup> were received and are attached (**Attachment 1**). Table one below lists the 16 submitters wishing to speak to their submission today. An updated schedule will be provided as the hearings.

## 2. Table One

3. Name of Submitter	4. Submission No.
5. Kate Evaroa	6. 020
7. Maaka Nelson, Papamoa FC	8. 031
9. Chris Duffy, The Little Big Markets	10. 034
11. Séamus Murray	12. 085
13. Julie Paama-Pengelly, Te Tuhi Mareikura Trust	14. 123
15. Louise Dean, Racing Tauranga	16. 232
17. Lane Liu	18. 288
19. Mike Chapman, Omanu Community Gardens Inc	20. 304
21. Peter Allan Monteith, Inspired Kindergartens	22. 310
23. Jay Banner, Mount Business Association	24. 319
25. Jo Warren	26. 330
27. Martin Kalabza	28. 331
29. Hamish Carter, Oscar & Otto	30. 334
31. Brent Warner, Mount Maunganui Lifeguard Services	32. 335
33. Malcolm Smith, Athletics Tauranga Inc.	34. 339
35. Crystal Pokaia & Turuki Tiananga, Pipi's Icecream	36. 343

## Submissions summary

18. The community were specifically asked about several of the proposed changes, including whether they agree with:
  - a) Allowing council land to be provided for new kōhanga reo centres in the same way council land may be provided for Playcentres.

<sup>5</sup> 11 submitters made more than one submission.

- A total of 185 submitters responded, 30 provided comments. Key themes raised included:
    - Allows fairness and equal treatment of centres that are similarly non-profit and parent led.
    - Allows support for Te Reo Māori education.
    - Concern about creating race-based distinctions.
  - b) Amending the termination clause on community leases to a standard notice period of between 3 and 6 years maximum to align with the Long-term Plan
    - A total of 189 submitters responded, 25 provided comments. Key themes raised included:
      - Longer notice period enables planning certainty and investment into facilities.
      - Groups with large scale infrastructure or limited relocation options may need longer notice periods.
      - Longer notice period could limit flexibility and Council's ability to reassess land use as community needs change.
  - c) Excluding certain sites from the policy, specifically, airport land, TECT and Huharua Parks, and leases to Bay Venues Limited.
    - A total of 190 submitters responded (191 for the airport land), 16 provided comments. Key themes raised included:
      - Exclusions need to ensure transparency and consistent application of community-focused principles.
      - Exclusion of airport land is reasonable given separate legislation.
  - d) Adding an additional requirement that consideration to be made to existing rate-paying businesses when approving new commercial activities on council land.
    - A total of 200 submitters responded through the online survey, 121 provided comments. Key themes raised included:
      - Opposition to subjective commercial protectionism that is inconsistent with the primary purpose of council land for community use.
      - Markets are community-building activities that bring vibrancy, bring foot-traffic and support businesses.
      - Unfair for commercial activities on council land paying minimal fees to compete against permanent businesses paying high commercial rents and rates.
    - There were also 137 emailed submissions. The key themes raised included:
      - Support for the Little Big Markets and opposition to reducing market days.
      - Markets activate public spaces, bring foot traffic that benefit surrounding businesses, create social connection, and contribute to the cultural identity of Mount Maunganui.
      - Opposition to subjective commercial protectionism and the undue weight given to the small number of complaints from businesses over the broader community benefit.
      - Any restrictions on events should be based on independent economic data, not subjective complaints.
19. The community were also asked whether they had any comments or feedback on any of the other minor changes to the policy, including clarifying that:

- I. maintenance work will be prioritised on sports fields over bookings,
- II. site-specific plans will inform how sports field bookings are prioritised, and
- III. written approval is required for commercial activities and community gardens on council land.

## SIGNIFICANCE

20. 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.
21. In making this assessment, consideration has been given to the likely impact, and likely consequences for:
  37. (a) the current and future social, economic, environmental, or cultural well-being of the district or region
  38. (b) any persons who are likely to be particularly affected by, or interested in, the matter.
  39. (c) the capacity of the local authority to perform its role, and the financial and other costs of doing so.
22. In accordance with the considerations above, criteria and thresholds in the policy, it is considered that the matter is of medium significance. However, the decision to receive and hear the submissions is of low significance.



## ENGAGEMENT

23. Taking into consideration the above assessment, that the matter is of medium significance, and that public and targeted consultation has already taken place with a wide range of stakeholders, officers are of the opinion that no further engagement is required prior to the Committee receiving submissions.
40. *Click here to view the [TCC Significance and Engagement Policy](#)*

## NEXT STEPS

24. On 18 August 2026 the Committee will be provided with an analysis of the submissions. The Committee will deliberate on any further changes to the draft revised policy based on the issues raised by submitters prior to adopting an updated policy.

## ATTACHMENTS

1. **All submissions - UoCLP - A20442193**  
2. **Submissions for hearings - A20456157**  
3. **LBM online newsletter 13May2026 - A20538039**  

## Submissions on the draft revised Use of Council Land Policy

11 May – 8 June 2026

Responses to Q2. Early Childcare Education facilities	pg. 1 – 12
Responses to Q5. Termination clauses for community leases	pg. 13 – 24
Responses to Q8. Exclusions from the policy	pg. 25 – 36
Responses to Q13. Approvals for commercial activities	pg. 37 – 69
Responses to Q16. Other minor policy changes	pg. 70 – 80
Emailed submissions	pg. 81 – 102
Individual submissions:	
The Little Big Markets	pg. 103 – 106
Racing Tauranga Incorporated	pg. 107 – 112
Omanu Community Gardens	pg. 113 – 116
Inspired Kindergartens	pg. 117 - 122

<b>Q2. Early childcare education facilities</b> Under section 8.8 of the current policy, Council land is not for the purpose of providing early childcare education facilities, but new not-for-profit Playcentres are an exception. We are proposing to allow council land to be provided for new kōhanga reo centres in the same way council land may be provided for Playcentres, as they are also not-for-profit, parent/whānau led centres and operate like community groups.					
Sub #	First name:	Surname:	Name of company / organisation / group that you are providing feedback on behalf of:	Q3. Do you agree with this proposed change?	Q4. Do you have any comments or feedback on this change?
1	Wiremu	Wiremu		Strongly agree	0
2	George	Swanepoel	0	Strongly disagree	Council land is for the community, and this proposal is not for the community. This proposal will exclude a large portion of the community.
3	Dean	Reef	SWFS	Don't know / no opinion	
4	Meagan	Goodchild		Agree	
5	Phil	Scherer	TYPBC	Strongly agree	
6	Paul	Glenton	Tauranga Woodcrafters Guild Inc	Neither agree nor disagree	
7	Erika	Harvey	Youth Voices Action (YVA)	Agree	We support this proposed change. Kōhanga reo are not-for-profit, whānau-led, community-based centres and should be treated consistently with Playcentres where they provide clear public and community benefit. We support Council land being available for these uses where appropriate, subject to normal site suitability, demand, cultural, environmental, traffic, and community impact considerations.
8	Vivienne	LINTOTT		Strongly agree	
9	Tracy	Walker		Strongly disagree	
10	Vanessa	Davis		Neither agree nor disagree	Yes, allow it but don't add new buildings to council land, use the clubs and facilities that already exist. Upgrade and share existing facilities. ie. Kohangareo in the morning bowls club in the afternoon. Same carpark. No more carparks on what could be green space.
11	Brent	Warner	Mount Maunganui Lifeguard Service	Strongly agree	Would propose the setting be at the maximum level of 6 years.
12	Gretchen	Hamilton	Artisan and Merchant	Neither agree nor disagree	
13	Michele	Delaini	RUSTICA	Strongly agree	
14	Shona	Moller	Shona Moller Gallery	Agree	
15	Bryce	Moller		Strongly disagree	

16	Tere	Strickland	Quest Mt Maunganui	Strongly agree	<p>I support the continued and expanded use of Council land in ways that encourage families, visitors, and the wider community to actively enjoy Tauranga's parks, reserves, playgrounds, and public spaces. Council land should continue evolving into vibrant, welcoming destinations that strengthen community wellbeing, tourism, culture, recreation, and economic activity.</p> <p>I strongly support increased activation of public spaces through additional art installations, sculptures, murals, botanical gardens, outdoor fitness spaces, and mental health and wellbeing-focused community areas. I would also encourage further investment into children's playgrounds, particularly at Coronation Park, alongside improved public amenities and additional parking capacity to support both locals and visitors accessing the Mount Mainstreet area.</p> <p>Tauranga has an opportunity to become more innovative and experience-focused by supporting more regular community events and attractions on Council land, including markets such as The Little Big Markets, car club show days, carnivals, travelling fairs, circus events, cultural festivals, sensory installations, light displays, drone shows, and interactive public experiences. Cities internationally, including Hong Kong, have successfully created vibrant visitor economies through lighting, music, and technology-based public attractions that activate spaces both day and night.</p> <p>I also support policies that encourage community-led initiatives and partnerships that create safe, family-friendly, and accessible environments for all age groups. Public land should be viewed not only as recreational space, but also as an opportunity to improve community connection, support local business activity, encourage tourism, and strengthen social wellbeing outcomes across Tauranga.</p> <p>Overall, I support a flexible and progressive approach to the use of Council land that prioritises activation, accessibility, creativity, recreation, and positive community outcomes for current and future generations.</p>
17	Adam	Thomson	oceanic fisheries nz ltd	Don't know / no opinion	
18	grant	wilson		Strongly disagree	
20	Kate	Evaroa		Neither agree nor disagree	
21	Karen	Flowerday		Disagree	
22	Glenn	livingstone	Lifestyle Clothing	Disagree	
23	Megan	Whyte	Status Clothing	Strongly disagree	
24	Michael	Galvin	MJ Galvin ltd	Neither agree nor disagree	
25	Todd	Morris	Otumoetai Cadets Cricket Club	Neither agree nor disagree	
27	Ajay	Saini		Strongly agree	
28	Richard	Kluit	Bowls Matua, Otumoetai Sports and Recreation Club	Agree	
29	William	Roome	Otumoetai Golf Club	Neither agree nor disagree	
31	Maaka	Nelson	Papamoa FC	Agree	
32	Jo	Veale		Strongly agree	

33	Thomas Michael	Botting	Hakanini surf school	Agree	
35	Tabitha	Taylor		Strongly disagree	<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including:</p> <p>Health and Wellbeing: Promoting social connection and mental health.</p> <p>Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics.</p> <p>Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses.</p> <p>Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p>
37	Amelia	Guest		Don't know / no opinion	
40	Tania	Williamson		Strongly disagree	We do not need kohanga two centres there are enough play centres
41	Emma	Harvey		Strongly agree	
42	Hannah	Filer		Neither agree nor disagree	
43	Erin	Keene	Little big markets	Neither agree nor disagree	
44	Julia	Rutherford		Strongly agree	
45	Kelly	Mead		Strongly agree	
46	tracey	cooke		Don't know / no opinion	
50	Cambell	Jones		Strongly disagree	
52	Shane	Snowdon		Strongly agree	If council is truly for it's community who vote them in, Educational equality for tangata whenua is absolutely a no argument. Hands down, educating our future leaders wins everytime. Waiting lists for kohanga reo in our neighbourhood are long. This paints the obvious demand for more reo māori education centers.
53	Jackie	Eades		Strongly disagree	These markets are a way of bringing communities together. Stall holders and the public. Please please dont let this disappear. Tauranga and Mount maunganui NEED this.
54	Philip	Holmes		Disagree	
56	Dan	Rae		Disagree	If so has to be across the board and allow for businesses to utilise on a lease or such as this gives equal opportunity
57	Karen	Williamson		Strongly disagree	
58	Rachelle	Christensen	The big little markets	Agree	
59	Kiri	Cameron		Don't know / no opinion	
60	Richie	Mclachlan		Agree	

62	Jason	Cook	Ratepayer	Agree	
63	Shelley	Leach		Strongly agree	
64	Anmea	Hoskin		Strongly agree	
65	Janice	Basile		Strongly agree	
66	Karla	Farrar		Agree	
67	Jasmine	Stowell		Neither agree nor disagree	Needs to be fair for all groups.
68	Heidi	Hughes		Strongly agree	It's a fairness issue, like for like should get the same treatment
69	Breahna	Robinson		Strongly agree	Only not-for-profit should receive council land
70	Lara	Fox	0	Agree	
71	Lara	Fox	Thanks For The Memories	Don't know / no opinion	
72	Vanessa	Skinner	Kubaii Limited	Strongly agree	
73	dhaneera	rajapaksh	Ceylon cuisine	Strongly disagree	<p>I am writing to express my disagreement with the proposed changes to the Use of Council Land Policy 2026.</p> <p>Community markets like The Little Big Markets bring significant value to Tauranga. They create opportunities for local small businesses, food vendors, makers, growers, and families to connect and support each other. These events make public spaces vibrant, welcoming, and beneficial for the wider community.</p> <p>As a small food business operator, markets and events are extremely important for income, exposure, and connecting with customers. Many small businesses cannot afford permanent commercial premises, and community events provide an essential pathway for local entrepreneurship and economic activity.</p> <p>I do not agree that complaints from neighbouring fixed businesses should automatically be given greater priority over the broader community benefit these events create. Public spaces should remain accessible and supportive of community activities, not limited mainly to commercial interests.</p> <p>I encourage Tauranga City Council to continue supporting community markets and to ensure future policies fairly balance the interests of local businesses, event organisers, vendors, and the wider public.</p> <p>Thank you for considering my submission.</p>
75	Erin	Armstrong		Neither agree nor disagree	
77	Forde	Davidson		Neither agree nor disagree	
78	Helen	fraser		Strongly disagree	
79	Steve	brown		Strongly disagree	Proposed daycares can purchase land like everyone else. Public land like Coronation Park belongs to the community.
80	Silvia	Avoguada		Neither agree nor disagree	
83	Patrick	Vetsch		Neither agree nor disagree	

84	Sarah	Kereti		Strongly agree	
85	Séamus	Murray		Don't know / no opinion	
86	Bence	Bodo		Neither agree nor disagree	
87	Rachael	Kuka	0	Strongly agree	
89	Catherine	Lucero		Strongly agree	Yes it's about time. Little Big Markets affect the retail businesses around coronation park. They should move to so per reserve or Papamoa since they are a destination market. Hospitality is suffering and we definitely don't need food trucks or other retailers around us. We pay high rent for our stores and the markets affect us.
90	Erika Zsuzsanna	Csepan	Erika's Delicacies	Don't know / no opinion	
91	Ora	PIHEMA		Strongly agree	
92	Brieanne	Roberts	Boo & Co.	Neither agree nor disagree	
104	Rebecca	Lee		Strongly agree	
105	Suzelle	Lockhart		Neither agree nor disagree	
108	Kate	Beattie-Craven		Agree	
111	Carla	McCrostie		Agree	
114	Tere	Strickland	Quest Mt Maunganui	Strongly agree	Excellent proposal!
117	Amber	Lynch		Agree	
118	Sean	B		Agree	
121	Bryce	Strong	Tauranga Mens Shed	Disagree	I don't agree of race-based proposals.
123	Julie	Paama-Pengelly	Te Tuhi Mareikura Trust	Strongly agree	
127	Karen	Smith		Agree	
129	Vivien	Conway		Strongly agree	
131	N	M		Neither agree nor disagree	
135	Rebecca	Elliott	Little big markets	Strongly agree	
137	Donna	Osborn		Strongly agree	Seems only fair as the children are members of community and land is prohibitively expensive for not for profits to establish new centres on
138	Julie	McDougall		Agree	
141	Christine	Clarkson		Agree	

142	Kate	Shanks		Strongly disagree	<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including:</p> <p>Health and Wellbeing: Promoting social connection and mental health.                  Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics.                  Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses.                  Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p>
143	Megan	Jones		Agree	
145	Amber	Wilson		Strongly disagree	
146	Hannah	Whittle		Agree	
149	Mario	wu	urba vista	Strongly disagree	<p>I am writing to express my strong concern regarding the proposed policy change that may permanently affect how often community markets are allowed to operate on public land.</p> <p>For me personally, community markets are not just a business opportunity — they are my primary source of income and the foundation of my livelihood. I run a small independent business, and market trading is the main way I support myself financially.</p> <p>Any reduction in the frequency or accessibility of these markets would have a direct and serious impact on my ability to earn a living. Unlike established retail businesses, market vendors rely heavily on regular weekly or monthly events to stay sustainable.</p> <p>Beyond income, these markets also provide an important platform for small local businesses like mine to connect with the community, build brand awareness, and grow in a fair and accessible way.</p> <p>I respectfully ask the Council to carefully consider the real-life impact this decision will have on small vendors who depend on these markets to survive, not just operate.</p> <p>I would appreciate the opportunity to have our voices properly heard in this consultation process.</p>

150	Rosie	Ryan		Strongly disagree	<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including:</p> <p>Health and Wellbeing: Promoting social connection and mental health.                  Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics.                  Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses.                  Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p>
152	Grace	Sutherland		Agree	
154	Hugh	Egleston		Don't know / no opinion	
155	Ciara	Kelsey		Agree	
160	Carla	Beatrice		Strongly disagree	
166	Barb	Sessions		Strongly disagree	
167	Katie	Cox		Agree	
169	Karina	Silvester		Strongly disagree	
170	Emilia	Brown		Strongly agree	
172	Tom	Stott		Strongly disagree	
176	J	Harding	Temptations Lingerie	Neither agree nor disagree	
179	Tom	Blampied		Agree	
182	Dave	Jaques		Neither agree nor disagree	
183	Shereena	Sumeran		Strongly agree	
185	Mike	Vermeulen		Strongly disagree	
186	Ben	Chester		Strongly disagree	

192	Karen	Clarkson		Strongly disagree	<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including:</p> <p>Health and Wellbeing: Promoting social connection and mental health.                  Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics.                  Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses.                  Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p>
194	Christy	Arundel		Neither agree nor disagree	
195	Pamela	Smith	Little big markets	Disagree	Leave things alone
199	Larissa	Cuff	Sport BOP	Don't know / no opinion	
200	Jake	Bate	0	Neither agree nor disagree	
202	Philip	Blomfield	Viva Group Ltd (T/A Viva Travel Posters)	Neither agree nor disagree	
205	Derrin	Richards	0	Strongly agree	
207	Hannah	Wynn		Strongly agree	
208	Nicole	Bath-Singh	Local food trucks	Strongly agree	
210	Andrea	MacDougall		Strongly disagree	
214	N	C		Neither agree nor disagree	
215	Helen	Fraser	Bettie Monroe	Agree	
216	Rhyle	Hanson		Strongly disagree	
217	Giuseppe	Musca	IN ITALY LTD	Agree	We support the use of Council land for genuine community benefit, including education and childcare services. However, any long-term or recurring use of public land should continue to be carefully assessed in relation to accessibility, parking, surrounding residents and businesses, and the overall balance of use within the area.
218	Simona	Caracausi	IN ITALY ltd	Agree	upporting community-led childcare and education initiatives can provide positive benefits for local families and neighbourhoods. At the same time, it is important that any ongoing use of Council land continues to consider practical factors such as traffic, parking, accessibility, and compatibility with surrounding activities and businesses to ensure balanced use of shared public spaces.
219	Moira	Lomas		Strongly agree	Yes. Just like playcenter kohanga reo should be supported
221	Nakita	Cross		Agree	If it was to be "maybe" provided in the same manner as it is for playcentres I dont see why not? But my question is do Kohanga get provided this within how they are already funded?

222	Mel	Read		Strongly disagree	<p>I strongly disagree with this proposed change. It seems to give too much weight to protecting individual businesses, which doesn't fit with the main purpose of council land, to serve the community.</p> <p>There's no clear or fair way outlined to measure "impact" or "detriment," which means decisions could end up being based on opinions rather than facts. That creates a real risk that the concerns of a few businesses could outweigh what's best for the wider community.</p> <p>When decisions are made about public land, they should focus on overall public benefit. This includes things like supporting people's health and wellbeing, encouraging social connection, and making sure spaces are welcoming and accessible for everyone. It also includes keeping our public spaces lively and active.</p> <p>Community markets, for example, do more than just operate on a site, they bring people into an area, support small businesses getting started, and increase foot traffic that benefits surrounding businesses as well.</p> <p>If there are concerns about commercial impact, these should be backed by proper, independent assessments, not just informal complaints from competitors. Protecting the preferences of nearby businesses shouldn't come at the expense of the community activities that people value and enjoy.</p>
223	Melissa	Christie		Strongly disagree	
226	Vicky	Morrow		Strongly disagree	<p>I am writing in regards to the possible changes with the Use Of Council Land Policy. I am a long time resident of Tauranga having been born here in the 60s when downtown Tauranga was the centre of what was a wonderful community to grow up in. With all the character and businesses been pushed out in favour of high rises the Mount has kept its attraction. The Little Big Market has been a vital part of the area for 17 years now. To take that away from Coronation Park, the Locals, Tourists and Cruise Ship visitors would in my opinion be the last nail in the coffin for this town. The team at the Little Big Market are faultless in all there events they organize and run which I have also been a part of for 8 years. There are peoples livelihoods to take into consideration which bring there creativity and community spirit into every Market. Please do not take this away from a town already struggling after recent events.</p>
227	Rachel	Boyte		Strongly agree	Like should be treated alike and this is a great opportunity to enable facilities like this
229	Cherie	Wilson		Disagree	
230	Ann	Simon		Strongly agree	
231	Darren	Cross		Agree	
233	Keith	Livingstone	Livingstone Property Investments	Strongly agree	
234	Barry	Coghlan		Disagree	
235	Clare	Arnt		Agree	
237	Helen	Rothery	Tauranga Rowing Club Inc	Strongly agree	
238	Ashleigh	Spencer	0	Agree	
239	Nicki	O'Donoghue		Don't know / no opinion	
240	Wil-Riaan	Engelbrecht	Group Manager YMCA	Strongly agree	

241	Brian	O'Flaherty		Agree	
242	Emily	Parker		Neither agree nor disagree	If it's necessary, then so be it, but ai imagine most land is already accounted for and new centres have more need to be custom built in new community developments.
243	Marielle	Haringa		Agree	
244	Fay	Livingstone	Tga city rate payer	Agree	
245	Zoe	Whyte		Strongly disagree	
246	Brett	Whyte	Tga Rate Payer	Agree	
247	Sarah	Lane		Neither agree nor disagree	
248	Karlene	Brown		Neither agree nor disagree	
249	Jess	Scott		Neither agree nor disagree	
250	Rowan	Dawson	BOP Hub Circability Trust	Strongly agree	
251	Renée	Arthur		Strongly agree	
253	Devon	Campbell	Fancy That	Disagree	Stop racial divisions.
254	Bianca	Lawton		Strongly agree	
255	Tracie	Ogier		Agree	
256	Stef	Clark		Agree	
258	Sunit	Dogra	rupali food ltd	Agree	
263	Belinda	Francis	0	Neither agree nor disagree	
265	Zara	Lynch		Strongly agree	If we already do this for playcentres we should do it for kohanga reo as well.
269	Franique	Gray		Strongly agree	I strongly agree that Kohanga Reo centres should have the same equal opportunity to operate, the same as standard play centres have been allowed to.
270	Georgia	Flanagan		Agree	
272	Andrew	Templer	Waipuna Cricket Club	Disagree	
274	Caroline	Harrop		Disagree	There is already limited space available for sports groups and you want to reduce it even more surely there are better options to use land and buildings that are currently not being used
275	Sarah	Morgan		Strongly agree	If they are also not-for-profit and parent led in the same way as playcentres, why has this not happened sooner? Especially as they are facilitating education in the first language of this country.
276	Jasmin	Murray		Strongly agree	They operate similarly so it would make sense to include them and ensure more people get access to early childcare
279	Debbie	Remnant		Disagree	
281	Porina	McLeod	Mauao Adventures	Strongly agree	Presuming Kohanga are currently excluded due to being title-specific on "Playcentres" and it's definition, of course reframe to include Kohanga, or reframe the definition of "Playcentres" to include Kohanga, or simply call it "not-for-profit early childcare centres"
282	Katie	Ryall		Don't know / no opinion	

283	Yvonne	Button	Mamasdonuts Tauranga	Strongly disagree	I am the owner of Mama's Donuts Tauranga. The Markets at Coronation Park help us to keep things going when we have our slow season. This Change would really hurt us financially. We hope our summer markets will not be canceled.
284	Muhammet	Can		Disagree	We think little big events markets are great for community and we are food vendor our selfs and we always love attending and support them so would love council to consider and support little big events functioning and operation remain as normal or like before please Thank you kindly 😊
285	Bernita	Stone		Disagree	All tamariki should be able to access these areas. Even for profit centres have the children's learning at the centre of their practice.
287	kathrine	canales		Neither agree nor disagree	
288	Lane	Liu	0	Agree	
289	Lina	Heng	Lin's Fantasy Corner	Strongly disagree	
295	Violet	Foster		Disagree	
296	Therese	Walley		Agree	
299	Karen	Boucher		Neither agree nor disagree	
300	Samuel	Richardson	0	Agree	
301	Katie	Hoffman		Strongly agree	
303	Mia	Tawhiao-Lomas		Strongly agree	Playcentres should not be treated any differently from kōhanga reo centres, as both provide spaces for young children and both are not-for-profit.
305	Kimberley	Cteland	0	Strongly agree	
308	Julie	Lamont	Tauranga Model Marine Engineering Club	Strongly agree	
309	Ian	Waite	0	Disagree	
310	PETER ALLAN	MONTEITH	Inspired Kindergartens	Strongly disagree	
314	Maxine	Young		Agree	
316	Danielle	Sisam		Agree	
318	Sabine	Sharpe		Neither agree nor disagree	
319	Jay	Banner	Mount Business Association	Agree	
320	Patricia	Banner		Agree	
322	Val	Baker	Legion of Frontiersmen J Squadron	Don't know / no opinion	

323	Jessica	Kochem da Silva	AKO by Jess	Strongly disagree	<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including:</p> <p>Health and Wellbeing: Promoting social connection and mental health.                  Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics.                  Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses.</p> <p>Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p>
324	Joan	Partridge		Agree	
326	Grace	Hickson	Little Big Events	Agree	
329	Haley	Ashby		Strongly agree	
330	Jo	Warren	0	Disagree	
334	Hamish	Carter	Oscar & Otto	Agree	
335	Brent	Warner	Mount Maunganui Life Guard Service	Strongly agree	
336	Raewyn	Whiteman		Strongly disagree	<p>The use of Coronation Park for the markets has worked so well for businesses in the Mount, also for families to enjoy and catch up with friends. The cruise ships clientele enjoy NZ made. Why is it necessary to change things that work! I was a business owner in the heart of mainstream mount until the Council felt in its wisdom to put the carpark into a Green space. Utterly ridiculous, that move killed my business and others because there was no extra parking. Why does the Council make these ridiculous decisions without really listening to those who these decisions impact. Leave the markets be at Coronation Park.</p>
337	Robyn	Parker		Agree	

<b>Q5. Termination clauses for community leases</b>					
<b>Under section 8.5 of the current policy, all community leases on reserves must include a termination clause with a standard notice period of 2 years and extensions of up to 7 years may be considered by the Chief Executive where the scope of capital investment, term of the lease, and nature of the site use justify a longer termination notice period.</b>					
<b>We are proposing to amend the termination clause to a standard notice period of between 3 and 6 years maximum to align with the Long-term Plan.</b>					
<b>Sub #</b>	<b>First name:</b>	<b>Surname:</b>	<b>Name of company / organisation / group that you are providing feedback on behalf of:</b>	<b>Q6. Do you agree with this proposed change?</b>	<b>Q7. Do you have any comments or feedback on this change?</b>
1	Wiremu	Wiremu		Strongly agree	
2	George	Swanepoel	0	Strongly agree	Good idea.
3	Dean	Reef	SWFS	Strongly disagree	Current leases do not allow new organizations to join in. It is almost impossible to find any council land free for lease for any organization if there is not a previous lease in place already. We want to promote competition in activities and equal playing field for new organizations.
4	Meagan	Goodchild		Agree	
5	Phil	Scherer	TYPBC	Strongly agree	
6	Paul	Glenton	Tauranga Woodcrafters Guild Inc	Strongly agree	Should be a minimum 5 years notice period as it is a major task to relocate from existing premises and equally difficult to find new ones.
7	Erika	Harvey	Youth Voices Action (YVA)	Agree	We support the proposed increase in notice periods for community leases, as this gives community organisations more certainty and better reflects the time needed to plan, fund, relocate, or transition services. However, we ask Council to also consider community organisations operating under Licences to Occupy, including at the Historic Village. These organisations also provide public and community benefit, but appear to have much less security of tenure than community leaseholders. A one-month termination period is not realistic for community groups delivering ongoing services and programmes.  Council should provide longer notice, clear termination criteria, community impact assessment, and relocation support where termination is initiated by Council and is not due to tenant breach.
8	Vivienne	LINTOTT		Neither agree nor disagree	
9	Tracy	Walker		Agree	Clubs providing a community service such as Mamorial Park Railway currently don't even have a lease. This makes it impossible for them to make improvements to the services that they so generously provide to the community. This needs to be addressed and a long term lease put in place. Im sure it also affects other community leases too.
10	Vanessa	Davis		Strongly disagree	
11	Brent	Warner	Mount Maunganui Lifeguard Service	Strongly agree	
12	Gretchen	Hamilton	Artisan and Merchant	Neither agree nor disagree	

13	Michele	Delaini	RUSTICA	Agree	
14	Shona	Moller	Shona Moller Gallery	Neither agree nor disagree	
15	Bryce	Moller		Agree	
16	Tere	Strickland	Quest Mt Maunganui	Strongly agree	N/a
17	Adam	Thomson	oceanic fisheries nz ltd	Strongly agree	we have a lease and if we lost our lease that would really destroy our business
18	grant	wilson		Strongly agree	
20	Kate	Evaroa		Agree	
21	Karen	Flowerday		Disagree	
22	Glenn	livingstone	Lifestyle Clothing	Agree	
23	Megan	Whyte	Status Clothing	Agree	
24	Michael	Galvin	MJ Galvin ltd	Disagree	Shorter period, between 1 and 5 years
25	Todd	Morris	Otumoetai Cadets Cricket Club	Strongly agree	Will enable long term planning and preparation for all parties.
27	Ajay	Saini		Agree	
28	Richard	Kluit	Bowls Matua, Otumoetai Sports and Recreation Club	Agree	
29	William	Roome	Otumoetai Golf Club	Agree	
31	Maaka	Nelson	Papamoa FC	Strongly agree	
32	Jo	Veale		Strongly agree	
33	Thomas Michael	Botting	Hakanini surf school	Strongly agree	I support longer notice periods as they give community operators more confidence to invest in quality infrastructure, maintenance and community programmes. For seasonal and low-impact operators, longer-term certainty makes a big difference in keeping projects viable and improving public spaces.

35	Tabitha	Taylor		Strongly disagree	<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including:</p> <p>Health and Wellbeing: Promoting social connection and mental health.</p> <p>Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics.</p> <p>Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses.</p> <p>Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p>
37	Amelia	Guest		Don't know / no opinion	
40	Tania	Williamson		Agree	
41	Emma	Harvey		Don't know / no opinion	
42	Hannah	Filer		Neither agree nor disagree	
43	Erin	Keene	Little big markets	Neither agree nor disagree	
44	Julia	Rutherford		Don't know / no opinion	
45	Kelly	Mead		Agree	
46	tracey	cooke		Disagree	we need markets and all the other cool things stop trying to kill them off
50	Cambell	Jones		Strongly disagree	
52	Shane	Snowdon		Agree	Community leases are the community's acknowledgment of needed services, thus in my opinion be supported to ensure it's intent reaches it's needed people
54	Philip	Holmes		Agree	
56	Dan	Rae		Strongly agree	
57	Karen	Williamson		Strongly disagree	
58	Rachelle	Christensen	The big little markets	Agree	
59	Kiri	Cameron		Don't know / no opinion	

60	Richie	Mclachlan		Agree	
62	Jason	Cook	Ratepayer	Strongly agree	
63	Shelley	Leach		Agree	
64	Anmea	Hoskin		Neither agree nor disagree	
65	Janice	Basile		Agree	
66	Karla	Farrar		Agree	
67	Jasmine	Stowell		Neither agree nor disagree	
68	Heidi	Hughes		Agree	Aligning with the LTP makes it easier to consider everything in context with the plans it relates to and keeps the timing aligned for when new uses need to be commenced.
69	Breahna	Robinson		Agree	
70	Lara	Fox	0	Don't know / no opinion	
71	Lara	Fox	Thanks For The Memories	Don't know / no opinion	
72	Vanessa	Skinner	Kubaii Limited	Don't know / no opinion	
73	dhaneera	rajapakshe	Ceylon cuisine	Strongly disagree	I disagree with reducing the flexibility of termination notice periods. Community organisations and market operators often invest significant time, money, and resources into public spaces and events. Longer and more flexible lease security helps support long-term planning, community development, and small local businesses that rely on these events and spaces to operate successfully.
75	Erin	Armstrong		Neither agree nor disagree	
77	Forde	Davidson		Agree	
78	Helen	fraser		Strongly agree	
79	Steve	brown		Neither agree nor disagree	
80	Silvia	Avoguada		Neither agree nor disagree	
83	Patrick	Vetsch		Agree	
84	Sarah	Kereti		Neither agree nor disagree	

85	Séamus	Murray		Don't know / no opinion	
86	Bence	Bodo		Strongly disagree	
87	Rachael	Kuka	0	Strongly agree	
89	Catherine	Lucero		Agree	
90	Erika Zsuzsanna	Csepan	Erika's Delicacies	Don't know / no opinion	
91	Ora	PIHEMA		Agree	
92	Brieanne	Roberts	Boo & Co.	Neither agree nor disagree	
104	Rebecca	Lee		Don't know / no opinion	
105	Suzelle	Lockhart		Neither agree nor disagree	
108	Kate	Beattie-Craven		Neither agree nor disagree	
111	Carla	McCrostie		Agree	
114	Tere	Strickland	Quest Mt Maunganui	Strongly agree	
117	Amber	Lynch		Don't know / no opinion	
118	Sean	B		Strongly disagree	
121	Bryce	Strong	Tauranga Mens Shed	Agree	
123	Julie	Paama-Pengelly	Te Tuhi Mareikura Trust	Disagree	I prefer 2, 4 and 6 year renewals which is more in line with change
127	Karen	Smith		Agree	
129	Vivien	Conway		Don't know / no opinion	
131	N	M		Neither agree nor disagree	
135	Rebecca	Elliott	Little big markets	Neither agree nor disagree	
137	Donna	Osborn		Disagree	Seems short for security of tenancy particularly for not for profits.
138	Julie	McDougall		Strongly agree	

141	Christine	Clarkson		Agree	
142	Kate	Shanks		Strongly disagree	
143	Megan	Jones		Agree	
145	Amber	Wilson		Neither agree nor disagree	
146	Hannah	Whittle		Agree	
150	Rosie	Ryan		Don't know / no opinion	
152	Grace	Sutherland		Neither agree nor disagree	
154	Hugh	Egleston		Don't know / no opinion	
155	Ciara	Kelsey		Don't know / no opinion	
160	Carla	Beatrice		Strongly disagree	
166	Barb	Sessions		Strongly disagree	Leave policy as it is. Public spaces are FORthe people
167	Katie	Cox		Agree	
169	Karina	Silvester		Strongly disagree	
170	Emilia	Brown		Don't know / no opinion	
172	Tom	Stott		Strongly disagree	
176	J	Harding	Temptations Lingerie	Neither agree nor disagree	
179	Tom	Blampied		Agree	
180	Prefer not to say	Prefer not to say		Agree	As long as opportunities are created for everyone and not single individuals or businesses
182	Dave	Jaques		Neither agree nor disagree	
183	Shereena	Sumeran		Strongly disagree	The markets in the Mt are the hub of the community, take this away you take away the income of locals and small businesses already struggling. These spaces are for the community.
185	Mike	Vermeulen		Strongly disagree	
186	Ben	Chester		Agree	
192	Karen	Clarkson		Neither agree nor disagree	

194	Christy	Arundel		Agree	
195	Pamela	Smith	Little big markets	Disagree	
199	Larissa	Cuff	Sport BOP	Agree	
200	Jake	Bate	0	Neither agree nor disagree	
202	Philip	Blomfield	Viva Group Ltd (T/A Viva Travel Posters)	Neither agree nor disagree	
205	Derrin	Richards	0	Strongly agree	
207	Hannah	Wynn		Disagree	
208	Nicole	Bath-Singh	Local food trucks	Neither agree nor disagree	
210	Andrea	MacDougall		Strongly agree	
214	N	C		Agree	I support longer notice periods where organisations and event operators demonstrate positive community outcomes, compliance, and ongoing public value. Greater certainty helps community-focused groups plan, invest, and continue delivering activities that enhance community wellbeing and vibrancy. Any termination process should remain transparent, fair, and proportionate to the level of community benefit provided.
215	Helen	Fraser	Bettie Monroe	Agree	
216	Rhyle	Hanson		Strongly disagree	
217	Giuseppe	Musca	IN ITALY LTD	Neither agree nor disagree	While longer notice periods may provide stability for community organisations, Council should also retain sufficient flexibility to review land use arrangements regularly to ensure they continue to meet changing community needs and do not create unintended long-term impacts on surrounding users, businesses, parking availability, or public access.
218	Simona	Caracausi	IN ITALY ltd	Agree	Providing greater certainty for community organisations can be beneficial when planning long-term investments and activities. However, it is also important that Council retains the ability to periodically reassess how public land is being used to ensure it continues to reflect changing community needs, accessibility requirements, and the overall best use of shared public spaces.
219	Moira	Lomas		Agree	
221	Nakita	Cross		Neither agree nor disagree	

222	Mel	Read		Strongly disagree	<p>I do not support the proposed increase to termination notice periods to between 3 and 6 years.</p> <p>This change places too much emphasis on protecting individual commercial interests, which is not the primary purpose of council land. Public land should remain flexible and focused on delivering community benefit.</p> <p>There is also no clear, objective way to assess “impact” or “detriment,” creating a risk that decisions could be based on subjective concerns rather than evidence. This may lead to the interests of a few businesses outweighing the needs of the wider community.</p> <p>Decisions about public land should prioritise health and wellbeing, social connection, and vibrant, inclusive spaces. Activities like community markets support these outcomes while also increasing foot traffic that benefits local businesses.</p> <p>Any claims of commercial impact should be supported by independent evidence, not informal complaints. Protecting fixed businesses should not come at the expense of valued community uses.</p>
223	Melissa	Christie		Strongly disagree	
226	Vicky	Morrow		Strongly disagree	<p>I am writing in regards to the possible changes with the Use Of Council Land Policy. I am a long time resident of Tauranga having been born here in the 60s when downtown Tauranga was the centre of what was a wonderful community to grow up in. With all the character and businesses been pushed out in favour of high rises the Mount has kept its attraction. The Little Big Market has been a vital part of the area for 17 years now. To take that away from Coronation Park, the Locals, Tourists and Cruise Ship visitors would in my opinion be the last nail in the coffin for this town. The team at the Little Big Market are faultless in all there events they organize and run which I have also been a part of for 8 years. There are peoples livelihoods to take into consideration which bring there creativity and community spirit into every Market. Please do not take this away from a town already struggling after recent events.</p>
227	Rachel	Boyte		Neither agree nor disagree	
229	Cherie	Wilson		Disagree	
230	Ann	Simon		Neither agree nor disagree	
231	Darren	Cross		Agree	
233	Keith	Livingstone	Livingstone Property Investments	Agree	
234	Barry	Coghlan		Strongly disagree	
235	Clare	Arnt		Agree	
237	Helen	Rothery	Tauranga Rowing Club Inc	Strongly agree	
238	Ashleigh	Spencer	0	Neither agree nor disagree	

239	Nicki	O'Donoghue		Don't know / no opinion	
240	Wil-Riaan	Engelbrecht	Group Manager YMCA	Strongly agree	
241	Brian	O'Flaherty		Strongly disagree	<p>I'm not sure whether this is the place where I disagree with a proposed policy but I'll use it anyway. I read in an FB post that various markets were under some sort of threat. I think their continued existence should be ensured, They are a vital part of the "personality" of the city and the wider area. I would like measures implemented to guarantee their continued existence. I understand there is a commercial element in organising them, but no-one could do that for nothing.</p> <p>Responding to an earlier question in this survey, I supported the use of council land for such facilities as kohanga reo. As a ratepayer I am happy to contribute to their survival by approving their use of council land. It is worth noting, however, that a much larger proportion of the population, judging by attendance numbers, has an interest in seeing the markets survive.</p>
242	Emily	Parker		Disagree	6 years is a very long time. A lot can change in that timeframe, this seems excessive and potentially too restrictive.
243	Marielle	Haringa		Agree	
244	Fay	Livingstone	Tga city rate payer	Agree	
245	Zoe	Whyte		Agree	
246	Brett	Whyte	Tga Rate Payer	Agree	
247	Sarah	Lane		Neither agree nor disagree	
248	Karlene	Brown		Agree	
249	Jess	Scott		Neither agree nor disagree	
250	Rowan	Dawson	BOP Hub Circability Trust	Agree	
251	Renée	Arthur		Strongly agree	No single "community" event should be able to lock in dates for an extended period of time, leaving no room for other events to start.
253	Devon	Campbell	Fancy That	Agree	
254	Bianca	Lawton		Agree	
255	Tracie	Ogier		Strongly agree	
256	Stef	Clark		Don't know / no opinion	
258	Sunil	Dogra	rupali food ltd	Agree	

263	Belinda	Francis	0	Agree	
265	Zara	Lynch		Agree	
269	Franique	Gray		Agree	
270	Georgia	Flanagan		Strongly disagree	
272	Andrew	Templer	Waipuna Cricket Club	Strongly agree	
274	Caroline	Harrop		Neither agree nor disagree	
275	Sarah	Morgan		Agree	
276	Jasmin	Murray			It's the right decision to future proof our community areas and ensure proper consultation is performed before big changes are done at the end of the elase
279	Debbie	Remnant		Neither agree nor disagree	
281	Porina	McLeod	Mauao Adventures	Agree	
282	Katie	Ryall		Don't know / no opinion	
283	Yvonne	Button	Mamasdonuts Tauranga	Strongly disagree	
284	Muhammet	Can		Disagree	
285	Bernita	Stone		Don't know / no opinion	
287	kathrine	canales		Strongly disagree	
288	Lane	Liu	0	Disagree	
289	Lina	Heng	Lin's Fantasy Corner	Strongly disagree	
295	Violet	Foster		Agree	
296	Therese	Walley		Agree	
299	Karen	Boucher		Disagree	Two years notice is a reasonable period of notice.
300	Samuel	Richardson	0	Agree	

301	Katie	Hoffman		Neither agree nor disagree	
303	Mia	Tawhiao-Lomas		Agree	
305	Kimberley	Cleland	0	Agree	
308	Julie	Lamont	Tauranga Model Marine Engineering Club	Strongly disagree	We are from the Tauranga Model Marine Engineering Club and our last lease was 10 years at Memorial Park. As we require a large land area to run and store our trains, tracks and equipment a 2 year notice period not be helpful as we would need more time to secure another land area large enough to run our Trains successfully and dismantle everything. We also want to expand our operation with more trains and to be able to do that we would need to reconfigure the tracks and arrange more storage. To be able to make the decisions to move forward with this we would need to know we are secure with our lease and not have a short notice period effecting our plans to move forward.
309	Ian	Waite	0	Agree	
310	PETER ALLAN	MONTEITH	Inspired Kindergartens	Strongly disagree	
314	Maxine	Young		Neither agree nor disagree	
318	Sabine	Sharpe		Neither agree nor disagree	
319	Jay	Banner	Mount Business Association	Agree	
320	Patricia	Banner		Agree	
322	Val	Baker	Legion of Frontiersmen J Squadron	Strongly disagree	Tauranga City Council can make amendments to give better termination terms however, should not be able to break our perpetual lease terms to make those changes.
323	Jessica	Kochem da Silva	AKO by Jess	Strongly disagree	We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.  This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including: Health and Wellbeing: Promoting social connection and mental health. Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics. Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses. Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.
324	Joan	Partridge		Disagree	
326	Grace	Hickson	Little Big Events	Don't know / no opinion	

329	Haley	Ashby		Neither agree nor disagree	
330	Jo	Warren	0	Agree	
334	Hamish	Carter	Oscar & Otto	Agree	
335	Brent	Warner	Mount Maunganui Life Guard Service	Strongly disagree	Our strong view is Surf Life Saving Clubs should be exempt from this clause. The scale of investment these critical volunteer services are making in building and maintaining lifesaving facilities is between \$ 4 and \$ 10 million this combined with the fact that there is very limited options to relocate these critical community services means it is simply not practical to have a termination clause this short and this should be recognised and embedded in the land use policy with a specific section relevant to Surf Life Saving Clubs which guarantees a minimum lease period.
336	Raewyn	Whiteman		Neither agree nor disagree	
337	Robyn	Parker		Neither agree nor disagree	

<p><b>Q8. Exclusions from the policy</b>                      The current policy applies to the management and use of all Council owned and Council administered land, unless there are specific exclusions made under section 2.2.                      We are proposing to exclude some additional sites and activities from the policy, specifically:</p> <ul style="list-style-type: none"> <li>• Airport land, as airport activities are governed by different legislation</li> <li>• TECT and Huharua Parks, as these are sub-regional parks co-managed with Western Bay of Plenty District Council</li> <li>• Leases to Bay Venues Limited, as the details of leases to this Council-Controlled Organisation are typically made through Council resolutions.</li> </ul>							
Sub #	First name:	Surname:	Name of company / organisation / group that you are providing feedback on behalf of:	Do you agree with the proposed exclusion of the airport land from the policy?	Do you agree with the proposed exclusion of TECT and Huharua Parks from the policy?	Do you agree with the proposed exclusion of leases to Bay Venues Limited from the policy?	Do you have any comments or feedback on these changes?
1	Wiremu	Wiremu		Strongly agree	Strongly agree	Agree	
2	George	Swanepoel	0	Strongly agree	Strongly agree	Agree	
3	Dean	Reef	SWFS	Strongly agree	Strongly agree	Strongly agree	
4	Meagan	Goodchild		Agree	Agree	Neither agree nor disagree	
5	Phil	Scherer	TYPBC	Strongly agree	Strongly agree	Strongly agree	
6	Paul	Glenton	Tauranga Woodcrafters Guild Inc	Agree	Agree	Neither agree nor disagree	
7	Erika	Harvey	Youth Voices Action (YVA)	Agree	Agree	Neither agree nor disagree	We understand the rationale for excluding airport land and TECT and Huharua Parks where different legislation or co-management arrangements apply. For leases to Bay Venues Limited, we ask Council to ensure there is still transparency, consistency, and public accountability around decisions relating to Council land, even where lease details are managed through separate Council resolutions.
8	Vivienne	LINTOTT		Strongly agree	Strongly agree	Strongly agree	
9	Tracy	Walker		Neither agree nor disagree	Neither agree nor disagree	Neither agree nor disagree	
10	Vanessa	Davis		Don't know / no opinion	Don't know / no opinion	Don't know / no opinion	
11	Brent	Warner	Mount Maunganui Lifeguard Service	Strongly agree	Strongly agree	Disagree	
12	Gretchen	Hamilton	Artisan and Merchant	Neither agree nor disagree	Neither agree nor disagree	Neither agree nor disagree	
13	Michele	Delaini	RUSTICA	Strongly agree	Strongly agree	Disagree	
14	Shona	Moller	Shona Moller Gallery	Agree	Neither agree nor disagree		
15	Bryce	Moller		Neither agree nor disagree	Neither agree nor disagree	Neither agree nor disagree	

16	Tere	Strickland	Quest Mt Maunganui	Neither agree nor disagree	Neither agree nor disagree	Neither agree nor disagree	<p>I support the continued and expanded use of Council land in ways that encourage families, visitors, and the wider community to actively enjoy Tauranga’s parks, reserves, playgrounds, and public spaces. Council land should continue evolving into vibrant, welcoming destinations that strengthen community wellbeing, tourism, culture, recreation, and economic activity.</p> <p>I strongly support increased activation of public spaces through additional art installations, sculptures, murals, botanical gardens, outdoor fitness spaces, and mental health and wellbeing-focused community areas. I would also encourage further investment into children’s playgrounds, particularly at Coronation Park, alongside improved public amenities and additional parking capacity to support both locals and visitors accessing the Mount Mainstreet area.</p> <p>Tauranga has an opportunity to become more innovative and experience-focused by supporting more regular community events and attractions on Council land, including markets such as The Little Big Markets, car club show days, carnivals, travelling fairs, circus events, cultural festivals, sensory installations, light displays, drone shows, and interactive public experiences. Cities internationally, including Hong Kong, have successfully created vibrant visitor economies through lighting, music, and technology-based public attractions that activate spaces both day and night.</p> <p>I also support policies that encourage community-led initiatives and partnerships that create safe, family-friendly, and accessible environments for all age groups. Public land should be viewed not only as recreational space, but also as an opportunity to improve community connection, support local business activity, encourage tourism, and strengthen social wellbeing outcomes across Tauranga.</p> <p>Overall, I support a flexible and progressive approach to the use of Council land that prioritises activation, accessibility, creativity, recreation, and positive community outcomes for current and future generations.</p>
17	Adam	Thomson	oceanic fisheries nz ltd	Agree	Agree	Agree	
18	grant	wilson		Agree	Agree	Agree	
20	Kate	Evaroa		Agree	Strongly agree	Strongly agree	
21	Karen	Flowerday		Neither agree nor disagree	Agree	Agree	
22	Glenn	livingstone	Lifestyle Clothing	Agree	Agree	Agree	
23	Megan	Whyte	Status Clothing	Agree	Agree	Agree	
24	Michael	Galvin	MJ Galvin ltd	Don't know / no opinion	Don't know / no opinion	Don't know / no opinion	
25	Todd	Morris	Otumoetai Cadets Cricket Club	Neither agree nor disagree	Neither agree nor disagree	Neither agree nor disagree	
27	Ajay	Saini		Agree	Agree	Agree	

28	Richard	Kluit	Bowls Matua, Otumoetai Sports and Recreation Club	Neither agree nor disagree	Agree	Agree	
29	William	Roome	Otumoetai Golf Club	Neither agree nor disagree	Neither agree nor disagree	Neither agree nor disagree	
31	Maaka	Nelson	Papamoa FC	Agree	Strongly agree	Strongly disagree	Bay venues is a loss leader and assets more beneficial in community hands
32	Jo	Veale		Agree	Agree	Agree	
33	Thomas Michael	Botting	Hakanini surf school	Agree	Agree	Agree	My main feedback would be ensuring there is still transparency and consistency around how public land is managed and how decisions are communicated to the community.
35	Tabitha	Taylor		Strongly disagree	Strongly disagree	Strongly disagree	
37	Amelia	Guest		Neither agree nor disagree	Neither agree nor disagree	Neither agree nor disagree	
40	Tania	Williamson		Strongly agree	Strongly agree	Strongly agree	
42	Hannah	Filer		Agree	Agree	Disagree	
43	Erin	Keene	Little big markets	Strongly agree	Strongly agree	Strongly agree	
44	Julia	Rutherford		Agree	Agree	Agree	
45	Kelly	Mead		Strongly agree	Strongly agree	Strongly agree	
46	tracey	cooke		Don't know / no opinion	Agree	Agree	
50	Cambell	Jones		Strongly disagree	Strongly disagree	Strongly disagree	
52	Shane	Snowdon		Agree	Strongly disagree	Strongly disagree	I believe all "council owned" lands need to be managed effectively to ensure productivity. So frequent monitoring, from many sources gives me the confidence that certain venues (WHO ARE EXPENSIVE ALREADY TO ATTEND) are monitored effectively so that it's patrons are provided reasonable service at a reasonable price...
53	Jackie	Eades		Strongly disagree	Strongly disagree	Strongly disagree	
54	Philip	Holmes		Agree	Agree	Agree	
57	Karen	Williamson		Strongly agree	Strongly agree	Strongly agree	
58	Rachelle	Christensen	The big little markets	Don't know / no opinion	Don't know / no opinion	Don't know / no opinion	
59	Kiri	Cameron		Don't know / no opinion	Don't know / no opinion	Don't know / no opinion	

60	Richie	Mclachlan		Agree	Agree	Agree	
62	Jason	Cook	Ratepayer	Strongly agree	Strongly agree	Strongly agree	
63	Shelley	Leach		Agree	Neither agree nor disagree	Neither agree nor disagree	
64	Anmea	Hoskin		Neither agree nor disagree	Neither agree nor disagree	Neither agree nor disagree	
65	Janice	Basile		Strongly agree	Strongly agree	Strongly agree	
66	Karla	Farrar		Agree	Agree	Agree	
67	Jasmine	Stowell		Agree	Agree	Agree	
68	Heidi	Hughes		Agree	Agree	Agree	
69	Breahna	Robinson		Neither agree nor disagree	Agree	Agree	
70	Lara	Fox	0	Don't know / no opinion	Don't know / no opinion	Don't know / no opinion	
71	Lara	Fox	Thanks For The Memories	Don't know / no opinion	Don't know / no opinion	Don't know / no opinion	
72	Vanessa	Skinner	Kubaii Limited	Agree	Agree	Agree	
73	dhaneera	rajapakshe	Ceylon cuisine	Agree	Neither agree nor disagree	Strongly disagree	<p>I understand that some sites may require different management arrangements, particularly airport land due to separate legislation. However, I believe public land decisions should still remain transparent and community-focused wherever possible.</p> <p>I have some concerns about excluding leases to Council-Controlled Organisations such as Bay Venues Limited from the policy framework. Community members and small local businesses should continue to have confidence that public spaces are managed fairly, consistently, and with accountability.</p> <p>Overall, I encourage Council to ensure that any exclusions do not reduce transparency, public access, or opportunities for community events and local small businesses.</p>
75	Erin	Armstrong		Agree	Agree	Agree	
77	Forde	Davidson		Neither agree nor disagree	Neither agree nor disagree	Neither agree nor disagree	
78	Helen	fraser		Strongly agree	Agree	Agree	
79	Steve	brown		Neither agree nor disagree	Strongly agree	Neither agree nor disagree	

80	Silvia	Avogadra		Agree	Agree	Agree	
83	Patrick	Vetsch		Agree	Agree	Agree	
84	Sarah	Kereti		Agree	Agree	Agree	
85	Séamus	Murray		Agree	Don't know / no opinion	Don't know / no opinion	
86	Bence	Bodo		Disagree	Agree	Disagree	
87	Rachael	Kuka	0	Strongly agree	Strongly agree	Strongly agree	
90	Erika Zsuzsanna	Csepan	Erika's Delicacies	Don't know / no opinion	Don't know / no opinion	Don't know / no opinion	
91	Ora	PIHEMA		Neither agree nor disagree	Agree	Neither agree nor disagree	
104	Rebecca	Lee		Don't know / no opinion	Don't know / no opinion	Don't know / no opinion	
105	Suzelle	Lockhart		Neither agree nor disagree	Neither agree nor disagree	Neither agree nor disagree	
108	Kate	Beattie-Craven		Neither agree nor disagree	Neither agree nor disagree	Neither agree nor disagree	
111	Carla	McCrostie		Agree	Agree	Agree	
114	Tere	Strickland	Quest Mt Maunganui	Strongly agree	Strongly agree	Strongly agree	
117	Amber	Lynch		Agree	Neither agree nor disagree	Don't know / no opinion	
118	Sean	B		Agree	Neither agree nor disagree	Agree	
121	Bryce	Strong	Tauranga Mens Shed	Agree	Agree	Agree	
123	Julie	Paama-Pengelly	Te Tuhi Mareikura Trust	Neither agree nor disagree	Neither agree nor disagree	Neither agree nor disagree	
127	Karen	Smith		Agree	Agree	Agree	
129	Vivien	Conway		Don't know / no opinion	Don't know / no opinion	Don't know / no opinion	
131	N	M		Neither agree nor disagree	Neither agree nor disagree	Neither agree nor disagree	
135	Rebecca	Elliott	Little big markets	Strongly disagree	Strongly disagree	Strongly disagree	
137	Donna	Osborn		Strongly disagree	Neither agree nor disagree	Disagree	Seems I retesting to choose bay venues when they are commercial but have a ready supply of business links and commercial opportunities. Surely leaseneeds to be regularly reviewed

138	Julie	McDougall		Agree	Strongly agree	Neither agree nor disagree	
141	Christine	Clarkson		Agree	Agree	Agree	
142	Kate	Shanks		Strongly disagree	Strongly disagree	Strongly disagree	
143	Megan	Jones		Agree	Don't know / no opinion	Disagree	
145	Amber	Wilson		Neither agree nor disagree	Neither agree nor disagree	Neither agree nor disagree	
146	Hannah	Whittle		Agree	Agree	Agree	
149	Mario	wu	urba vista	Strongly disagree	Strongly disagree	Strongly disagree	
150	Rosie	Ryan		Don't know / no opinion	Don't know / no opinion	Don't know / no opinion	
152	Grace	Sutherland		Neither agree nor disagree	Neither agree nor disagree	Neither agree nor disagree	
154	Hugh	Egleston		Don't know / no opinion	Don't know / no opinion	Don't know / no opinion	
155	Ciara	Kelsey		Don't know / no opinion	Don't know / no opinion	Don't know / no opinion	
160	Carla	Beatrice		Strongly disagree	Strongly disagree	Strongly disagree	
166	Barb	Sessions		Neither agree nor disagree	Strongly disagree	Strongly disagree	Leave as is
167	Katie	Cox		Agree	Agree	Agree	
169	Karina	Silvester		Strongly disagree	Strongly disagree	Strongly disagree	
170	Emilia	Brown		Agree	Don't know / no opinion	Don't know / no opinion	
172	Tom	Stott		Strongly disagree	Strongly disagree	Strongly disagree	
176	J	Harding	Temptations Lingerie	Neither agree nor disagree	Neither agree nor disagree	Neither agree nor disagree	
179	Tom	Blampied		Strongly agree	Strongly agree	Strongly agree	
182	Dave	Jaques		Neither agree nor disagree	Neither agree nor disagree	Neither agree nor disagree	
183	Shereena	Sumeran		Don't know / no opinion	Don't know / no opinion	Don't know / no opinion	
185	Mike	Vermeulen		Strongly disagree	Strongly disagree	Strongly disagree	
186	Ben	Chester		Strongly disagree	Strongly disagree	Strongly disagree	

192	Karen	Clarkson		Agree	Agree	Agree	
194	Christy	Arundel		Strongly agree	Neither agree nor disagree	Neither agree nor disagree	
195	Pamela	Smith	Little big markets	Disagree	Disagree	Disagree	
199	Larissa	Cuff	Sport BOP	Don't know / no opinion	Strongly agree	Strongly agree	
200	Jake	Bate	0	Neither agree nor disagree	Neither agree nor disagree	Neither agree nor disagree	
202	Philip	Blomfield	Viva Group Ltd (T/A Viva Travel Posters)	Strongly agree	Neither agree nor disagree	Strongly disagree	
205	Derrin	Richards	0	Strongly agree	Disagree	Disagree	
207	Hannah	Wynn		Agree	Agree	Agree	
208	Nicole	Bath-Singh	Local food trucks	Neither agree nor disagree	Neither agree nor disagree	Neither agree nor disagree	
210	Andrea	MacDougall		Neither agree nor disagree	Strongly agree	Strongly disagree	
214	N	C		Agree	Neither agree nor disagree	Disagree	<p>For airport land, I understand that airport operations are governed under separate legislation and therefore support its exclusion from this policy.</p> <p>For TECT and Huharua Parks, I acknowledge the co-management arrangement with Western Bay of Plenty District Council, however I would encourage Council to ensure that the same principles of community access, transparency, and fair use continue to apply.</p> <p>I have more concern regarding the proposed exclusion of leases to Bay Venues Limited. As a Council-Controlled Organisation managing public assets and community facilities, it is important that decisions relating to the use of council land remain transparent, consistent, and aligned with the broader public interest. Excluding these leases from the policy risks reducing public accountability and consistency in decision-making.</p>
215	Helen	Fraser	Bettie Monroe	Agree	Agree	Agree	
216	Rhyle	Hanson		Strongly disagree	Strongly disagree	Strongly disagree	

217	Giuseppe	Musca	IN ITALY LTD	Agree	Neither agree nor disagree	Disagree	<p>1. Airport land exclusion</p> <p>Reason: Airport land is highly specialised and already governed under separate legislation and operational rules.</p> <p>2. TECT and Huharua Parks exclusion</p> <p>Reason: It is reasonable that co-managed parks may need different governance arrangements, but Council should still ensure transparency and consistency regarding public access, commercial use, and impacts on surrounding users.</p> <p>3. Bay Venues Limited exclusion</p> <p>Reason: Public land use involving commercial or semi-commercial activities should remain subject to clear policy oversight and accountability.</p>
218	Simona	Caracausi	IN ITALY ltd	Agree	Agree	Neither agree nor disagree	It is understandable that some specialised or separately managed sites may require different governance arrangements. However, it remains important that the use of Council-controlled land continues to reflect principles of transparency, public benefit, accessibility, and fair consideration of impacts on the wider community and surrounding users.
219	Moira	Lomas		Agree	Agree	Agree	
221	Nakita	Cross		Neither agree nor disagree	Neither agree nor disagree	Neither agree nor disagree	
222	Mel	Read		Neither agree nor disagree	Neither agree nor disagree	Neither agree nor disagree	<p>I am cautious about the proposed exclusions from the policy.</p> <p>While I understand that some sites, such as airport land, may require different governance due to legislation, excluding other council-administered spaces risks reducing transparency and consistency in how public land is managed.</p> <p>All council land should remain guided by clear, community-focused principles, regardless of who manages it. Excluding sites like TECT and Huharua Parks, or leases to Bay Venues Limited, may limit public oversight and reduce confidence that decisions are being made in the best interests of the wider community.</p> <p>If exclusions are made, there should still be clear accountability and alignment with the core purpose of public land, delivering community benefit, supporting inclusive use, and ensuring fair and evidence-based decision-making.</p>
223	Melissa	Christie		Agree	Neither agree nor disagree	Neither agree nor disagree	
227	Rachel	Boyte		Agree	Agree	Agree	

229	Cherie	Wilson		Strongly agree	Neither agree nor disagree	Neither agree nor disagree	
230	Ann	Simon		Agree	Agree	Agree	
231	Darren	Cross		Neither agree nor disagree	Neither agree nor disagree	Neither agree nor disagree	
233	Keith	Livingstone	Livingstone Property Investments	Agree	Strongly agree	Strongly agree	
234	Barry	Coghlan		Neither agree nor disagree	Neither agree nor disagree	Neither agree nor disagree	
235	Clare	Arnt		Strongly agree	Strongly agree	Strongly agree	
237	Helen	Rothery	Tauranga Rowing Club Inc	Agree	Agree	Agree	
238	Ashleigh	Spencer	0	Neither agree nor disagree	Neither agree nor disagree	Neither agree nor disagree	
239	Nicki	O'Donoghue		Don't know / no opinion	Don't know / no opinion	Don't know / no opinion	
240	Wil-Riaan	Engelbrecht	Group Manager YMCA	Strongly agree	Don't know / no opinion	Strongly agree	
241	Brian	O'Flaherty		Neither agree nor disagree	Neither agree nor disagree	Agree	
242	Emily	Parker		Agree	Agree	Agree	Makes sense
243	Marielle	Haringa		Agree	Don't know / no opinion	Don't know / no opinion	
244	Fay	Livingstone	Tga city rate payer	Agree	Agree	Agree	
245	Zoe	Whyte		Agree	Agree	Agree	
246	Brett	Whyte	Tga Rate Payer	Agree	Strongly agree	Strongly agree	
247	Sarah	Lane		Neither agree nor disagree	Neither agree nor disagree	Neither agree nor disagree	
248	Karlene	Brown		Neither agree nor disagree	Neither agree nor disagree	Neither agree nor disagree	
249	Jess	Scott		Neither agree nor disagree	Neither agree nor disagree	Neither agree nor disagree	
250	Rowan	Dawson	BOP Hub Circability Trust	Neither agree nor disagree	Neither agree nor disagree	Neither agree nor disagree	
251	Renée	Arthur		Agree	Agree	Agree	
253	Devon	Campbell	Fancy That	Agree	Agree	Agree	

254	Bianca	Lawton		Agree	Agree	Neither agree nor disagree	
255	Tracie	Ogier		Agree	Agree	Agree	
256	Stef	Clark		Don't know / no opinion	Don't know / no opinion	Don't know / no opinion	
258	Sunil	Dogra	rupali food ltd	Don't know / no opinion	Don't know / no opinion	Don't know / no opinion	
263	Belinda	Francis	0	Strongly agree	Strongly agree	Strongly agree	
265	Zara	Lynch		Agree	Agree	Agree	
269	Franique	Gray		Strongly agree	Strongly agree	Agree	
270	Georgia	Flanagan		Agree	Disagree	Strongly disagree	
272	Andrew	Templer	Waipuna Cricket Club	Strongly agree	Agree	Strongly agree	
274	Caroline	Harrop		Agree	Neither agree nor disagree	Disagree	Why do council stakeholders facilities get treated differently!
275	Sarah	Morgan		Disagree	Disagree	Disagree	
276	Jasmin	Murray		Strongly agree		Neither agree nor disagree	The airport being different I fully agree with as they are different agreements and facilities, the others ai could go either way on
279	Debbie	Remnant		Neither agree nor disagree	Neither agree nor disagree		
281	Porina	McLeod	Mauao Adventures	Strongly agree	Strongly agree	Agree	
283	Yvonne	Button	Mamasdonuts Tauranga	Strongly disagree	Strongly disagree	Neither agree nor disagree	
284	Muhammet	Can		Disagree	Disagree	Disagree	
285	Bernita	Stone		Neither agree nor disagree	Neither agree nor disagree	Neither agree nor disagree	
287	kathrine	canales		Strongly disagree	Disagree	Strongly disagree	
288	Lane	Liu	0	Neither agree nor disagree	Neither agree nor disagree	Neither agree nor disagree	
289	Lina	Heng	Lin's Fantasy Corner	Strongly disagree	Strongly disagree	Strongly disagree	
295	Violet	Foster		Agree	Agree	Agree	

296	Therese	Walley		Agree	Agree	Agree	
299	Karen	Boucher		Agree	Agree	Disagree	
300	Samuel	Richardson	0	Disagree	Disagree	Disagree	
301	Katie	Hoffman		Agree	Agree	Neither agree nor disagree	
303	Mia	Tawniao-Lomas		Strongly agree	Agree	Strongly agree	
305	Kimberley	Cleland	0	Don't know / no opinion	Don't know / no opinion	Don't know / no opinion	
308	Julie	Lamont	Tauranga Model Marine Engineering Club	Strongly agree	Strongly agree	Neither agree nor disagree	
309	Ian	Waite	0	Agree	Agree	Neither agree nor disagree	
310	PETER ALLAN	MONTEITH	Inspired Kindergartens	Don't know / no opinion	Don't know / no opinion	Don't know / no opinion	
314	Maxine	Young		Neither agree nor disagree	Neither agree nor disagree	Neither agree nor disagree	
316	Danielle	Sisam				Strongly agree	
318	Sabine	Sharpe		Strongly agree	Agree	Neither agree nor disagree	
319	Jay	Banner	Mount Business Association	Strongly agree	Strongly agree	Strongly agree	
320	Patricia	Banner		Strongly agree	Strongly agree	Strongly agree	
322	Val	Baker	Legion of Frontiersmen J Squadron	Neither agree nor disagree	Neither agree nor disagree	Neither agree nor disagree	As this change does not affect our perpetual lease
324	Joan	Partridge		Agree	Agree	Agree	
326	Grace	Hickson	Little Big Events	Agree	Agree	Agree	
329	Haley	Ashby		Neither agree nor disagree	Neither agree nor disagree	Neither agree nor disagree	
330	Jo	Warren	0	Agree	Agree	Agree	
334	Hamish	Carter	Oscar & Otto	Agree	Agree	Agree	

335	Brent	Warner	Mount Maunganui Life Guard Service	Strongly agree	Strongly agree	Agree	Our view is Surf Life Saving Clubs should be treated as critical emergency services and should be excluded and treated as per critical infrastructure like the airport.
336	Raewyn	Whiteman		Agree	Agree	Agree	
337	Robyn	Parker		Agree	Agree	Agree	

<b>Q13. Approvals for commercial activities</b> Under the current policy, commercial activities—like all other proposed activities on Council land—must be assessed against the policy principles, any relevant Council plans, bylaws, strategies and policies, and any applicable statutory requirements. We are proposing an additional requirement to consider existing rate paying businesses in the area when approving new commercial activities.					
Sub #	First name:	Surname:	Name of company / organisation / group that you are providing feedback on behalf of:	Q14. Do you agree with this proposed change?	Q15. Do you have any comments or feedback on this change?
1	Wiremu	Wiremu		Neither agree nor disagree	This needs to still be about compliance rather than revenue
2	George	Swanepoel	0	Agree	
3	Dean	Reef	SWFS	Strongly disagree	Why make a distinction? This closes the door to any new organizations and businesses that can start commercial activities in council land. Do not close the door to new ones. Stop making this a secret club of everyone who has current contracts.
4	Meagan	Goodchild		Agree	
5	Phil	Scherer	TYPBC	Strongly agree	
6	Paul	Glenton	Tauranga Woodcrafters Guild Inc	Agree	
7	Erika	Harvey	Youth Voices Action (YVA)	Agree	We support Council considering the impact of new commercial activities on existing rate-paying businesses. However, this should be clearly distinguished from charitable, not-for-profit, community-led, fundraising, or social enterprise activity. As a charity, our purpose is to deliver public and community benefit, not private commercial gain. Any assessment of activities on Council land should give appropriate weight to community outcomes, accessibility, affordability, equity, and the public value provided by charitable organisations. We ask Council to ensure this requirement does not unintentionally restrict charities or community organisations from operating, fundraising, holding events, or delivering services from Council land.
8	Vivienne	LINTOTT		Strongly agree	
9	Tracy	Walker		Strongly disagree	
10	Vanessa	Davis		Strongly agree	Too many of one kind of commercial activities make everyone lose
11	Brent	Warner	Mount Maunganui Lifeguard Service	Strongly disagree	

12	Gretchen	Hamilton	Artisan and Merchant	Strongly agree	My retail business on Maunganui road is incredibly negatively affected by the weekly Little Big Markets. With financially devastating bad days in sales whenever the market is on. It should not be allowed to be held on Saturdays at all, this is meant to be our biggest trading day of the week and when the market is on it is the worst day of the week. One Sunday a month would be a more considerate day and frequency for these markets. We pay huge leases and rates etc and the market takes all our customers and all our car parks and pays almost nothing to be at coronation Park. It is hugely unfair and many businesses on Maunganui road are struggling due to the effect the markets have on trade. Especially since the landslides in January. It is grossly unfair that these markets get to profit at our expense. If it carries on, there will be no more shops or restaurants still in business. It is unbelievable that the local businesses paying huge leases and rates have not been considered at all so far. And it is about time the detrimental effect on local businesses by having the big little markets being held at coronation Park every Saturday, is taken into consideration.
13	Michele	Delaini	RUSTICA	Strongly agree	Rate payers are the ones that keep fuelling into the council/community, regardless of season, weather, or natural events, also tragicals
14	Shona	Moller	Shona Moller Gallery	Strongly agree	
15	Bryce	Moller		Strongly agree	Local businesses are expensive to run and pay high rates. It is a good idea that Council should not allow competitive business on their land that will undermine rate paying businesses
16	Tere	Strickland	Quest Mt Maunganui	Strongly agree	I support the continued and expanded use of Council land in ways that encourage families, visitors, and the wider community to actively enjoy Tauranga’s parks, reserves, playgrounds, and public spaces. Council land should continue evolving into vibrant, welcoming destinations that strengthen community wellbeing, tourism, culture, recreation, and economic activity. I strongly support increased activation of public spaces through additional art installations, sculptures, murals, botanical gardens, outdoor fitness spaces, and mental health and wellbeing-focused community areas. I would also encourage further investment into children’s playgrounds, particularly at Coronation Park, alongside improved public amenities and additional parking capacity to support both locals and visitors accessing the Mount Mainstreet area. Tauranga has an opportunity to become more innovative and experience-focused by supporting more regular community events and attractions on Council land, including markets such as The Little Big Markets, car club show days, carnivals, travelling fairs, circus events, cultural festivals, sensory installations, light displays, drone shows, and interactive public experiences. Cities internationally, including Hong Kong, have successfully created vibrant visitor economies through lighting, music, and technology-based public attractions that activate spaces both day and night. I also support policies that encourage community-led initiatives and partnerships that create safe, family-friendly, and accessible environments for all age groups. Public land should be viewed not only as recreational space, but also as an opportunity to improve community connection, support local business activity, encourage tourism, and strengthen social wellbeing outcomes across Tauranga. Overall, I support a flexible and progressive approach to the use of Council land that prioritises activation, accessibility, creativity, recreation, and positive community outcomes for current and future generations.
17	Adam	Thomson	oceanic fisheries nz ltd		
18	grant	wilson		Neither agree nor disagree	
19	Jason	Cook		Strongly agree	Little Big Markets dominate and no one else has an opportunity which is not fair

20	Kate	Evaroa		Strongly agree	Review Little Big markets having blanket bookings over coronation park . Events must accommodate parking and have a traffic management plan in place . Every event every weekend . Other groups want to use coronation park move the markets to another location out if the Main Street .
21	Karen	Flowerday		Agree	
22	Glenn	livingstone	Lifestyle Clothing	Strongly agree	
23	Megan	Whyte	Status Clothing	Strongly agree	I am a Rate paying Retailer who is really affected by the Little Big Markets who don't pay rates. Make money off public land.
24	Michael	Galvin	MJ Galvin ltd	Strongly agree	Very important to consider the businesses that are already established and paying rates that contribute to the city. Often, activities such as markets are extremely detrimental to surrounding businesses, and they don't contribute nearly as much.
25	Todd	Morris	Otumoetai Cadets Cricket Club	Neither agree nor disagree	
26	Tim	Smith	BOP Rugby	Agree	This needs to includes sports groups and individuals that use council parks for training programs and school holiday sessions that charge attendees and do not pay for the use of the council fields.
27	Ajay	Saini		Strongly agree	
28	Richard	Kluit	Bowls Matua, Otumoetai Sports and Recreation Club	Agree	
29	William	Roome	Otumoetai Golf Club	Neither agree nor disagree	
31	Maaka	Nelson	Papamoa FC	Strongly disagree	
32	Jo	Veale		Strongly agree	It is my strong opinion that allowing on-going long-term commercial activities around already rate-paying business districts is not a fair way to manage business zones for rate paying businesses.
33	Thomas Michael	Botting	Hakanini surf school	Strongly agree	I support considering existing local businesses and operators when approving new commercial activities on Council land. Long-standing operators often invest heavily into their spaces, equipment, community programmes and public experience, and that contribution should be recognised when considering future approvals and licence periods.
35	Tabitha	Taylor		Strongly disagree	

37	Amelia	Guest		Strongly disagree	<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including:</p> <p>Health and Wellbeing: Promoting social connection and mental health.</p> <p>Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics.</p> <p>Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses.</p> <p>Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p>
40	Tania	Williamson		Agree	<p>I do agree with this but I'm all for the markets at coronation park as this brings more business n                      Into the mount. If it is problem regarding food vendors then limit the market to exclude the food vendors! I'm a regular visitor to the market but always eat n coffee in the mt. The mt is struggling so much to remove the markets would be detrimental to the mount it brings alot of people to the area</p>
41	Emma	Harvey		Strongly disagree	
42	Hannah	Filer		Strongly disagree	
43	Erin	Keene	Little big markets	Strongly disagree	We need vibrancy and a community focused tauranga not one of rules and regulations and commercial gain.
44	Julia	Rutherford		Agree	But consideration should also be given to how events, markets, and other commercial activities bring people into the area which in turn benefits the existing rate paying businesses.
45	Kelly	Mead		Disagree	Competition is important and could exclude things like markets that bring in additional income and tourist revenue to the area
46	tracey	cooke		Strongly agree	whats good for the community is good for all business, All the markets around Tauranga have worked hard to make them a popular part of life here, Maybe council should reduce rates and footpath costs for other businesses and maybe leave what little parking is left alone Blaming other businesses for council mistakes is going to help no-one
50	Cambell	Jones		Strongly disagree	
52	Shane	Snowdon		Strongly disagree	The current problem with New Zealand is we monopolise all power. "council owned" land should be used for all community activities. No persons but the "council" should make the decisions where it involves their land and it's use. I urge council to think of the wider community when making it's decisions. If it benefits the masses, it's a win.
53	Jackie	Eades		Strongly disagree	
54	Philip	Holmes		Agree	

56	Dan	Rae		Strongly disagree	I am sure the majority of those businesses will see engagement on council land for example Market days, events etc having a negative effect on their specific business, but as a community this is exactly what we need and those people attending on those specific days simply won't be in town or engage. Put it to the community and not the businesses
57	Karen	Williamson		Strongly agree	
58	Rachelle	Christensen	The big little markets	Strongly disagree	<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including:</p> <p>Health and Wellbeing: Promoting social connection and mental health.</p> <p>Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics.</p> <p>Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses.</p> <p>Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p>
59	Kiri	Cameron		Strongly disagree	This does not seem fair for markets like Little Big markets that we love going to. They bring a sense of community and I also spend money in near by businesses. This extra change should not allow businesses to prevent markets because they feel their business are threatened.
60	Richie	Mclachlan		Disagree	
62	Jason	Cook	Ratepayer		Absolutely this should happen you cannot have retailers paying huge commercial rates and then rent the park to a "not for Profit" send little big markets to a super reserve or have them rotate around the city - once a month is plenty
63	Shelley	Leach		Strongly disagree	I'm concerned that under this change, activities like markets could be denied due to nearby businesses. Markets are more about community than commerce and they need to be given a priority. When coming to live in the bay of plenty one of the things that appealed was the fantastic markets on offer regularly. This needs to be protected for our public and community
64	Annea	Hoskin		Disagree	

65	Janice	Basile		Strongly disagree	<p>This has the ability to reduce the "Fun" that comes to our city and make us boring without activities. Council land ius used for markets, dinners, sporting activities and fund raisers for critical services. Suggesting that these should not go ahead because local shops complain is backward in thinking. These events BRING IN business and people to the area. It actively prompts and encourages people to the surrounding areas and then people will spend moiney at local shops as well as at these markets or events.</p> <p>The Rotorua Food markets are a key example. It was decided to move these from the main park close to restaurants due to the percieved negative impact on businesses. They made the move to another park and it ended with reduced sales for the markets and also significant decrease in numbers and sales for the lcoal restuarants. It has since been moved back top its original location.</p> <p>The TCC needs to start thinking about how to bring more activities, festivals, family fun events to our city -0 not decrease them. We already travel to other cities - Rotorua, Hamilton and Whakatane for events because Tauranga is lacking the family friendly vibe - Dopn't take away the good things we do have.</p>
66	Karla	Farrar		Strongly disagree	<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including:</p> <p>Health and Wellbeing: Promoting social connection and mental health.</p> <p>Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics.</p> <p>Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses.</p> <p>Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p>
67	Jasmine	Stowell		Strongly agree	<p>In some instances, non-rate paying commercial activity affects rate paying business. This is unfair, especially in this current economic climate, and other events outside of rate paying business owners control. When household budgets are already stretched there is less to go around. Businesses owners outgoings continue throughout the year whether there are customers or not.</p>
68	Heidi	Hughes		Strongly disagree	<p>This opens the doors to local lobbying by disgruntled businesses that have a commercial or personal grudge. These decisions should be taken in context of the the overall adjectives of creating a healthy activated city. Pop up vendors, street food events, market stalls are what makes the city fun. Sometimes existing businesses blame anything else for the fact their business isn't thriving when often it's that they have an outdated business model or product. street vendors are fresh savvy and creative. They also often end up as future leaseholders of permanent sites.</p>
69	Breahna	Robinson		Disagree	

70	Lara	Fox	0	Strongly disagree	<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including:</p> <p>Health and Wellbeing: Promoting social connection and mental health.</p> <p>Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics.</p> <p>Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses.</p> <p>Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p>
71	Lara	Fox	Thanks For The Memories	Strongly disagree	<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including:</p> <p>Health and Wellbeing: Promoting social connection and mental health.</p> <p>Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics.</p> <p>Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses.</p> <p>Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p>
72	Vanessa	Skinner	Kubaii Limited	Strongly disagree	<p>I am concerned that by including this section in the policy, that markets like the Little Big Markets, could potentially get shut down, if one grumpy storekeeper nearby complains.</p> <p>The markets are a destination event, and many times I have attended as a member of the public, spent money at the markets, and then gone on to spend money at the local rate paying businesses, that I would otherwise not have visited.</p> <p>I have also participated in the markets as a local business, that normally sells exclusively online from my home office in Tauranga (which I pay rates on). Being able to connect with the local community through the markets is incredibly valuable for my business.</p> <p>I think you need to very carefully consider the implications of your policy on the markets, and ensure that there are safeguards in place to prevent Joe Blogs shop-keeper with a grudge and a poorly performing brick-and-mortar store, from ruining these vibrant, destination markets that serve the whole community.</p>

73	dhaneera	rajapakshe	Ceylon cuisine	Strongly disagree	<p>I disagree with giving additional priority to existing rate-paying businesses when considering approvals for commercial activities on Council land.</p> <p>Community markets and temporary events provide important opportunities for small businesses, start-ups, food vendors, and local makers who may not have the financial ability to operate from permanent premises. These events also bring vibrancy, tourism, and community connection to public spaces.</p> <p>While existing businesses should be considered, they should not have greater influence over whether community events or small vendors are allowed to operate. Decisions should balance the interests of the wider community, local economic activity, and public access to shared spaces.</p>
75	Erin	Armstrong		Disagree	
77	Forde	Davidson		Strongly disagree	An example... We had a Tauranga based fish business, selling smoked fish products at local Markets trying to build our brand. We were banned from a busy local Market because the local supermarket "didn't want the competition" and they'd made that 'requirement' part of the Market's lease arrangements. Competition is healthy, and 'rate-paying' is not an excuse to ban competitors - we all pay rates.
78	Helen	fraser		Strongly agree	
79	Steve	brown		Strongly disagree	<p>The Little markets bring a lot of people in to town.</p> <p>Local businesses should not be able to stop these events from taking place.</p>
80	Silvia	Avoguada		Agree	
83	Patrick	Vetsch		Strongly agree	Little Big Markets is a prime example of a commercial activity not paying rates and renting the park as a charitable trust - this needs to stop either charge a proper amount or limit the use for commercial activity that impacts local retailers paying large opex
84	Sarah	Kereti		Disagree	
85	Séamus	Murray		Disagree	If this hampers community projects like the Little Big Markets then no.
86	Bence	Bodo		Neither agree nor disagree	
87	Rachael	Kuka	0	Strongly agree	
90	Erika Zsuzsanna	Csepan	Erika's Delicacies	Strongly disagree	Other rate-paying businesses will always give a subjective opinion, but it is a free competition market and stopping new businesses is counter productive and not beneficial for the customers. In case there is an effective way to ensure that any opinion is objective and substantiated by evidence, I would consider such a change, but otherwise not at all.

91	Ora	PIHEMA		Strongly disagree	<p>I feel this is in direct response to the Mauao landslip and the loss of life there. Mt Main Street are saying that a number of businesses in Mount township are being impacted by The Little Big Markets at Coronation Park, Mt and they no longer want the LBM at the park, which in turn (wishful thinking) would make the consumer spend money in Mt Main Street eateries, rather than at LBM. This is a ridiculous argument. Firstly, the whole of Mt township including buying / selling real estate leverages off Mauao, and its (was) accessibility for walking, running, views, insta updates. We`ve all done it. Mauao is still here, he`s a tupuna and he`s still here - but he needs to heal. Yes, Mt businesses are being impacted by Mauao`s closure, so change the business plan / model, instead of making someone else responsible for that. Do these businesses have a contingency plan - why not. The LBM has done something TCC could never imagine doing - they created a space for community to come together to share kai, sell wares, create space, listen to music, bring your kuri, a safe welcoming open space for the community - our community - your community. The same community that pays all of you. From their small ideas of LBM grew independent businesses that now stand alone, still in the community operating, employing people, providing a service, the same community space. The majority of who are ratepayers to TCC. I could go on but it`s been a long day and I`m hungry. Needless to say, I strongly disagree with the statement of adding a requirement to consider existing rate-paying businesses in the rea when approving commercial activities. If you still decide to continue with this nonsense, consider the people, families that you will be impacting and what knock-on effect this will have to your term in council.</p>
92	Brienne	Roberts	Boo & Co.	Strongly disagree	<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including:</p> <p>Health and Wellbeing: Promoting social connection and mental health.  Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics.  Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses.</p> <p>Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p>
104	Rebecca	Lee		Strongly disagree	<p>Council land should serve the community therefore I firmly oppose this proposed amendment as it introduces a subjective layer of commercial protectionism.</p> <p>The proposal offers no clear or measurable standards for determining what constitutes 'impact' or 'detriment', raising serious concerns that private commercial interests could end up taking precedence over broader public good. Decisions about how public land is used should be guided by a well-rounded evaluation of public benefit including community wellbeing, accessibility, and economic contribution. Any claims of commercial harm should be backed by independent, verifiable evidence rather than unsubstantiated complaints.</p> <p>The Little Big Markets have called Coronation Park home for over 13 years and are a great example of the community-oriented, open-access activity that public land exists to enable.</p>

105	Suzelle	Lockhart		Strongly disagree	<p>I strongly disagree with this proposed change. It introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment', creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of public benefit, including community wellbeing, vibrancy, inclusivity, and economic activation. Any assessment of commercial impact must be supported by independent evidence rather than unverified complaints.</p> <p>The Little Big Markets have operated at Coronation Park for 13+ years and represent exactly the kind of community-focused, publicly accessible activity that public land is meant to support.</p>
108	Kate	Beattie-Craven		Strongly disagree	<p>I strongly disagree with this proposed change. It introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment', creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of public benefit, including community wellbeing, vibrancy, inclusivity, and economic activation. Any assessment of commercial impact must be supported by independent evidence rather than unverified complaints.</p> <p>The Little Big Markets have operated at Coronation Park for 13+ years and represent exactly the kind of community-focused, publicly accessible activity that public land is meant to support.</p>
111	Carla	McCrostie		Agree	

114	Tere	Strickland	Quest Mt Maunganui	Strongly disagree	<p>I am writing to formally support The Little Big Markets and to strongly oppose the proposed changes to the Draft Revised Use of Council Land Policy 2026.</p> <p>I strongly disagree with this proposed change. It introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing "impact" or "detriment", creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of public benefit, including community wellbeing, vibrancy, inclusivity, and economic activation. Any assessment of commercial impact must be supported by independent evidence rather than unverified complaints.</p> <p>The Little Big Markets have operated at Coronation Park for over 13 years and represent exactly the kind of community-focused, publicly accessible activity that public land is meant to support. These events bring life, connection, and economic activity to Mount Maunganui, benefiting not only vendors but also the wider community and visitor economy.</p> <p>As the owner of Quest Mt Maunganui apartment hotel (40 apartments), I see firsthand the positive impact these events have. Our guests actively engage with and support the markets, its friendly vendors who are amazing Tauranga city ambassadors, enhancing the overall visitor experience in the Bay of Plenty region. We have maintained strong performance since opening in June 2023, with 93% occupancy, and a high proportion of repeat corporate travellers. Feedback from our guests (over 20,700 reservations) consistently highlights the value of local events, markets, and community vibrancy as part of their stay.</p> <p>While I understand some local retailers have raised concerns, it is important that policy decisions are not driven by a small number of subjective views. Many businesses, including ours, see clear value in these events and the role they play in supporting the local economy. Successful businesses must continue to evolve with changing market conditions, rather than relying on restrictions that limit community activation.</p> <p>Public land should remain accessible, vibrant, and community focused. The Little Big Markets deliver significant social and economic benefits, and their ability to operate should be supported, not restricted.</p> <p>I encourage Council to reconsider this proposed policy change and ensure that decisions remain fair, transparent, and grounded in measurable public benefit.</p> <p>I would be more than happy to meet in person should you wish to discuss further.</p>
117	Amber	Lynch		Strongly disagree	<p>I strongly disagree with this proposed change. It introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment', creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of public benefit, including community wellbeing, vibrancy, inclusivity, and economic activation. Any assessment of commercial impact must be supported by independent evidence rather than unverified complaints.</p> <p>The Little Big Markets have operated at Coronation Park for 13+ years and represent exactly the kind of community-focused, publicly accessible activity that public land is meant to support.</p>
118	Sean	B		Strongly disagree	
121	Bryce	Strong	Tauranga Mens Shed	Agree	

123	Julie	Paama-Pengelly	Te Tuhi Mareikura Trust	Strongly agree	as a business downer in the Mount I see that the commercial dimension of little big market impacts the infrastructure and the availability of the land for other community events. The land should be available for a range of community events that drive diverse connections and support actual community organisations rather than the too frequent commercial competition that limits availability to other groups of a non-commercial nature
127	Karen	Smith		Agree	Those LBM at Coronation park are there every weekend - take up parking and create a bottle neck to get into the Mount . Why do they have exclusive use ?
129	Vivien	Conway		Strongly disagree	Brings more foot traffic to existing businesses
131	N	M		Strongly disagree	<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including:</p> <p>Health and Wellbeing: Promoting social connection and mental health.                      Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics.                      Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses.</p> <p>Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p>
135	Rebecca	Elliott	Little big markets	Strongly disagree	
137	Donna	Osborn		Disagree	One off. / regular events are badly needed if we want to attract and retain younger members of the community. There is always room for more economic spend when events occur. If you have lived in big cities Bay of Plenty is a pretty quiet event space. Few events occur close to commercial activities as it is.
138	Julie	McDougall		Strongly disagree	<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including:</p> <p>Health and Wellbeing: Promoting social connection and mental health.                      Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics.                      Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses.</p> <p>Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p>

141	Christine	Clarkson		Strongly agree	<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including:</p> <p>Health and Wellbeing: Promoting social connection and mental health.                  Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics.                  Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses.</p> <p>Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p>
142	Kate	Shanks		Strongly disagree	
143	Megan	Jones		Strongly disagree	<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including:</p> <p>Health and Wellbeing: Promoting social connection and mental health.</p> <p>Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics.</p> <p>Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses.</p> <p>Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p>
145	Amber	Wilson		Strongly disagree	
146	Hannah	Whittle		Strongly disagree	<p>Use of public land, for example the markets at Coronation Park, bring so much vibrancy to the area. They contribute to activation of the southern end of the Mount shops, provide an important outlet for small businesses that would not otherwise have a physical public presence, and contribute to a sense of community. It would be anti-community to place restrictions on use of public land for such vibrant community activities. Council should be supporting local businesses in other positive ways rather than burdening an activity like the markets. Opening the Mount tracks might be a good start. Reducing rates for commercial businesses in the traditional town centres of Tauranga CBD and the Mount might help them.</p>

147	Nicole	Hertihy		Strongly disagree	Markets are such a fun place for people to come together, connect and to support small businesses. Please leave things as they are!
149	Mario	wu	urba vista	Strongly disagree	
150	Rosie	Ryan		Strongly disagree	<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including:</p> <p>Health and Wellbeing: Promoting social connection and mental health.                      Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics.                      Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses.</p> <p>Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p>
152	Grace	Sutherland		Strongly disagree	<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including:</p> <p>Health and Wellbeing: Promoting social connection and mental health.                      Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics.                      Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses.</p> <p>Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p>

154	Hugh	Egleston		Strongly disagree	<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including:</p> <p>Health and Wellbeing: Promoting social connection and mental health.                  Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics.                  Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses.</p> <p>Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p>
155	Ciara	Kelsey		Strongly disagree	<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including:</p> <p>Health and Wellbeing: Promoting social connection and mental health.                  Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics.</p> <p>Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses.</p> <p>Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p> <p>As a resident I notice significant increase in footfall overflowing to other local businesses on market days, and as someone familiar with the area I am much more likely to come out and spend time around mount main street businesses on market days because of it's position as a social hub which draws in friends from other areas. Additionally the opportunity for small businesses and variety as a patron cannot be underestimated. Please take note of the greater footfall to the mount main street businesses when compared with tauranga CBD and don't hamper the initiatives that bring success to the area and draw the community together. This would go against lublic interest and that of local businesses.</p>

160	Carla	Beatrice		Strongly disagree	<p>I strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including:</p> <p>Health and Wellbeing: Promoting social connection and mental health.                  Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics.                  Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses.</p> <p>Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p>
167	Katie	Cox		Disagree	<p>If anything commercial activities bring more people to a region and the influx of people should help local businesses. Don't penalise the event organisers for bringing people in. Especially to the mount we are desperate for a little economic boost!</p>
169	Karina	Silvester		Strongly disagree	
170	Emilia	Brown		Strongly disagree	<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including:</p> <p>Health and Wellbeing: Promoting social connection and mental health.                  Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics.</p> <p>Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses.</p> <p>Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p>
172	Tom	Stott		Strongly disagree	
176	J	Harding	Temptations Lingerie	Strongly agree	
179	Tom	Blampied		Strongly disagree	

180	Prefer not to say	Prefer not to say			It will be good to create opportunities for everyone and break the little big market monopoly on events around the mountain Papamoa and now Tauranga area. They have concentrated a lot of power, charge very high fees and the contribution to the community it's not prevalent. It's a business that wants to be called a community focused business but that's not what they do
181	Abbey	Goodwin		Strongly disagree	<p>I strongly disagree with this proposed change. It introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment', creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of public benefit, including community wellbeing, vibrancy, inclusivity, and economic activation. Any assessment of commercial impact must be supported by independent evidence rather than unverified complaints.</p> <p>The Little Big Markets have operated at Coronation Park for 13+ years and represent exactly the kind of community-focused, publicly accessible activity that public land is meant to support.</p>
182	Dave	Jaques		Strongly disagree	I strongly disagree with this proposed change. This goes against the community and residential ratepayers best interests. We need more community events - not less!
183	Shereena	Sumeran		Disagree	
185	Mike	Vermeulen		Strongly disagree	<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including:</p> <p>Health and Wellbeing: Promoting social connection and mental health.  Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics.  Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses.</p> <p>Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p>

186	Ben	Chester		Strongly disagree	<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including:</p> <p>Health and Wellbeing: Promoting social connection and mental health.</p> <p>Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics.</p> <p>Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses.</p> <p>Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p>
192	Karen	Clarkson		Strongly disagree	<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including:</p> <p>Health and Wellbeing: Promoting social connection and mental health.</p> <p>Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics.</p> <p>Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses.</p> <p>Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p>
194	Christy	Arundel		Disagree	<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p>
195	Pamela	Smith	Little big markets	Disagree	
199	Larissa	Cuff	Sport BOP	Disagree	<p>I think existing rate paying business could be considered, but I think the activity type, rather than its commercial identity, should be consider first and foremost from a lens of community wellbeing.</p>

200	Jake	Bate	0	Strongly disagree	<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including:</p> <p>Health and Wellbeing: Promoting social connection and mental health.</p> <p>Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics.</p> <p>Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses.</p> <p>Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p>
202	Philip	Blomfield	Viva Group Ltd (T/A Viva Travel Posters)	Strongly disagree	<p>I strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including:</p> <p>Health and Wellbeing: Promoting social connection and mental health.</p> <p>Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics.</p> <p>Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses.</p> <p>Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p>
205	Derrin	Richards	0	Strongly agree	

207	Hannah	Wynn		Strongly disagree	<p>I strongly disagree with this proposed change. It introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment', creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of public benefit, including community wellbeing, vibrancy, inclusivity, and economic activation. Any assessment of commercial impact must be supported by independent evidence rather than unverified complaints.</p> <p>The Little Big Markets have operated at Coronation Park for 13+ years and represent exactly the kind of community-focused, publicly accessible activity that public land is meant to support.</p>
208	Nicole	Bath-Singh	Local food trucks	Strongly disagree	<p>Allowing markets and food trucks and small businesses a place in the community brings connection and adds to the community. It brings vibrancy.</p>
210	Andrea	MacDougall		Neither agree nor disagree	
214	N	C		Strongly disagree	<p>I strongly disagree with this proposed change, as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land — serving the wider community.</p> <p>Public spaces should remain accessible for activities that create social, cultural, and economic benefits for residents and visitors alike. Events such as markets, food truck nights, and community gatherings contribute significantly to the vibrancy and attractiveness of our city while also supporting many small and emerging businesses.</p> <p>While existing businesses should be able to provide feedback, decisions about the use of public land should prioritise overall community benefit and be based on fair, transparent, and evidence-based assessments rather than protecting established commercial interests from competition.</p>

215	Helen	Fraser	Bettie Monroe	Strongly agree	<p>Strongly agree, My name is Helen and I've got a shop on the Mount Maunganui Main Street called Bettie Monroe and I've been there for 16 1/2 years.</p> <p>I'm really concerned that the Little Big Markets are Trading a lot of Saturdays and they are taking away customers and our profit on the busiest day of the week.</p> <p>When they started they were at the park beside Zespri and this didn't affect our Saturday trade.</p> <p>Now they are at Coronation Park and when I did an analysis for council last year the Saturdays that they traded we were down by 48%.</p> <p>This is really concerning as the council rates are increasing every year, we are paying the council rates not them and it's taking away trade on the busiest day, affecting my ability to survive in the Mt Main Street.</p> <p>They are now doing an intensive marketing campaign. I've spoken to Jay who runs the Mount Main Street business association, and he's great, but we need help, is there anything that you can do to help us please?</p> <p>They could move to another reserve. They used to operate once a month in the Mount and the other second weekend in Papamoa. I have spoken to stallholders and a lot of them are from out of town including Taupo, Auckland, Whakatane, they are not locals.</p> <p>Apparently the little big markets are only paying the council minimal for the occupation of Coronation Park. They advertise from 9-1pm, but I've often left work and they are still operating after 3 pm. I have had to decrease my staff numbers every Saturday that they operate as I cannot afford the usual amount of staff on a Saturday as foot traffic is severely decreased.</p> <p>What can you do to help?</p> <p>Thank you for reading this and feel free to call me</p>
216	Rhyle	Hanson		Strongly disagree	

217	Giuseppe	Musca	IN ITALY LTD	Agree	<p>We strongly support the proposal to formally consider the impact on existing rate-paying businesses when approving commercial activities on Council land.</p> <p>Permanent local businesses contribute continuously to the community through rates, employment, long-term investment, and year-round economic activity. Commercial activities operating on public land should therefore be assessed carefully to ensure they do not create unfair competition, excessive parking loss, reduced accessibility, or disproportionate negative impacts on surrounding businesses.</p> <p>We also encourage Council to periodically review whether organisations operating under charitable, community, or not-for-profit structures continue to operate primarily for genuine community benefit where activities involve regular commercial trading, recurring use of premium public spaces, significant stallholder fees, and extensive marketing activity.</p> <p>Community benefit and commercial fairness should be balanced together when making decisions about the use of public spaces.</p>
218	Simona	Caracausi	IN ITALY ltd	Agree	<p>It is important that existing local businesses are considered when approving ongoing commercial activities on Council land. Permanent businesses contribute continuously through rates, employment, and long-term investment in the area, and their accessibility and ability to operate successfully should form part of the decision-making process.</p> <p>Consideration should also be given to cumulative effects such as parking availability, congestion, and the concentration of commercial activity within shared public spaces.</p>
219	Moir	Lomas		Strongly agree	<p>Commercial operators should pay commercial fees for you. I look at Otara flea market as a guide .. they pay commercial rates have a social impact policy</p>
221	Nakita	Cross		Strongly disagree	<p>I dont think that businesses should have a say to what happens on community public land.</p> <p>As a rate payer (homeowned) I would like to see these spaces used for bringing community together like markets, food markets, entertainment, community organizations.</p> <p>I believe that if businesses had their say they wouldnt want let's say a market down the road, but this is what builds community and supports little local people to sell their little bits and bobs at markets such as those at coronation park in the mount. Why would we let commercial buisnesses allow such community filled fun spaces to be shut down/limited on what they can do. Seems completely wrong and I object to such a propos!</p>

222	Mel	Read		Strongly disagree	<p>I do not support the proposed requirement to consider existing rate-paying businesses when approving new commercial activities.</p> <p>This introduces a level of commercial protection that is not consistent with the purpose of council land, which should be to serve the wider community. It risks prioritising the interests of individual businesses over broader public benefit.</p> <p>There is also no clear or objective way to assess the “impact” on existing businesses, which means decisions could be influenced by subjective or unverified concerns rather than evidence.</p> <p>Approvals should remain focused on community outcomes, including health and wellbeing, accessibility, and creating vibrant, inclusive public spaces. Activities such as community markets contribute positively to these outcomes and often increase overall foot traffic, benefiting the wider local economy.</p> <p>If commercial impact is considered, it should be based on independent, evidence-based assessment rather than informal complaints. Protecting existing businesses should not come at the expense of community-focused use of public land.</p>
223	Melissa	Christie		Strongly disagree	
227	Rachel	Boyte		Strongly disagree	<p>This question is not that helpful because there is no way of knowing what the other criteria that this needs to be considered against. There is also no information provided on the reasons for this and what it is that you are suggesting you want to take into account / the purpose of the additional criteria. Does council assess impact on a cafe for example when they allow another cafe to locate next door to an existing one? Community public land should be used for things that are for community public processes and I don't think council should be considering impact on rate paying fixed businesses. We pay rates and want to use public land.</p>
229	Cherie	Wilson		Neither agree nor disagree	
230	Ann	Simon		Strongly disagree	
231	Darren	Cross		Strongly disagree	<p>This gives local businesses a opportunity to stop events happening for their selfish interest of revenue. The more events happening in the Mount the better, especially now that 2 of the main attractions are no longer attracting people (The Mount track/walk and the Hot Pools). If there is an event on it attracts more foot traffic which in turn will give them more opportunity to sell their goods. The Mount is becoming a dead place, you need more to attract people there other than just main street retail shops</p>

233	Keith	Livingstone	Livingstone Property Investments	Strongly agree	<p>I wish to bring to your attention the current, probably illegal weekend use, of Coronation Park, Mount Maunganui, which may need to bring to the attention of the IRD, for legitimate use.</p> <p>Currently the land is council leased to Little Big Markets, for use on a Saturday for \$150-00, they use Coronation park. Conveniently LITTLE BIG MARKETS, are registered as a CHARITABLE TRUST, and are renting space to 30 – 40 vendors of food trucks ,and other various stall holders who pay \$100 - \$150-00 depending on their site, on Council land for profit. The site is meant to close at 2pm, now it continues to 4pm, over 3 weekends.</p> <p>Lately the business has expanded for Little Big Markets, to involve Saturday / Sundays, sometimes 3 weekends out of four. The rules have got out of hand, and Mainstreet Retailers need Council to stop this action, immediately and permanently.</p> <p>The problem for Mount Maunganui, main street retailers is very evident. The vendors and visitors take up main street parking, causing congestion, with no policing of main street parking over weekends. Add to this that Main Street coffee shops are being charged extra rates charges for vacant tables on footpaths all week, awaiting Saturday weekend trade, with valuable weekend business to be taken away by a coffee truck at Coronation Park. Ask yourself why in the History of Mainstreet Mount Maunganui, are there vacant shops evident. Why is this happening ? How about some oversight and protection, by Tauranga City Council.</p> <p>There are 33 fashion shops in Downtown Mount Maunganui, and this weekend, Coronation Park is being rented to stall holders selling second hand clothes. What protection have retailers got from that.</p> <p>Some might say, without understanding the current on-going reality, that its bringing people into the area. Well yes, a different client group not paying rates, water rates, parking from legitimate downtown clients, extra charges for street dining tables, and ability to find a park to do legitimate main street business.</p> <p>Please consider taking immediate main street protection action. I am forwarding this, on behalf of protecting my current retail tenants, who require every support I can give, to protect their long term future. I am happy to discuss any feature mentioned, with Let's talk Tauranga, Bay of Plenty times, Main Street Mount Maunganui, if required.</p>
234	Barry	Coghlan		Agree	
235	Clare	Arnt		Disagree	<p>I think there needs to be a clarity around how existing businesses are considered.</p> <p>For example, The big little markets obviously use council land and are wonderful community events that also promote small business owners and their livelihoods. If a local business decided to complain about this who would hold the weight in deciding whether a complaint was valid? There needs to be a strong emphasis not only on those with the strongest economic interests but also the interests of the community and things that bring life and culture to our city.</p> <p>There most certainly should be community feedback involved in decisions like this.</p>
237	Helen	Rothery	Tauranga Rowing Club Inc	Agree	
238	Ashleigh	Spencer	0	Disagree	<p>Things like markets, gigs, special events should be encouraged for the life and foot traffic they bring to rate-paying business. For example our family of five, we will specifically go to the Mount for the Little Big Markets for certain things they bring for our family. We will then go for a wander through town, going to shops, maybe get an ice cream or a drink or lunch. We are only at the rate-paying businesses because of the Little Big Markets, otherwise wouldn't be at the Mount.</p>
239	Nicki	O'Donoghue		Strongly agree	Absolutely those businesses paying rates all year should be considered before approving commercial activities

240	Wil-Riaan	Engelbrecht	Group Manager YMCA	Strongly agree	
241	Brian	O'Flaherty		Disagree	I disagree because (a) if an existing business feels threatened by a new arrival it probably has a doubtful future anyway; and (b) applying the same logic in reverse, no new business should consider a site unless it has reason to feel confident it is competitive.
242	Emily	Parker		Strongly disagree	<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including:</p> <p>Health and Wellbeing: Promoting social connection and mental health.                      Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics.                      Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses.                      Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p>
243	Marielle	Haringa		Neither agree nor disagree	
244	Fay	Livingstone	Tga city rate payer	Strongly agree	Council Land should not be used for commercial gain when within a short distance to rate paying commercial business. Its not fair!
245	Zoe	Whyte		Strongly agree	
246	Brett	Whyte	Tga Rate Payer	Strongly agree	I live not far from Coronation Park. I find it hard to believe that Little Big markets are permitted to operate so close to rate paying cafes. How is that fair. It appears to me they are operating every weekend. I'd like to see something else in the park. Sports or cultural groups. Not coffee carts or food carts.
247	Sarah	Lane		Strongly disagree	Community space is a vital connection between venders and the community to build not only belonging but for some build their business to then expand to leasing a premises and growing a business .. to have Commercial businesses controlling the community environment that should be one of nurturing,of coming together and encouraging people into also the shopping areas ... is wrong to have a commercial group be able to impact this

248	Karlene	Brown		Strongly disagree	<p>I strongly disagree with this proposed change. It introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment', creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of public benefit, including community wellbeing, vibrancy, inclusivity, and economic activation. Any assessment of commercial impact must be supported by independent evidence rather than unverified complaints.</p> <p>The Little Big Markets have operated at Coronation Park for 13+ years and represent exactly the kind of community-focused, publicly accessible activity that public land is meant to support.</p>
249	Jess	Scott		Strongly disagree	<p>I strongly disagree with this proposed change. It introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment', creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of public benefit, including community wellbeing, vibrancy, inclusivity, and economic activation. Any assessment of commercial impact must be supported by independent evidence rather than unverified complaints.</p> <p>The Little Big Markets have operated at Coronation Park for 13+ years and represent exactly the kind of community-focused, publicly accessible activity that public land is meant to support.</p>
250	Rowan	Dawson	BOP Hub Circability Trust	Don't know / no opinion	
251	Renée	Arthur		Strongly agree	There are commercial activities (ultimately making money for the organisers) that seem to be taking precedent over spaces, that don't seem to leave much availability or consideration for genuine community events.
253	Devon	Campbell	Fancy That	Strongly agree	Ratepaying businesses in the Mount are also reliant on the same general public as the markets are. If the Big Little Markets paid the same rent and opex per square meter as the permanent businesses pay then nobody could complain but the commercial ratepayers should not be expected to subsidize the markets through the rates we pay to allow stall holders and the Big Little Markets company to make a living be it big or small. The Big little Markets are cherry picking prime times. The rent the Big Little Markets pay is \$515.00 per day and they charge stall holders on average approximatley \$75.00 pre stall and can have between 30 to 100 hundred stalls a day. If they have an average of say 50 stalls a day then the Big Little Markets Company is likely to turnover \$3500.00 less \$515.00 Council rent giving them a gross income for the day of \$2985.00. Rembering they will have very few overheads it becomes a great little earner for one days effort at the expense of the commercial ratepayers at the Mount.
254	Bianca	Lawton		Agree	
255	Tracie	Ogjer		Agree	

256	Stef	Clark		Strongly agree	Whilst my business is not personally adversely affected by many local events - there ought to be a requirement for consultation with existing rate-paying businesses in regards to for-profit, commercial events and activities. We need to protect our local businesses, even more so in light of recent slips in Mount Maunganui, and a continuing economic downturn. Many businesses are locally owned and operated and provide employment opportunities, directly affecting those in our community. With more and more businesses closing down, it is more important than ever to protect the economic interests of existing rate-paying businesses.
258	Sunit	Dogra	rupali food ltd	Strongly agree	
263	Belinda	Francis	0	Strongly disagree	I strongly disagree with this proposed change. It introduces a level of commercial protectionism that doesn't align with the core purpose of council land, which is to benefit and serve the wider community.  The proposed requirement lacks clear, objective criteria for assessing "impact" or "detriment", creating a risk that individual commercial interests could be given greater weight than broader community outcomes. Decisions about the use of public land should be based on a balanced assessment of public benefit, including community wellbeing, vibrancy, inclusivity, and economic activity. Any claims of commercial impact should be supported by independent evidence rather than unsubstantiated complaints.  The Little Big Markets have successfully operated at Coronation Park for more than 13 years and are a great example of the type of community-focused, accessible event that public land is intended to support. Their long-standing success demonstrates the value they bring to both the local community and the wider area.
265	Zara	Lynch		Agree	It is unfair to take business away from existing rate-paying businesses.
269	Franique	Gray		Strongly agree	
270	Georgia	Flanagan		Strongly disagree	
272	Andrew	Templer	Waipuna Cricket Club	Strongly agree	
274	Caroline	Harrop		Disagree	Why do the business get a say in what happens surely rate payers should be treated the same
275	Sarah	Morgan		Strongly disagree	I strongly disagree with this proposed change. It introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.  This requirement lacks objective criteria for assessing 'impact' or 'detriment', creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of public benefit, including community wellbeing, vibrancy, inclusivity, and economic activation. Any assessment of commercial impact must be supported by independent evidence rather than unverified complaints.
276	Jasmin	Murray		Agree	

279	Debbie	Remnant		Strongly disagree	
281	Porina	McLeod	Mauao Adventures	Agree	
282	Katie	Ryall		Strongly disagree	Rate paying businesses must operate in a competitive environment and not be protected by council when faced with periodic perceived competition.
283	Yvonne	Button	Mamasdonuts Tauranga	Neither agree nor disagree	
284	Muhammet	Can		Disagree	
285	Bernita	Stone		Disagree	
287	kathrine	canales		Disagree	
288	Lane	Liu	0	Strongly disagree	As a small market business owner, I strongly oppose this change. Markets provide an important pathway for small businesses, makers, and start-ups that cannot afford permanent retail premises. Requiring Council to consider existing rate-paying businesses when approving commercial activities risks creating an unfair barrier for small traders and community markets. Markets attract visitors, increase foot traffic, and often benefit surrounding businesses rather than competing with them. Public spaces belong to the whole community and should not be restricted primarily to protect established commercial operators. I believe Council should support both existing businesses and community markets, rather than creating policies that could reduce opportunities for small local entrepreneurs.
289	Lina	Heng	Lin's Fantasy Corner	Strongly disagree	
295	Violet	Foster		Disagree	
296	Therese	Walley		Agree	
299	Karen	Boucher		Strongly disagree	Each activity should stand alone and meet the core principles in the plan when being assessed. Existing rate paying businesses should not form part of the process. This would be too wide spread, subjective and difficult to assess. Community spaces are there for the entire community,  It could also be said that considering existing businesses goes against the principles of "free trade". This issue is not for either existing businesses nor Council administrators to be involved with.
300	Samuel	Richardson	0	Strongly disagree	This doesn't make sense as these events bring economic value to regional. They help develop business that do not have a premisis
301	Katie	Hoffman		Disagree	
303	Mia	Tawhiao-Lomas		Strongly agree	

305	Kimberley	Cleland	0	Strongly disagree	<p>I strongly disagree with this proposed change. It introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment', creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of public benefit, including community wellbeing, vibrancy, inclusivity, and economic activation. Any assessment of commercial impact must be supported by independent evidence rather than unverified complaints.</p> <p>The Little Big Markets have operated at Coronation Park for 13+ years and represent exactly the kind of community-focused, publicly accessible activity that public land is meant to support! Community events and experiences will never be able to compete with rate-paying businesses and therefore must be seen as the community good that they represent for the community.</p>
308	Julie	Lamont	Tauranga Model Marine Engineering Club	Agree	
309	Ian	Waite	0	Strongly agree	
310	PETER ALLAN	MONTEITH	Inspired Kindergartens	Strongly disagree	
314	Maxine	Young		Strongly disagree	<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including:</p> <p>Health and Wellbeing: Promoting social connection and mental health.  Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics.  Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses.</p> <p>Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p>

316	Danielle	Sisam		Strongly disagree	<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including:</p> <p>Health and Wellbeing: Promoting social connection and mental health.</p> <p>Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics.</p> <p>Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses.</p> <p>Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p>
317	Ella	Sadler-Andrews		Disagree	<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including:</p> <p>Health and Wellbeing: Promoting social connection and mental health.</p> <p>Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics.</p> <p>Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses.</p> <p>Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p>
318	Sabine	Sharpe		Disagree	
319	Jay	Banner	Mount Business Association	Strongly agree	<p>Absolutely permanent businesses provide local employment, pay large commercial rents and rates and contribute to the vibrancy of main centres. A commercial operation such as Little Big Markets also needs to be paying a fair fee when using the parks because permanent businesses cannot compete due to large overheads.</p>

320	Patricia	Banner		Strongly agree	I understand that the Little Big Markets only pay \$120 to use Coronation Park but has approx 100 vendors some weekends all paying - Council continue to lift our rates because you need more revenue. Why are the rate payers funding Commercial Operations like that while commercial rates continue to rise. Unfair playing field.
322	Val	Baker	Legion of Frontiersmen J Squadron	Neither agree nor disagree	
323	Jessica	Kochem da Silva	AKO by Jess	Strongly disagree	<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including:</p> <p>Health and Wellbeing: Promoting social connection and mental health.</p> <p>Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics.</p> <p>Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses.</p> <p>Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p>
324	Joan	Partridge		Disagree	
326	Grace	Hickson	Little Big Events	Strongly disagree	<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including:</p> <p>Health and Wellbeing: Promoting social connection and mental health.</p> <p>Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics.</p> <p>Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses.</p> <p>Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p>

329	Haley	Ashby		Strongly disagree	<p>Our area already lacks venues for independent and alternative events, planning to reduce and make that access harder is insanity. If it wasn't for events like the little big markets, small businesses that now have permanent commercial spaces would not have been able to start, market test and grow. This is how you get local community growth.</p> <p>Inviting rate paying businesses, many of whom are nationwide chains to have an opinion on something that has single handedly supported our local community for over a decade is mad.</p> <p>Having been someone who has owned a retail space in Mt Maunganui the markets were a welcome highlight in the calendar month, and frankly provided more foot traffic of value than a single cruise ship ever has.</p>
330	Jo	Warren	0	Strongly agree	<p>I agree, The mobile vendors on marine parade pay a small amount in comparison to the shops across the road. as the shops are struggling at the moment to pay all their outgoings due to low customer numbers it doesn't seem fair.</p>
334	Hamish	Carter	Oscar & Otto	Strongly agree	<p>There can be so many positive benefits of holding events and activities in our community's public spaces. It can bring vibrancy and engagement, but it's critical to be weighing up the impact on those nearby including rate-paying businesses.</p> <p>At a personal level we have long been fans of events like the Little Big Markets, for their interesting offering. But when considering what events can go ahead in public spaces it is critical to think about the impact they will have on nearby businesses. This is both for commercial events - like Little Big Market - or other community events which often bring with them offerings that directly compete with nearby businesses.</p> <p>There is a common misconception that any event that attracts people to the CBD, or anywhere else for that matter, will inevitably benefit everyone. But it's almost always the opposite.</p> <p>Speaking from experience we know that whenever the Little Big Market is held in the CBD that sales at Oscar &amp; Otto will be half their normal level - sometimes as little as 40%. As you will appreciate this is extremely frustrating as a business owner paying \$300 a week for CBD rates, to have our lunch eaten by free-loaders.</p> <p>Why is it that our sales are hit so hard? It's the double-edged sword of bringing in other F&amp;B operators at the events, and our regulars being unable to find a carpark. Food stalls and caravans at the events soak up all the coffee and food sales of those attending - so no trickle down for the likes of us - meanwhile regular customers give up on coming to our cafe because they can't find a park!</p> <p>We are optimistic and positive about all initiatives downtown, however want to once again express our frustration with events downtown directly penalising us with significantly lower sales. Cafe sales have been significantly directly impacted by these events including the Little Big Market - for the last year or so.</p> <p>To elaborate what I mean about being 'penalised' this is our experience: We work very hard to provide a consistently great product and great customer service to our customers. This has earned us a reputation as one of the city's top cafes and lots of loyal customers who come back again and again. It has earned us consistent sales, but even the most loyal customers give up on going to their favourite cafe when they can't find a car park. And that is the experience we have when Little Big Markets come to</p>
335	Brent	Warner	Mount Maunganui Life Guard Service	Strongly disagree	<p>Surf Clubs should be exempt from this clause because they are volunteer organisations with members working to raise funds to save lives. In a number of cases surf life saving clubs could run commercial entities to generate funds directly attributable to saving lives which morally and ethically overrides a rate paying business making profit.</p>

336	Raewyn	Whiteman		Disagree	The council has never considered businesses when they made decisions that would impact them. You say that but it dosent happen and you don't listen
337	Robyn	Parker		Neither agree nor disagree	All council areas and halls have to be treated the same eg the rules at Coronation Park are applied in the same way at the Greerton Hall or the Greerton Library Square. All council parks and halls bookings have to consider the existing rate paying business.

<b>Q16. Other minor policy changes</b> <ul style="list-style-type: none"> <li>clarifying that maintenance and repair work on sports fields are prioritised over bookings,</li> <li>clarifying that relevant site-specific plans will also inform how sports field bookings are prioritised,</li> <li>clarifying that some type of written approval from council is required for any commercial activity and community garden on Council land,</li> <li>requiring community gardens to have some type of written approval from council rather than specifying that a Licence to Occupy is required.</li> </ul> <b>Drafting and formatting changes, including updates to definitions, have also been made to simplify the document and make it more user-friendly.</b>				
Sub #	First name:	Surname:	Name of company / organisation / group that you are providing feedback on behalf of:	Q17. Do you have any comments or feedback on these minor changes?
1	Wiremu	Wiremu		A better mechanism to engage with users of the sports fields is needed - this will also help you with future issues
2	George	Swanepoel	0	I am strongly oppose to the proposal that maintenance and repair work on sports fields are prioritised over bookings. Events are sport fields are organised months in advanced, and if the Council is prioritising maintenance work and repair work over booked sporting events than that would have a negative impact on the sporting teams and those involved. I suggest that the Council and the sports field need to work together to schedule repair and maintenance work.
3	Dean	Reef	SWFS	Suggestion: offer spaces to be able for small local businesses to advertise. Not only events. It is impossible to reach local customers at the moment, and it is silly that local businesses have to resort to Facebook to reach their neighbours.
6	Paul	Glenton	Tauranga Woodcrafters Guild Inc	Should only be for essential urgent maintenance. Normal maintenance should be scheduled and as such should not be conflicting with bookings if a half decent resource management system is used for both
7	Erika	Harvey	Youth Voices Action (YVA)	<p>We support changes that make the policy clearer and more user-friendly, including clarifying when written approval is required.</p> <p>However, we ask Council to ensure the different approval types are clearly explained, particularly the practical difference between a Licence to Occupy and other forms of approval. Community organisations and charities need to understand the level of security, notice periods, obligations, and risks attached to each approval type.</p> <p>Where community groups or charities are providing ongoing public benefit from Council land or facilities, Council should consider whether a short-term or low-security approval type is appropriate, and whether stronger protections are needed.</p>

16	Tere	Strickland	Quest Mt Maunganui	<p>I support the continued and expanded use of Council land in ways that encourage families, visitors, and the wider community to actively enjoy Tauranga's parks, reserves, playgrounds, and public spaces. Council land should continue evolving into vibrant, welcoming destinations that strengthen community wellbeing, tourism, culture, recreation, and economic activity.</p> <p>I strongly support increased activation of public spaces through additional art installations, sculptures, murals, botanical gardens, outdoor fitness spaces, and mental health and wellbeing-focused community areas. I would also encourage further investment into children's playgrounds, particularly at Coronation Park, alongside improved public amenities and additional parking capacity to support both locals and visitors accessing the Mount Mainstreet area.</p> <p>Tauranga has an opportunity to become more innovative and experience-focused by supporting more regular community events and attractions on Council land, including markets such as The Little Big Markets, car club show days, carnivals, travelling fairs, circus events, cultural festivals, sensory installations, light displays, drone shows, and interactive public experiences. Cities internationally, including Hong Kong, have successfully created vibrant visitor economies through lighting, music, and technology-based public attractions that activate spaces both day and night.</p> <p>I also support policies that encourage community-led initiatives and partnerships that create safe, family-friendly, and accessible environments for all age groups. Public land should be viewed not only as recreational space, but also as an opportunity to improve community connection, support local business activity, encourage tourism, and strengthen social wellbeing outcomes across Tauranga.</p> <p>Overall, I support a flexible and progressive approach to the use of Council land that prioritises activation, accessibility, creativity, recreation, and positive community outcomes for current and future generations.</p>
19	Jason	Cook		Little big markets hog coronation park they are a destination so why dont they use Soper reserve
20	Kate	Evaroa		Competition clauses need to be added to your long term plan . You simplify can not expect businesses to compete with events in council land such as Little big markets , tack sales etc. when you have multiple events on traffic mannish be in place and paid for by the event not rate payers .
25	Todd	Morris	Otumoetai Cadets Cricket Club	We think repairs and maintenance being prioritized over bookings is a difficult but necessary step for clubs and councils. Long term durability of grounds and therefore long term enjoyment of grounds is reliant on an effective and scheduled maintenance plan.
26	Tim	Smith	BOP Rugby	R&M work being prioritised over bookings - as long as clubs and regular users are consulted on this and does not impact their usual in season usage. Must be a 'no surprises' policy.
29	William	Roome	Otumoetai Golf Club	N/A
31	Maaka	Nelson	Papamoa FC	Most of these items are common sense. The issue is they are administered by persons who have no understanding of the reaction of an action. In reality the degree of knowledge by persons implementing is not in any way shape or form how community runs. Policy making rules are fine, the knowledge of implmentation is misunderstood. I would rate knowledge 1/10 by existing staff. Relates to sports fields.

33	Thomas Michael	Botting	Hakanini surf school	I support clearer and simpler processes around approvals and use of Council land. Making policies easier to understand and follow is helpful for community groups, local operators and organisations working with Council.
35	Tabitha	Taylor		<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including:</p> <p>Health and Wellbeing: Promoting social connection and mental health.</p> <p>Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics.</p> <p>Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses.</p> <p>Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p>
46	tracey	cooke		council needs to work around its citizens not the other way around, there is no council without residents
52	Shane	Snowdon		Simplifying any policies makes sense. Being able to update when necessary is a vital strategy. Council fees are extremely high. I urge council to find courage to cap councillors wages to a max dependant on service. ( new policies, improvements, etc). Council should have its own maintenance crew and not use 3rd party companies, ripping our people off. Businesses who provide these services should compete with the council counterparts. Finding people who want to work for the people with these essential skills is key to attaining this.
54	Philip	Holmes		I work and live near Coronation Park in Mt Maunganui and I am aware that some businesses feel the Saturday markets negatively affect trade. My experience of this is that that markets bring a number of visitors to the Mount business district and the vibe is generally positive and family friendly. There are a lack of community events for much of the year and this space is generally underutilized. By encouraging more community use of this site I feel it brings an overall positive effect to the Mount Village and helps to reduce acceptance of antisocial behavior. TCC should be doing more to remove people living in tents from Coronation Park as this negatively impacts the image of the Mount Village and essentially makes this part of the public park off limits to the public. It is also a potential public safety risk which TCC and the police seem to ignore. With regard to business feeling their trade is affected I believe TCC should engage with the Markets and businesses to work out how they can all benefit from the influx of people who travel to The Mount to visit the markets. Perhaps more use of the Phoenix carpark site for Markets on occasion could also be considered to encourage foot traffic to the heart of The Mount main street.

58	Rachelle	Christensen	The big little markets	The big little markets is part of our community.
62	Jason	Cook	Ratepayer	The space needs to be available to a variety of people and events not just one highly profitable (not for profit) organisation blanket booking it and not letting anyone else use it.
67	Jasmine	Stowell		No
69	Breahna	Robinson		agree with these
72	Vanessa	Skinner	Kubaii Limited	I feel that checking whether there is any scheduled maintenance planned for the sports fields ahead of approving a booking to be made, is a more fair and reasonable approach, rather than simply canceling someones booking because maintenance needs to be completed.
73	dhaneera	rajapakshe	Ceylon cuisine	<p>I generally support efforts to make the policy clearer and more user-friendly. Clear approval processes and updated definitions can help community groups and small businesses better understand their responsibilities when using Council land.</p> <p>I also understand the need to prioritise maintenance and safety for sports fields and public spaces. However, I encourage Council to ensure that approval processes for commercial activities and community initiatives remain accessible, affordable, and not overly complicated for small businesses, community groups, and event operators.</p> <p>It is important that public spaces continue to support a wide range of community activities, local entrepreneurship, and inclusive events that benefit Tauranga residents.</p>
90	Erika Zsuzsanna	Csepan	Erika's Delicacies	No opinion / I don't know
91	Ora	PIHEMA		see previous notes.
123	Julie	Paama- Pengelly	Te Tuhi Mareikura Trust	No
127	Karen	Smith		Move LbM they have been there too long / no longer an event they own the place
137	Donna	Osborn		Seems reasonable.

149	Mario	wu	urba vista	<p>I am writing to express my strong concern regarding the proposed policy change that may permanently affect how often community markets are allowed to operate on public land.</p> <p>For me personally, community markets are not just a business opportunity — they are my primary source of income and the foundation of my livelihood. I run a small independent business, and market trading is the main way I support myself financially.</p> <p>Any reduction in the frequency or accessibility of these markets would have a direct and serious impact on my ability to earn a living. Unlike established retail businesses, market vendors rely heavily on regular weekly or monthly events to stay sustainable.</p> <p>Beyond income, these markets also provide an important platform for small local businesses like mine to connect with the community, build brand awareness, and grow in a fair and accessible way.</p> <p>I respectfully ask the Council to carefully consider the real-life impact this decision will have on small vendors who depend on these markets to survive, not just operate.</p> <p>I would appreciate the opportunity to have our voices properly heard in this consultation process.</p>
155	Ciara	Kelsey		Insufficient information has been shared to allow for formation of a stance. This is the case across much of this survey.
160	Carla	Beatrice		They are unnecessary and just a waste of taxpayer money.
169	Karina	Silvester		<p>Leave it how it is, public land should be accessible .</p> <p>Who makes these decisions???listen to the people who are long time residents here .</p>
179	Tom	Blampied		The more events this town has the better, there is no time like the now to bring our community together. We need less red tape so my vote is to keep things fluid, putting in place layers of approval holds up the use of facilities and also acts as a deterrent to put on events or use facilities. I see more positives out of a simple process to utilise council land than negatives.

185	Mike	Vermeulen	<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including:</p> <p>Health and Wellbeing: Promoting social connection and mental health.</p> <p>Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics.</p> <p>Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses.</p> <p>Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p>
186	Ben	Chester	<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including:</p> <p>Health and Wellbeing: Promoting social connection and mental health.</p> <p>Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics.</p> <p>Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses.</p> <p>Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p>

194	Christy	Arundel		<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including:</p> <p>Health and Wellbeing: Promoting social connection and mental health.                  Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics.                  Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses.</p> <p>Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p>
200	Jake	Bate	0	Do not cancel the markets
208	Nicole	Bath-Singh	Local food trucks	No
214	N	C		<p>I generally support these minor policy clarifications and drafting improvements where they help create clearer, more transparent, and more user-friendly processes for community groups, event organisers, and commercial operators using council land.</p> <p>Clarifying approval requirements and recognising the importance of site-specific plans should help improve consistency and understanding for all users. Prioritising maintenance and repair work on sports fields also appears reasonable to ensure facilities remain safe and functional for long-term community use.</p> <p>It is important, however, that written approval processes remain proportionate, accessible, and not unnecessarily burdensome for small community initiatives, events, or volunteer-led groups.</p>

215	Helen	Fraser	Bettie Monroe	<p>My name is Helen and I've got a shop on the Mount Maunganui Main Street called Bettie Monroe and I've been there for 16 1/2 years.</p> <p>I'm really concerned that the Little Big Markets are Trading a lot of Saturdays and they are taking away customers and our profit on the busiest day of the week.</p> <p>When they started they were at the park beside Zespiri and this didn't affect our Saturday trade. Now they are at Coronation Park and when I did an analysis for council last year the Saturdays that they traded we were down by 48%.</p> <p>This is really concerning as the council rates are increasing every year, we are paying the council rates not them and it's taking away trade on the busiest day, affecting my ability to survive in the Mt Main Street.</p> <p>They are now doing an intensive marketing campaign. I've spoken to Jay who runs the Mount Main Street business association, and he's great, but we need help, is there anything that you can do to help us please? They could move to another reserve. They used to operate once a month in the Mount and the other second weekend in Papamoa. I have spoken to stallholders and a lot of them are from out of town including Taupo, Auckland, Whakatane, they are not locals.</p> <p>Apparently the little big markets are only paying the council minimal for the occupation of Coronation Park. They advertise from 9-1pm, but I've often left work and they are still operating after 3 pm. I have had to decrease my staff numbers every Saturday that they operate as I cannot afford the usual amount of staff on a Saturday as foot traffic is severely decreased.</p> <p>What can you do to help?</p> <p>Thank you for reading my email, please feel free to call me.</p>
217	Giuseppe	Musca	IN ITALY LTD	<p>We support clearer approval requirements and improved policy wording. We also encourage Council to continue ensuring that all recurring commercial activities on Council land are assessed consistently and transparently, including consideration of impacts on parking, accessibility, surrounding businesses, and overall public benefit.</p> <p>As Mount Maunganui continues to grow, maintaining a balanced and fair approach to the use of shared public spaces will become increasingly important for both the community and permanent local businesses.</p>

218	Simona	Caracausi	IN ITALY ltd	<p>The proposed updates appear sensible and helpful in making the policy easier to understand and administer. We support clearer approval processes and continued oversight of activities taking place on Council land to ensure public spaces remain accessible, balanced, and beneficial for the wider community.</p> <p>As public spaces become increasingly used for different activities, it is important that Council continues to consider cumulative impacts on parking, congestion, neighbouring businesses, and shared community access.</p>
219	Moira	Lomas		No
222	Mel	Read		<p>I generally support these minor policy changes, as they improve clarity and consistency in how council land is managed.</p> <p>Prioritising maintenance and repair of sports fields is practical and helps protect long-term community use. Clarifying the role of site-specific plans and approval requirements also provides better guidance and transparency.</p> <p>However, any approval process for commercial activities or community gardens should remain simple, accessible, and proportionate. It is important that these requirements do not create unnecessary barriers for community-led initiatives.</p> <p>Overall, these changes are sensible, provided the focus remains on enabling community use and ensuring processes are clear and fair.</p>
229	Cherie	Wilson		Council lands should be available for community markets
233	Keith	Livingstone	Livingstone Property Investments	<p>clarifying that some type of written approval from council is required for any commercial activity and community garden on Council land,</p> <p>Produce should not be for profit on community land.</p>
240	Wil-Riaan	Engelbrecht	Group Manager YMCA	No
242	Emily	Parker		No - seems sensible.
243	Marielle	Haringa		Please keep supporting the Little Big Markets, they are a great event, free to attend, and bring much atmosphere to the mount.

248	Karlene	Brown		<p>I strongly disagree with this proposed change. It introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment', creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of public benefit, including community wellbeing, vibrancy, inclusivity, and economic activation. Any assessment of commercial impact must be supported by independent evidence rather than unverified complaints.</p> <p>The Little Big Markets have operated at Coronation Park for 13+ years and represent exactly the kind of community-focused, publicly accessible activity that public land is meant to support.</p>
251	Renée	Arthur		<p>Events and activities should offer an economic benefit to the wider region and retailers as well as a proven community benefit (not just "come along and support stallholders").</p> <p>I would prefer to see family friendly and cultural events in public spaces than commercial events. I also think the dog friendly policies should be assessed. People shouldn't be able to take their dogs to community events.</p>
269	Franique	Gray		<p>I believe all of these reasons for changes are valid, and I agree that organisations should prioritise all aspects of maintenance and safety for the grounds they're on and using.</p> <p>Communication is also great. I think all of these changes being proposed are good.</p>
270	Georgia	Flanagan		<p>Keep the little big markets alive!! Support small businesses, markets and community gardens they keep our community alive and are the only reasons that I go out and spend money in the community!!!</p>
274	Caroline	Harrop		<p>I don't agree with repair work on sports fields are more important than sporting bookings it would have to have real merit to stop sports going ahead it wouldn't be fair to the paying sports to be told you can't use your facilities because a contractor can't organise themselves</p>
275	Sarah	Morgan		<p>As long as the community is the focus not commercial interests</p>

279	Debbie	Remnant		<p>I strongly disagree with this proposed change. It introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use.</p> <p>This requirement lacks objective criteria for assessing 'impact' or 'detriment', creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of public benefit, including community wellbeing, vibrancy, inclusivity, and economic activation. Any assessment of commercial impact must be supported by independent evidence rather than unverified complaints.</p> <p>The Little Big Markets have operated at Coronation Park for 13+ years and represent exactly the kind of community-focused, publicly accessible activity that public land is meant to support.</p>
281	Porina	McLeod	Mauao Adventures	Agree to all
285	Bernita	Stone		I think this will narrow rather than broaden community access to public places for the community.
287	kathrine	canales		As a food vendor and small business like us we support the little big markets for making a great turn out event on the coronation park , with lots of tourist and visitors during summer it helps the community and small business as well , we travel outside tauranga just to join and sell our food products as we don't have like that market in our place, and it also help us to go through the week as well.
288	Lane	Liu	0	No
308	Julie	Lamont	Tauranga Model Marine Engineering Club	Approve
309	Ian	Waite	0	yes agree
326	Grace	Hickson	Little Big Events	N/A
329	Haley	Ashby		Dont make community gardens HARD.
335	Brent	Warner	Mount Maunganui Life Guard Service	We strongly believe the council should consider exempting Surf Life Saving Clubs from this change.
337	Robyn	Parker		Treat all sports clubs on a level field , dont plan maintenance and repair works that create players to loose interest as their feild is closed weekends so no games

Emailed Submissions				
Sub #	First name:	Surname:	Name of company / organisation / group that you are providing feedback on behalf of:	Feedback
30	Buddy	Mikaere		Changes look relatively straightforward to me. Thank you for seeking comment.
34	Chris	Duffy	The Little Big Market	Submission attached.
36	Joshua	Speeden	Flux Boutique	I've been a regular market vendor at the little big markets for 17 years (since the very first day), this side income enables me to do my other passion of conservation. Where I work for maketu wetland society and Bay conservation alliance as a school conservation educator. I would be deeply saddened to lose any of these regular markets and as a youth worker for over 20 years I feel the vibrancy and community spirit the market creates is being undervalued. Even more specifically my wife and I own Flux boutique. A permanent homewares store just a few stores down from coronation park at 270 Maunganui road. The market days bring people into town and absolutely boost our instore foot traffic and sales for the day. As a Main Street retailer we believe cutting market days would actually decrease our sales and the overall vibrancy of town on the weekends. Furthermore there are several businesses in my Maunganui that had their beginnings as market vendors at the little big markets such as sponge drop, Please consider this when making policy.
38	Amelia	Guest	LBM vendor	I am writing as a regular vendor with The Little Big Markets to provide my feedback on the Draft Revised Use of Council Land Policy 2026. 1. Opposition to Commercial Protectionism (Sections 5.4 & 7.4) I am concerned about the requirement to consider "existing ratepaying businesses" when approving activities on public land. As a small business owner, I rely on the foot traffic and vibrancy created by the markets. Public land is "primarily for community use," and decisions should not favour one type of commercial business over the broader public benefit. My Impact: Trading at the markets allows me to support my family, and pay rent. Without the regular markets I could struggle immensely. 2. Demand for Evidence-Based Limits (Section 7.10) The policy allows officials to limit events based on the "livelihood of existing traders". Any decision to cap events must be based on independent economic data, not subjective complaints from competitors. I support a policy that ensures fairness and transparency for all operators. 3. Recognition of Proven Track Records (Section 7.7) I support the recommendation that operators with a compliant history and demonstrated community outcomes, like The Little Big Markets, should be given meaningful weighting and longer-duration permits. This would provide me with the certainty I need to continue investing in my business and the community. Conclusion Public land delivers its greatest value when it remains active and community-focused. I urge the Council to ensure this policy protects the vibrant event culture that makes our city a great place to live and visit.
39	Niki	Gibbison	MiTru IQ™	I am writing as a regular vendor with The Little Big Markets to provide my feedback on the Draft Revised Use of Council Land Policy 2026. 1. Opposition to Commercial Protectionism (Sections 5.4 & 7.4) I am concerned about the requirement to consider "existing ratepaying businesses" when approving activities on public land. As a small business owner, I rely on the foot traffic and vibrancy created by the markets. Public land is "primarily for community use," and decisions should not favour one type of commercial business over the broader public benefit. My business, MiTru IQ , has traded with The Little Big Markets for the past 3 years and the markets form a significant part of my income throughout the year. During peak summer weekends I can generate 1,200 2,000 per market day Beyond the financial impact, the markets also provide an important sense of community and connection that is difficult to replicate through online sales alone. Running a small business can often feel isolating, and the markets create opportunities to connect face-to-face with customers, other vendors and the wider community. Through The Little Big Markets I have built valuable relationships with other local businesses, leading to cross-promotion opportunities, collaborations and ongoing support networks between small business owners. These connections have been incredibly important both professionally and personally. The markets also allow customers to experience products in person, ask questions directly and build genuine relationships with brands. Many customers discover businesses at the markets and continue supporting them online long after the event. In the current economic climate, small businesses are already facing significant pressure through rising operational costs and reduced consumer spending. Reducing more than 12 key summer events would have a substantial impact on my ability to maintain consistent income, invest back into my business and continue growing sustainably. 2. Demand for Evidence-Based Limits (Section 7.10) The policy allows officials to limit events based on the "livelihood of existing traders". Any decision to cap events must be based on independent economic data, not subjective complaints from competitors. I support a policy that ensures fairness and transparency for all operators. The Little Big Markets have built a strong reputation over many years for creating community-focused events that attract significant foot traffic and economic activity into the area. Any restrictions on these events should be supported by clear evidence demonstrating genuine negative impact, rather than assumptions about competition. 3. Recognition of Proven Track Records (Section 7.7) I support the recommendation that operators with a compliant history and demonstrated community outcomes, like The Little Big Markets, should be given meaningful weighting and longer-duration permits. This would provide me with the certainty I need to continue investing in my business and the community. The markets have consistently created vibrant, well-attended events that support local makers, small businesses and the wider Tauranga community. Long-term certainty is important not only for event organisers, but also for the many businesses that rely on these events to plan inventory, staffing, marketing and future growth. Conclusion Public land delivers its greatest value when it remains active, inclusive and community-focused. The Little Big Markets contribute significantly to the vibrancy, economic activity and social connection within Tauranga and the wider community. I urge the Council to ensure this policy protects the vibrant event culture that makes our city a great place to live, work and visit, while continuing to support the many small businesses that rely on these opportunities to remain sustainable.
47	Craig	Wearne		I understand there is a proposal to reduce the number of days the little big markets run at coronation park Mt Maunganui. I own a business in Mount Main Street and disagree with the notion that the markets have an adverse effect on businesses in the area. This notion is being driven by small noisy minority and does not have my support. The markets are a part of the fabric of the community drawing people that otherwise may not come to the Mount. They are also an opportunity for smaller retailers to promote and sell their products. Retailers that cannot or do not require permanent premises. Frequent markets are a feature all towns so to reduce them makes no sense as other communities wish to increase them as a way to attract customers back to city centres. Mount Maunganui is bucking the trend of dying retail centres and should not be tinkered with. This includes parking changes. If it ain't broke do not fix it. I am available for discussion on this. Please listen to the quiet majority.

48	Corey	Aitken	<p>I am writing as a long-time local resident of Mount Maunganui in strong support of retaining The Little Big Markets at Coronation Park and opposing any rule changes that would restrict or prevent these markets from continuing to operate in this important public space. Coronation Park is public land, and public land should be used for the benefit of the wider community not shaped primarily around isolated complaints or narrow commercial concerns. Spaces such as this play a vital role in bringing people together, supporting local businesses, encouraging tourism, and creating a vibrant and connected community atmosphere that reflects the character of Mount Maunganui. Any decision to limit or remove community events from public spaces should be supported by independent assessment and balanced consideration. This assessment should not focus solely on direct commercial overlap or competition concerns, but also on the wider civic, cultural, and social value generated through the activation of public spaces. Markets like The Little Big Markets create opportunities for local makers, artists, food vendors, families, and visitors to engage in a meaningful and positive way that benefits the broader community. The Little Big Markets have been a valued part of our community for 17 years. That kind of longevity and consistent public support should count for something. Events do not survive for nearly two decades unless they are genuinely valued by the people who attend them and by the wider community they serve. Over many years, these markets have become part of the identity and culture of Mount Maunganui and have contributed significantly to the atmosphere and appeal of the area. As a local resident, I strongly encourage decision-makers to protect and support community activation within Coronation Park rather than reduce it. Maintaining these markets is not simply about preserving an event it is about preserving community connection, local opportunity, and the unique character that makes Mount Maunganui such a special place to live and visit. Thank you for taking the time to consider the views of local residents and community supporters.</p>
49	Tyler	Tabak	<p>I wish to make a submission on the use of coronation park. My thoughts in general; 1. Public land should be used for community benefit, not shaped by isolated complaints. 2. Any decision to limit community events should be supported by independent assessments, and not just on any direct commercial overlap, but also wider civic, cultural, and social value created through activation of public space. 3. The Little Big Markets have been a community staple for 17 years and that track record should count for something. The mount vibe and culture has been detrimentally affected by the closure of mauao and hot pools, taking away key community events like the little big markets will do further damage to our community. Please let it be. The grass is otherwise home to ducks and the unhoused, let s keep the positive uses and build on it</p>
51	Marcela	Diaz & Leandro Baud	<p>I am writing as a regular vendor with The Little Big Markets to provide my feedback on the Draft Revised Use of Council Land Policy 2026. 1. Opposition to Commercial Protectionism (Sections 5.4 &amp; 7.4) I am concerned about the requirement to consider "existing ratepaying businesses" when approving activities on public land. As a small business owner, I rely on the foot traffic and vibrancy created by the markets. Public land is "primarily for community use," and decisions should not favour one type of commercial business over the broader public benefit. My Impact: This reduction in market dates would mean that we have to close our business or move to another town. We built this small business from an idea, thinking primarily of selling our art on Saturdays at the Little Big Markets in Coronation Park. We spent months and years creating new designs, focusing on locals and tourists at the Mount. That's the way we found to grow slowly. We built our customer base at the market over the last six years. We survived Covid and the lockdowns. It took a lot of effort. A lot of time. We invested all our time and money in our business. We believe we make a difference. We believe our art brings something unique to the town. And many vendors are doing the same trying to start a small business in a local market. Every town has a local market in the best locations. Our town has The Little Big Markets it's an asset for Mount Maunganui. This market (and the local vendors) brings people from everywhere because it's fun, because they also built this business with a lot of effort, money, and many years of hard work, and they achieved something that not many people can achieve in all of Tauranga: a fun activity to do with family and friends close to the Mount. It should be respected as a local business that has operated for 17 years and is one of the main attractions to the Mount We think that most people spend no more than two or three hours in the market. And all those people spend money in local businesses the rest of the time. We depend on local businesses as much as they depend on us. We all offer products and services. That's why we are a community that gives value to this town. And we believe that we are not unfair competition. We live here and we pay our high taxes like everyone else. We understand that all the businesses in town are facing hard times, like all of us. But our 5-hour market, one day a week, can't be the cause. On the contrary, the market generates traffic. We are a force of approximately 100+ vendors who move people with social media; we attract customers to The Mount. Everybody wins. The town wins. For example, we sell hand-drawn maps of the Mount and Tauranga, and all of New Zealand. We also sell watercolour designs of the Mount. We know that at every market, at least one customer comes exclusively to The Mount to buy our products because we invest in advertising and social media. If every vendor (at least) has a customer who comes exclusively to the market, then at least 100+ new customers will spend money in the rest of the local businesses. But we are sure that many people simply come to the market to see if there is any local craft or art that they can buy directly from the local artists. We don't use imported frames we use Harrison frames, a local gallery that provides many jobs in Tauranga. They use local wood for manufacturing. This reduction in market dates means that they would be affected if we don't sell frames. This is another example of the positive connection between the market and local businesses. This reduction in market dates also means that we would have to find another way to earn that income, but starting over in another town would end up forcing us to move to Australia just like many low-to-medium-income Kiwis who can't find a way to survive in New Zealand. Because if this policy is approved, we wouldn't be able to afford our expensive rent and life in the town we love (and neither would many other vendors). This place looks like it will finally be enjoyed only by those who can afford the high price of living here but the price is higher and higher. Now it's not just the costs; now we face a potential new restriction for us as local small businesses, and the right to trade normally in Coronation Park's local market is at stake, adding a new financial stress to our mental health to deal with from now on. We hope this decision will be taken seriously, thinking of what is best for our town. 2. Demand for Evidence-Based Limits (Section 7.10) The policy allows officials to limit events based on the "livelihood of existing traders". Any decision to cap events must be based on independent economic data, not subjective complaints from competitors. I support a policy that ensures fairness and transparency for all operators. 3. Recognition of Proven Track Records (Section 7.7) I support the recommendation that operators with a compliant history and demonstrated community outcomes, like The Little Big Markets, should be given meaningful weighting and longer-duration permits. This would provide me with the certainty I need to continue investing in my business and the community. Conclusion Public land delivers its greatest value when it remains active and community-focused. I urge the Council to ensure this policy protects the vibrant event culture that makes our city a great place to live and visit.</p>
55	Dean	Wearne	<p>Careful that your change of policy doesn't limit the access of the Little Big Markets to the use of Coronation Park. Over 17 years of service to the Mount community and to a vibrancy Tauranga CBD envies. Their venture adds considerable vibrancy to the Mount for both locals and visitors alike. Don't think the Mount Business Association is a fair reflection of the views of Mount businesses - their own strategic plan has their engagement from businesses and landlords in the area at a very low rate. If there is to be consideration of the effect on commercial rate payers then a true survey of the businesses should be undertaken. Complaints that council receive are never a fair reflection of consensus s. Happy people have limited need or will to engage in consultation. The consideration of those commercial rate payers should not be to the detriment of the view of non-commercial rate payers and the visitors the vibrancy of the markets attracts. Safe to say whatever you are doing in Tauranga should not be transferred to the Mount - if it ain't broken don't try and fix it. Without the Little Big Markets that space is left to the homeless with very little community engagement as a result. The weighting of commercial interests should have little priority in the decision making. On survey I guarantee those negative voices are a limited number of the commercial operators and a minuscule number of our community as a whole. The Mount has vibrancy because of the way policy has been implemented in the past - land and parking - don't get it wrong by making changes where they aren't needed.</p>

61	Nathan	Turley		I'm submitting this as someone who lives here and uses these spaces. The Mount works While retail centres around the country are quietly dying, this place still draws people. That matters, and I don't think council fully appreciates how fragile that is. The draft policy introduces something that wasn't in the 2022 version. Clause 5.4 now requires council to ""consider existing rate paying businesses"" before approving commercial activity on public land. No mention of independent assessment required? No threshold for what counts as a legitimate concern? No obligation to weigh that consideration against what the activity actually contributes?? A nearby retailer with a grievance now has a formal avenue to shape what happens on public space. Markets and events bring people here. Those people walk past shops, stop for lunch, spend money in the area. The whole district benefits - very simple mechanism. Remove activations and you don't have busy streets that shops can work with... You create lifeless dead zones. Events/markets bring cultural and economic activity that would otherwise be lost into the bureaucratic abyss. Any assessment of commercial impact should be independent, and it should account for the full picture: economic flow-on to surrounding businesses, social value, cultural contribution, and what the space actually looks like without that activity running in it. A single objection from one business should not be enough to restrict something that serves the wider community. As written, this clause will be used exactly that way. That's not what a public land policy should enable.
74	Dhaneera	Rajapaksha	Sri Lankan Fusion Street Food	I am writing as a regular vendor with The Little Big Markets to provide my feedback on the Draft Revised Use of Council Land Policy 2026. 1. Opposition to Commercial Protectionism (Sections 5.4 & 7.4) I am concerned about the requirement to consider existing ratepaying businesses when approving activities on public land. As a small business owner, I rely on the foot traffic and vibrancy created by the markets. Public land is primarily for community use, and decisions should not favour one type of commercial business over the broader public benefit. My business operates mainly through markets, festivals, and community events. These opportunities are essential for my livelihood, helping me support my family, grow my small Sri Lankan fusion food business, and contribute to the local economy. Without access to these events, many small vendors like myself would struggle to operate. 2. Demand for Evidence-Based Limits (Section 7.10) The policy allows officials to limit events based on the livelihood of existing traders. Any decision to cap events should be based on independent evidence and fair assessment, not subjective complaints from competitors. I support a policy that ensures transparency, fairness, and equal opportunity for all operators. 3. Recognition of Proven Track Records (Section 7.7) I support the recommendation that operators with a compliant history and demonstrated community outcomes, like The Little Big Markets, should be given meaningful weighting and longer-duration permits. This would provide certainty for vendors and organisers to continue investing in their businesses and contributing positively to the community. Conclusion Public land delivers its greatest value when it remains active, inclusive, and community-focused. I urge the Council to ensure this policy protects the vibrant event culture that supports local businesses, brings people together, and makes Tauranga a great place to live and visit.
76	Poppy	Wilson-Howarth		I'm writing in opposition to the proposed changes to the Use of Council Land Policy, particularly the idea that complaints from fixed-premises businesses should be given significant weighting over the demonstrated community value of events like The Little Big Markets. The Little Big Markets are such an important part of the Mount community. They create an atmosphere that brings people into the area, encourages connection, supports small local businesses, and makes public spaces feel vibrant and alive. Personally, the markets are one of the main reasons I spend time around Mount Mainstreet. If I wasn't already going to the markets, I honestly would often avoid the area altogether. Instead, the markets make it feel enjoyable and worth the trip, and while I'm there I also browse local shops, grab food or coffee, and spend time in the wider area. I can't imagine I'm the only person who does this. The markets don't take away from the area, they activate it. I think it would be incredibly disappointing for a small number of business complaints to outweigh the very visible positive impact these events have on the wider community, local creatives, visitors, and the overall vibrancy of Tauranga's public spaces. Public land should be used in ways that encourage community participation and accessibility, not restricted in favour of private commercial interests. The businesses that operate from the markets will also be significantly impacted by the proposed changes, this is many people's livelihoods that are being jeopardised and I think a complete oversight from the council. The Little Big Markets have become part of the identity of this community over many years, and I strongly support their continued operation and protection within council policy.
81	Brooke	Tremain		I am writing as a vendor with The Little Big Markets to provide my feedback on the Draft Revised Use of Council Land Policy 2026. To begin with: I urge that the Council members involved with this policy reconsider the inconsistency of the Council's actions against such ""rate paying businesses"" over the years. Given the continuous hurdles and hardship with parking fee enforcement, and rate increases, suffocating such businesses, goes against this Policy you are proposing... 1. Opposition to Commercial Protectionism (Sections 5.4 & 7.4) To ""protect"" business from opposition is just another way to cripple those who are just starting out: the dreamers, the hard workers. Those who bring livelihood, work, vision and hope to our community. As you will be aware, Public land is solely designated for community use and enjoyment. Therefore, any activity attempting to manipulate the nature of our community events, social well-being and small businesses as to cause harm, works against the sole purpose of the public land. The Impact on the Wider Community: Given the current cost of living, families strive to find fun, vibrant, safe activities for everyone to enjoy. Making market days a perfect fit for everyone. Also providing an opportunity for others to create an income in hard times. Attraction to market days is benefit for all: Foot traffic these days is hard enough to cultivate with the rise of social media and online shopping. Instead of restricting or shutting down community events, please support them instead. Getting people out of the house and socialising is always beneficial for health, social well-being, and gives people a chance to make new connections. - This is foundational for a thriving community. Big business always start small: We (small business owners) needs your encouragement and support to grow. To build future economic powerhouses in Tauranga for our community and families to thrive. This will provide economic stability and stories we can be proud of here in Tauranga. Small businesses need the Council's support more than ever. How can we ensure our Tauranga will be a thriving economic powerhouse in the future if we squash the seeds now? Individual financial well-being of the stall holders/entertainers: Whether it puts a meat on the table or is a family's full income stability. Removing the ability for people to provide for themselves works against good ethics and good moral standards of a modern world. 2. Demand for Evidence-Based Limits (Section 7.10) The policy allows officials to limit events based on the ""livelihood of existing traders"". Any decision to cap events must be based on independent economic data, not subjective complaints from competitors. I support a policy that ensures fairness and transparency for all operators. Generating new ways to support brick-and-mortar businesses should be the council's top priority. Removing the parking fees is a great place to start, if you have genuine concern. 3. Recognition of Proven Track Records (Section 7.7) I support the recommendation that operators with a compliant history and demonstrated community outcomes, like The Little Big Markets, should be given meaningful weighting and longer-duration permits. This would provide me with the certainty I need to continue investing in my business and the community. Public land delivers its greatest value when it remains active and community-focused. I urge the Council to ensure this policy protects the vibrant event culture that makes our city a great place to live and visit.,
82	Janine	Doenitz	Just Bread	I am writing as a regular vendor with The Little Big Markets to provide my feedback on the Draft Revised Use of Council Land Policy 2026. 1. Opposition to Commercial Protectionism (Sections 5.4 & 7.4) I am concerned about the requirement to consider ""existing ratepaying businesses"" when approving activities on public land. As a small business owner, I rely on the foot traffic and vibrancy created by the markets. Public land is ""primarily for community use,"" and decisions should not favour one type of commercial business over the broader public benefit. My Impact: Trading at The Little Big Markets is a very important part of our business and livelihood. As a small family-run bakery, the markets help us generate weekly income, connect with our community and grow our customer base across Tauranga and the Bay of Plenty. The markets have helped us build our brand from the ground up and bring many regular customers to our wholesale and other business activities. Reducing or cancelling these events would have a significant financial impact on our business and would affect our ability to continue growing and supporting our family. 2. Demand for Evidence-Based Limits (Section 7.10) The policy allows officials to limit events based on the ""livelihood of existing traders"". Any decision to cap events must be based on independent economic data, not subjective complaints from competitors. I support a policy that ensures fairness and transparency for all operators. 3. Recognition of Proven Track Records (Section 7.7) I support the recommendation that operators with a compliant history and demonstrated community outcomes, like The Little Big Markets, should be given meaningful weighting and longer-duration permits. This would provide me with the certainty I need to continue investing in my business and the community. Conclusion Public land delivers its greatest value when it remains active and community-focused. I urge the Council to ensure this policy protects the vibrant event culture that makes our city a great place to live and visit.

88	Virag	Angela Berezckine Kis	Angie's Little Kitchen	<p>I am writing as a regular vendor with The Little Big Markets to provide my feedback on the Draft Revised Use of Council Land Policy 2026. 1. Opposition to Commercial Protectionism (Sections 5.4 &amp; 7.4) I am concerned about the requirement to consider "existing ratepaying businesses" when approving activities on public land. As a small business owner, I rely on the foot traffic and vibrancy created by the markets. Public land is "primarily for community use," and decisions should not favour one type of commercial business over the broader public benefit. My Impact: I have been a stallholder at The Little Big Markets for two years, and my business is my sole source of income. Our livelihood depends strongly on this market; if these proposed changes make it impossible for us to trade, my family's financial security will be directly jeopardized. The Little Big Market is much more than just a place of trade; it is the only high-quality community space in Mount Maunganui that remains truly inclusive, welcoming everyone regardless of ethnic, social, religious, or sexual orientation. We consistently see familiar faces who do not just come to shop, but spend hours connecting with friends, fostering a vital sense of community belonging. The draw of this market extends far beyond the borders of Tauranga. On numerous occasions, customers have traveled from other cities, such as Rotorua, Hamilton, Omokoroa etc, specifically to enjoy our food, acting as a regional magnet for the area. This is particularly crucial now, as tourist traffic has drastically and noticeably declined following the tragic landslide in January and the subsequent closures of the Mount, Campground, and Pool. I strongly disagree with the proposed policy shift that prioritizes the "commercial interests" of fixed-premises businesses over community events. It is important to note that fixed-location shops have the opportunity to trade seven days a week, whereas we have only five hours on a single day of the weekend. Our presence does not take away from local shops; instead, it creates the very vibrancy and foot traffic that benefits all surrounding businesses. The primary purpose of public land must remain community use, health, and social connection, rather than subjective commercial protectionism. Decisions should be based on public benefit and independent impact assessments rather than unverified complaints from competitors. I urge the Council to reconsider these changes and ensure that The Little Big Market can continue to operate without restrictive caps that threaten our local economy and community spirit. 2. Demand for Evidence-Based Limits (Section 7.10) The policy allows officials to limit events based on the "likelihood of existing traders". Any decision to cap events must be based on independent economic data, not subjective complaints from competitors. I support a policy that ensures fairness and transparency for all operators. 3. Recognition of Proven Track Records (Section 7.7) I support the recommendation that operators with a compliant history and demonstrated community outcomes, like The Little Big Markets, should be given meaningful weighting and longer-duration permits. This would provide me with the certainty I need to continue investing in my business and the community. Conclusion Public land delivers its greatest value when it remains active and community-focused. I urge the Council to ensure this policy protects the vibrant event culture that makes our city a great place to live and visit.</p>
93	Drew	Gregory		<p>I'm writing to express my concern regarding the proposed changes to the Use of Council Land Policy and the impact this may have on long-running community events such as The Little Big Markets. As someone who has attended and supported these markets over the years, I believe they add enormous value to the wider Tauranga community. They create connection, support local creatives and small businesses, bring life into public spaces, and contribute to the character and vibrancy of the Mount. It would be disappointing to see decisions around public land become overly influenced by subjective commercial complaints rather than the broader benefit these events provide to the public. Community spaces should remain accessible for events that encourage people to gather, support local enterprise, and activate shared spaces in a positive way. The Little Big Markets have become a well-established part of the local culture over many years, and I believe council should be supporting initiatives like this rather than creating barriers that could limit their future. I encourage council to carefully reconsider the proposed policy changes and ensure there is a fair, transparent, and balanced process around the use of public land.</p>
94	Erin	Cave		<p>As a resident of Mount Maunganui, and a business owner, I strongly disagree with this proposed change. Singular businesses (or the boards on which those businesses owners sit) shouldn't be able to crush the community use of council land. While I agree that the past few years have been harder on businesses, reducing the commercial choices of the public is not progressive or productive, but insulting to the independence of the public. It is so disheartening to hear that The Little Big Markets dates will be diminished to accommodate the opinions of a vocal handful - many of which, got their start at the markets themselves, effectively pulling the ladder up behind them. If we ban all of the draw cards to visit the Main Street other than for recreational shopping, the street will struggle more than it does now. The reality is, people aren't travelling into town or the Mount main-street, just to peruse retail stores like they used to. Hospitality businesses and events draw them in. Why is a business association impacting policy at this level, without advertised public consultation? This requirement lacks objective criteria for assessing 'impact' or 'detrimment', creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of public benefit, including community wellbeing, vibrancy, inclusivity, and economic activation. Any assessment of commercial impact must be supported by independent evidence rather than unverified complaints. The Little Big Markets have operated at Coronation Park for 13+ years and represent exactly the kind of community-focused, publicly accessible activity that public land is meant to support.</p>
95	Perry	Farrell		<p>I strongly disagree with this proposed change. It introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use. This requirement lacks objective criteria for assessing 'impact' or 'detrimment', creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of public benefit, including community wellbeing, vibrancy, inclusivity, and economic activation. Any assessment of commercial impact must be supported by independent evidence rather than unverified complaints. The Little Big Markets have operated at Coronation Park for 13+ years and represent exactly the kind of community-focused, publicly accessible activity that public land is meant to support.</p>
96	Caleb	Walsh		<p>I would like to express my concern regarding the proposed policy changes that could permanently reduce the frequency of community market operations at Coronation Park. I strongly believe that public land should primarily be used for broad community benefit and enjoyment, rather than policies being shaped by isolated complaints or narrow interests. Spaces such as Coronation Park play an important role in fostering community connection, supporting local creatives and small businesses, and creating vibrant public spaces for residents and visitors alike. Any decision to limit community events should be supported by independent and balanced assessment criteria. Consideration should extend beyond direct commercial overlap and include the wider civic, cultural, tourism, and social value created through the activation of public spaces. The Little Big Markets have been an important part of the Tauranga community for 17 years. That longevity, consistency, and positive contribution to the city should carry significant weight in any decision-making process. Their proven track record demonstrates ongoing public support and meaningful community value. I encourage Council to carefully consider the broader long-term benefits these markets provide before implementing any restrictions that may permanently impact their operation.</p>
97	Mia	Smith	Mount Bowls	<p>Please we are absolutely begging that this does not go ahead this community needs family events like The Little Big Markets to continue to be a regular thing in the Mount. Why does this council continuously want to take away this city's personality? To make money?? It's completely disheartening what is happening to our city. This council should be creating spaces like this for our community to enjoy, not stripping them away for no good reason.</p>
98	Mia	Smith		<p>I do not support this proposed change. It introduces a subjective layer of commercial protectionism that does not align with the intended purpose of council land, which is to serve the community. Without clear criteria for assessing impact or detriment, there is a risk that decisions could favour individual commercial concerns over broader community outcomes. Public land decisions should be guided by balanced, evidence based assessments that consider community wellbeing, vibrancy, inclusivity, and economic benefit. Any concerns about commercial impact should be supported by independent evidence rather than unverified complaints. The Little Big Markets have been part of Coronation Park for more than 13 years and remain a strong example of the community focused activity that public land is designed to support.</p>

99	Ashlee	Webster		I am writing in regards to the proposed changes to the Use of Council Land Policy, and to acknowledge the importance of operations like The Little Big Markets. We are a local business that has been fortunate enough to grow within the Bay, nationally, and now internationally, thanks to the start we were given by the likes of The Little Big Markets. New Zealand is an incredible country for encouraging and nurturing new business ventures, but the size of our population and the current economic climate means start-ups need all the support they can get. The tools we use to aid growth are crucial, and finding community is often the only way forward, which is exactly what The Little Big Markets provides. They have been champions for so many successful local brands over the years, including the likes of Spongedrop, Pepper & Me, and many more. To restrict the usage of public land is to take away opportunities for innovation, growth, and for people to earn a livelihood that not only chases a dream, but supports their families. While I understand some dates are still being offered, we need to think of the wider community rather than the commercial interests of a few individual objectors. Who really benefits from fewer markets? The more vibrant activity we have in our public spaces, the better, and this is more necessary in the Mount than ever.
100	Dee	Gillard		The Little Big Markets have operated at Coronation Park for 13+ years and represent exactly the kind of community-focused, publicly accessible activity that public land is meant to support.
101	Rae	Baker		The Little Big Markets have been operating at Coronation Park for more than 13 years and have become a well-loved and established part of the community. They create an accessible public space that supports local makers, small businesses, community connection, and positive economic activity, while contributing to the vibrancy and activation of the area. Many businesses have gone on to flourish after starting at the Little Big Markets, and they provide great reason for people to visit the mount at the weekends. Public land plays an important role in enabling activities like this. Events and markets that are inclusive, community-focused, and accessible to a wide range of people. The success and longevity of the Little Big Markets demonstrate the value these types of initiatives bring to both residents and visitors alike. Any decisions relating to the use of council land should continue to consider the broader public benefit these events create, including community wellbeing, social connection, local economic support, and place activation. Where commercial impact is considered, it should be assessed through clear and evidence-based measures to ensure decisions remain balanced, fair, and aligned with the wider interests of the community. It's understandable and reasonable that others may also wish to use these spaces, however any decision-making process should take a balanced view of the overall community benefit being created. Events and activation bookings should be able to clearly demonstrate their contribution to the community, local economy, accessibility, and public value when being considered alongside long-standing initiatives that already deliver these outcomes. The loss of the regular Little Big Markets would likely have a negative impact on the vibrancy and character of our place. It's disappointing to think that council process is the reason to the loss of something that so clearly aligns with the community outcomes and activation our city is striving to achieve.
102	Zoe	Hunter		The Little Big Markets has been a valued part of the community for the past 17+ years. It is a destination that many people visit regularly on weekends, bringing vibrancy, visitors, and a strong sense of community into the heart of Mount Maunganui. The markets create a positive atmosphere in Downtown the Mount and have also provided an important starting point for many local businesses before they moved into permanent retail spaces along the main street. At a time when access to Mauao is limited, it is important to support initiatives that encourage people to continue visiting the Mount area. The markets play a positive role in attracting both locals and visitors, benefiting the wider community and surrounding businesses. There are also many opportunities for collaboration between local businesses and the markets. Businesses can participate through market stalls or by working together to create complementary street market events on market days. This creates mutual benefits for Mount businesses, the markets, and the wider community alike. Many of the businesses within the markets are small artisan start-ups, and it is important they continue to have opportunities to grow and trade. Every business starts somewhere, and fostering a supportive environment benefits everyone. Rather than competing against one another, there is a real opportunity for businesses and the markets to work together in a way that strengthens the local economy and community spirit. I strongly disagree with this proposed change. It introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use. This requirement lacks objective criteria for assessing 'impact' or 'detriment', creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of public benefit, including community wellbeing, vibrancy, inclusivity, and economic activation. Any assessment of commercial impact must be supported by independent evidence rather than unverified complaints. The Little Big Markets have operated at Coronation Park for 13+ years and represent exactly the kind of community-focused, publicly accessible activity that public land is meant to support.
103	Mark	Webster		I am writing to formally object to this policy change. It's a push toward commercial protectionism, which goes against what council land is for: the community. The Little Big Markets have successfully operated at Coronation Park for over 13 years, serving as a benchmark for how public land can bring social connection, cultural vibrancy, and economic activation to our community. On a personal level, these markets served as a vital incubator for our business. It was the exact platform we needed to test our concept, gather feedback, and learn how to refine our offering. Restricting the community use of public land directly stifles grassroots innovation and the growth of small, local businesses like ours. Public spaces are at their absolute best when they can be temporarily transformed for collective benefit. I urge the council to support local innovation and community well being by rejecting this proposed policy change.
106	Mary	Estelle		I strongly disagree with this proposed change. It introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use. This requirement lacks objective criteria for assessing 'impact' or 'detriment', creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of public benefit, including community wellbeing, vibrancy, inclusivity, and economic activation. Any assessment of commercial impact must be supported by independent evidence rather than unverified complaints. The Little Big Markets have operated at Coronation Park for 13+ years and represent exactly the kind of community-focused, publicly accessible activity that public land is meant to support. Take a slow breath ;)
107	Richard	Porter		I strongly oppose this proposed change. It introduces a layer of subjective commercial protectionism that runs counter to the primary purpose of council land, which is community use. The proposal sets no objective criteria for assessing ""impact"" or ""detriment"". Without that, the practical effect is that individual commercial concerns get weighted above broader public outcomes by default. Decisions about the use of public land should be grounded in a balanced assessment of public benefit. That includes community wellbeing, vibrancy, inclusivity, and economic activation. Where commercial impact is raised, it should be supported by independent evidence, not unverified complaints. The Little Big Markets have operated at Coronation Park for more than 13 years. They are precisely the kind of community-focused, publicly accessible activity that public land exists to support.
109	Sarah	Marshall		I strongly disagree with this proposed change. It introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use. This requirement lacks objective criteria for assessing 'impact' or 'detriment', creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of public benefit, including community wellbeing, vibrancy, inclusivity, and economic activation. Any assessment of commercial impact must be supported by independent evidence rather than unverified complaints. The Little Big Markets have operated at Coronation Park for 13+ years and represent exactly the kind of community-focused, publicly accessible activity that public land is meant to support.

110	Emma	Jones		I've heard that the Little Big Markets have had their summer dates reduced and their existence may be in threat. I find this hard to believe, these markets are an absolute boon for Mount Maunganui, and very important to our community. It is such a highlight for us each time to go there, have a wander around, feel part of the community and admire all the talented people that put in so much work to their arts, crafts and food. It's great to have a free, publicly accessible event in the Mount. Often I'll take visitors, we'll do a round at the markets, maybe buy a thing or two, but then head to Main Street to do the shops and have a proper sit down meal. The Markets DRAW people to the Mount, they don't take away from the shops. They are 2 separate economies with some overlap but in this case both benefiting from each other. It would be a travesty to have less markets, another blow for the Mount Community. I truly hope you are considering the wider impacts of reducing these markets on the whole community.
112	Cherie	Hill		I am writing to express my strong support for the Little Big Market and my serious concern regarding the proposed changes that could threaten its future at Coronation Park. The Little Big Market is exactly the kind of event that makes Tauranga a great place to live. It brings people together, creates a vibrant atmosphere, and fosters a real sense of community pride. As a family, it is one of our favourite local outings and it gives us a reason to get out and enjoy our city. Beyond the community spirit it generates, the market provides genuine economic benefits to our region, supporting local makers, growers, and small businesses, while drawing shoppers who also spend money in surrounding cafés, shops, and businesses. Having operated at Coronation Park for over 13 years, the Little Big Market represents exactly the kind of community-focused, publicly accessible activity that public land is meant to support. I strongly oppose the proposed change. The proposal introduces a level of subjective commercial protectionism that is fundamentally inconsistent with the primary purpose of council land: community use. It lacks objective criteria for assessing 'impact' or 'detriment', creating a real risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of public benefit including community wellbeing, vibrancy, inclusivity, and economic activation. Any assessment of commercial impact must be supported by independent evidence rather than unverified complaints. I urge the Council to reject this proposal and to continue championing the Little Big Market. It is a credit to Tauranga, and I sincerely hope it remains part of our community for many years to come. Thank you for your time and for the work you do for our city.
113	Tere	Strickland	Quest Mt Maunganui	I am writing to formally support The Little Big Markets and to strongly oppose the proposed changes to the Draft Revised Use of Council Land Policy 2026. I strongly disagree with this proposed change. It introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use. This requirement lacks objective criteria for assessing impact or detriment, creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of public benefit, including community wellbeing, vibrancy, inclusivity, and economic activation. Any assessment of commercial impact must be supported by independent evidence rather than unverified complaints. The Little Big Markets have operated at Coronation Park for over 13 years and represent exactly the kind of community-focused, publicly accessible activity that public land is meant to support. These events bring life, connection, and economic activity to Mount Maunganui, benefiting not only vendors but also the wider community and visitor economy. As the owner of Quest Mt Maunganui apartment hotel (40 apartments), I see firsthand the positive impact these events have. Our guests actively engage with and support the markets, its friendly vendors who are amazing Tauranga city ambassadors, enhancing the overall visitor experience in the Bay of Plenty region. We have maintained strong performance since opening in June 2023, with 93 occupancy, and a high proportion of repeat corporate travellers. Feedback from our guests (over 20,700 reservations) consistently highlights the value of local events, markets, and community vibrancy as part of their stay. While I understand some local retailers have raised concerns, it is important that policy decisions are not driven by a small number of subjective views. Many businesses, including ours, see clear value in these events and the role they play in supporting the local economy. Successful businesses must continue to evolve with changing market conditions, rather than relying on restrictions that limit community activation. Public land should remain accessible, vibrant, and community focused. The Little Big Markets deliver significant social and economic benefits, and their ability to operate should be supported, not restricted. I encourage Council to reconsider this proposed policy change and ensure that decisions remain fair, transparent, and grounded in measurable public benefit. I would be more than happy to meet in person should you wish to discuss further.
115	Kat	MacMillan		I am submitting in support of markets on council land. Markets are more than just selling things, they bring people together and are an event in their own right. I do totally understand the concerns from the commercial ratepayers. For me however, when I put a social cohesion lens across the city, I believe markets have a small but relevant positive effect in the connecting people with people space. They tend to bring people together across all demographics and bonds are formed across communities. Global polarisation is ranked number three in the top global risks by WEF over the next two years. <a href="https://www.weforum.org/publications/global-risks-report-2026/digest/">https://www.weforum.org/publications/global-risks-report-2026/digest/</a> So, hopefully TCC can find a win-win situation where markets are encouraged and expanded upon and get to have their place and business have a level of comfort and not total ownership over what goes on in their nearby spaces and places.
116	Cam	Attwood		I'm writing to support the Little Big Markets and push back on the proposed changes to the Use of Council Land Policy. I run a small business called Cain & Abel. We make kitchen knives. The Little Big Markets at Coronation Park have been a big part of how small businesses like ours connect with the Mount community. They bring people together, they bring foot traffic to the area, and they give local operators a place to actually sell face to face without needing a permanent retail space. The proposed policy change worries me. Letting a neighbouring business lodge a complaint and having council act on it without needing to prove any real harm is a bad precedent. That's not how public land should work. Public land is for the public. It should be used in ways that benefit the most people, not protected from use because one nearby business doesn't like the competition. The markets have been running for 17 years. They're not some experiment. They're a proven community asset. Thousands of people show up. Vendors rely on them. The Mount is better for having them. I'd hate to see a policy change quietly remove something this good from the community just because it's easier to say yes to a complaint than to fight for what works. Please keep the markets running and reject any changes that would make it easier to shut down community events on public land without proper evidence of harm.
119	Tasha	Meys		I want to weigh in on the Draft Revised Use of Council Land Policy 2026 I strongly disagree with this proposed change. It feels like it introduces a level of commercial protectionism that doesn't align with the purpose of council land, which should first and foremost be for community use. The wording is also far too subjective. There's no clear criteria around what impact or detriment actually means, which creates a real risk of individual business complaints outweighing the broader public benefit these events bring. Decisions around public spaces should be based on a balanced view of community wellbeing, vibrancy, accessibility, and local economic activity - not unverified claims about commercial impact. The Little Big Markets have operated at Coronation Park for more than 13 years and are exactly the kind of community-focused, publicly accessible events that council land should continue to support.
120	Alfred	and Cherie Weston		I am writing as an ex vendor with The Little Big Markets to provide my feedback on the Draft Revised Use of Council Land Policy 2026. 1. Opposition to Commercial Protectionism (Sections 5.4 & 7.4) In our experience as ex traders, I would challenge the effect a market has on existing ratepaying businesses, if anything a market provides a vibrancy and extra foot traffic to the commercial traders, with many of the customers venturing on to the local shops. Very few of the market traders sell products in direct opposition to the established businesses. A market provides an outlet for some very talented craftsmen, who can not afford to create an established business, in some instances, has resulted in a market trader developing his range and becoming a ratepaying trader in their own right. Markets like 'The Little Big Market' provide a vibrant, fun atmosphere for when overseas cruise ships visit the city, giving the visitors a valid reason to stay in Tauranga and as well as cruising the market, the passengers often look further afield and patronise the local shops and cafes. Without the market there would be very little to do in Tauranga. Public land delivers its greatest value when it remains active and community-focused. I urge the Council to ensure this policy protects the vibrant event culture that makes our city a great place to live and visit.

122	Rachel	Axis-Tanne		<p>I am writing to formally oppose the proposed amendment to the Use of Council Land Policy that would introduce consideration of existing rate-paying businesses commercial interests into the approval process for activities on public land. I also wish to register my concern about the reduction in dates offered to The Little Big Markets at Coronation Park across the 2026/27 summer trading period, which I believe is directly relevant to how this proposed clause would function in practice. I am writing in two capacities. Professional I am a registered social worker and Community Mobiliser based in Tauranga Moana, working in the primary prevention of sexual and family violence. My work is grounded in community-led development, working alongside people, wh nau, organisations and groups from all walks of life, ethnicities and demographics across this city. My substantive concern with the proposed amendment is that it imports a private-interest test into a public-interest policy, without the procedural safeguards that would normally accompany such a shift. The current policy framework is built on a public-benefit principle: council land is held in trust for the community, and decisions about its use are assessed against that benefit. The proposed amendment does not refine or strengthen that principle. It introduces a parallel consideration that operates on a different logic entirely, one in which the commercial position of a third party becomes a factor in whether a community activity is approved. Three issues follow from that. First, the amendment provides no objective criteria for what constitutes impact or detriment on an existing business. Without a defined threshold, the test becomes whatever a complainant says it is. This is not a workable standard for a public body making decisions on public assets. Second, the amendment does not require independent evidence. A neighbouring business's assertion of impact carries the same procedural weight as a substantiated one. In administrative decision-making, this is a meaningful gap. It shifts the burden away from the party making the claim and onto the community activity that must defend against it. Third, the amendment creates an asymmetry that disadvantages community-led activity by design. Established commercial operators have the resources, continuity, and proximity to council processes to lodge objections and pursue them. Community groups, kaupapa-led initiatives, and not-for-profit organisers generally do not. The result is a policy that, in operation, will systematically favour the parties least in need of council protection over the ones it is meant to enable. I do not believe this is the intent of the amendment. I do believe it is the effect. From a community-led development perspective, the practical concern is the chilling effect on activation. Organisers plan years ahead, and the introduction of a procedural risk of this kind, with no clear threshold and no evidentiary bar, will quietly reduce the number of community-led initiatives that make it to application stage at all. That is a difficult outcome to measure once it occurs, because what disappears is the work that never happens, but it is a real cost to the social fabric of this city. Personal and community I want to speak directly to the example that has prompted this submission. Rachelle and Chris Duffy are personal friends, and The Little Big Markets (as well as their other amazing work Our Place Magazine) are, in my view, one of the clearest examples of community-led activation that Tauranga has. They have operated at Coronation Park for more than thirteen years, and across seventeen years overall. In that time, they have built and held a space that brings diverse communities together, safely and inclusively, and they have done so with consistency and integrity. The mana the markets carry in this community is earned, integral and is so much more than a market or a business. It's a wh nau, that everyone belongs to. The Little Big Markets are precisely the kind of activity public land is intended to support. Free to attend, accessible, vendor-led, community-rooted, and economically meaningful to a wide range of small operators who depend on that trading period. The reduction in their summer dates, applied without a transparent rationale and apparently without the collaborative co-existence process the current policy contemplates, is concerning on its own terms. Read alongside the proposed amendment, it suggests that the mechanism is already being applied in advance of formal adoption. That is the part of this consultation I would most respectfully ask council to reflect on. Recommendations I respectfully ask that council: 1. Decline the proposed amendment requiring consideration of existing rate-paying businesses commercial interests in approvals for activities on council land. 2. Retain a public-benefit-led framework for assessing use of council land, with any claim of commercial impact required to be supported by independent evidence rather than unverified complaint. 3. Apply the existing policy's collaborative co-existence process to The Little Big Markets 2026/27 summer booking at Coronation Park and confirm whether the independent Bookings Approval Panel reviewed the decision to reduce their dates. Public land is held for public benefit. The proposed amendment moves that principle in a direction that, on close reading, is harder to justify than it first appears. I trust council will weigh the submissions on this carefully and make the choice that places people first, in a time where community connectedness is needed more than ever.</p>
124	Takiri	Butler		<p>I am writing in support of The Little Big Markets and to oppose the proposed changes to the Draft Revised Use of Council Land Policy 2026 that would allow subjective commercial complaints to influence access to public spaces. The Little Big Markets have become an important part of Tauranga and Mount Maunganui's community identity. They create opportunities for local small businesses, bring people together, support tourism, and activate public spaces in a positive and inclusive way. Public land should remain accessible for community-focused events that provide clear social and economic benefits. Any concerns around commercial impact should be based on independent evidence, not unverified complaints or pressure from individual businesses. The Little Big Markets have proven their value to our region over many years, and I strongly encourage council to continue supporting their operation at Coronation Park and other public spaces.</p>
125	Emelia	Beere	Pepper & Me	<p>When people visit Mount Maunganui and Tauranga, they hope to enjoy and explore our community spaces, immerse themselves in our towns and neighbourhoods and experience the vibrancy of our humming social environments. A local market is the kind of atmosphere you drive by in any city or town and say out loud, "Ooh, look, a market. How fun!" - I firmly believe they are a beautiful reflection of a community with roots and a lovely opportunity to slow down, connect with locals and enjoy yourself. Public land delivers its greatest value when it remains active and community-focused. I urge the Council to ensure this policy protects the vibrant event culture that makes our city a great place to live and visit. We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use. This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including: Health and Wellbeing; Promoting social connection and mental health. Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics. Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses. Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.</p>
126	Nicola	Harvey	Colour on Canvas- Artist	<p>I am writing as a regular vendor with The Little Big Markets to provide my feedback on the Draft Revised Use of Council Land Policy 2026. 1. Opposition to Commercial Protectionism (Sections 5.4 &amp; 7.4) I am concerned about the requirement to consider "existing rate-paying businesses" when approving activities on public land. As a small business owner, I rely on the foot traffic and vibrancy created by the markets. Public land is "primarily for community use," and decisions should not favour one type of commercial business over the broader public benefit. My Impact: not only as a vendor but as a member of the market community I adore spending time shopping, eating and chatting at the markets. I relocated here about 2 years ago from AK single, solo and this beautiful market community helped me launch my artwork but also to feel connected. It can be lonely sometimes and spending time at the markets and other events creates a safe happy place to land for me. It's more than just a market, it provides a local community to feel connected. 2. Demand for Evidence-Based Limits (Section 7.10) The policy allows officials to limit events based on the "livelihood of existing traders". Any decision to cap events must be based on independent economic data, not subjective complaints from competitors. I support a policy that ensures fairness and transparency for all operators. 3. Recognition of Proven Track Records (Section 7.7) I support the recommendation that operators with a compliant history and demonstrated community outcomes, like The Little Big Markets, should be given meaningful weighting and longer-duration permits. This would provide me with the certainty I need to continue investing in my business and the community. Conclusion Public land delivers its greatest value when it remains active and community-focused. I urge the Council to ensure this policy protects the vibrant event culture that makes our city a great place to live and visit. Sincerely, Please do all you can to support the continuation of council land to enjoy such wonderful events in our community by the public. It's very much taken care of and respected when it's being enjoyed for the markets.</p>

128	Kristie	Pennington		I am saddened to hear that due to policy change without community discussion there will be restrictions in place around public spaces that my family and I have enjoyed for years, and over multi-generations. We have a very long connection to Mount Maunganui, as my grandmother lived there before her death, and for my whole life. I am 47 years old and currently live in Auckland. I have friends that still live in the area, and we try to visit often. My family live in the Waikato and they also visit often. We have been attending and taking part of the Little Big markets as vendors since its inception almost 20 years ago, and to hear that there will be a reduction on what is an amazing community-based business who have been supporting those in the community in so many ways is so distressing. I strongly disagree with this proposed change. It introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use. This requirement lacks objective criteria for assessing 'impact' or 'detriment', creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of public benefit, including community wellbeing, vibrancy, inclusivity, and economic activation. Any assessment of commercial impact must be supported by independent evidence rather than unverified complaints. The Little Big Markets have operated at Coronation Park for 13+ years and represent exactly the kind of community-focused, publicly accessible activity that public land is meant to support. I look forward to hearing of the changes either halted, reversed or amended there deserves to be at the very least a community W nanga.
130	Tash	Hodge	Koa Kandies	I am writing as a regular vendor with The Little Big Markets to provide feedback on the Draft Revised Use of Council Land Policy 2026. I recently moved to Mount Maunganui, however for the past three years I have travelled from Hamilton to attend The Little Big Markets because of the incredible community atmosphere, support for small businesses, and the unique beachside culture the markets create. As the owner of ""koakandies.co.nz"" (https://reference-url-citation.invalid/0), these markets have played a meaningful role in helping grow my small business. Not only financially, but also through the relationships, exposure, and sense of community they create. Before I even started my business, I loved attending the markets simply as a customer because they brought such a vibrant, welcoming energy to the Mount. Hamilton has markets, but none that come close to the atmosphere, foot traffic, community engagement, or opportunities that The Little Big Markets provide. They are part of what makes Tauranga and Mount Maunganui feel special and alive. I am concerned about sections of the proposed policy, particularly Sections 5.4 and 7.4, which suggest consideration should be given to protecting existing ratepaying businesses when approving activities on public land. Public spaces should primarily serve the wider community. Markets create opportunities for small local makers, creatives, food vendors, musicians, families, and visitors to come together. They add vibrancy, encourage tourism, and support many small businesses that may not otherwise be able to afford permanent retail premises. I also strongly believe that if event limitations are considered under Section 7.10, these decisions should be based on clear independent evidence and economic data, rather than subjective complaints from competitors. Transparency and fairness are important for all operators and vendors. I support recognition being given to operators with a proven track record and demonstrated community value, such as The Little Big Markets. Longer-term certainty for compliant operators helps small businesses like mine continue investing in products, equipment, travel, and participation in the local economy. Public land delivers its greatest value when it is active, inclusive, and community-focused. I urge Council to ensure this policy continues to support the vibrant market and event culture that makes Tauranga and Mount Maunganui such special places to live, visit, and work.
131	N	M		
132	Lucy	Pattison		I'm writing to share my thoughts on the Draft Revised Use of Council Land Policy 2026, specifically regarding the changes to approvals for commercial activities. To be completely honest, I strongly disagree with this proposed change. It feels like it's introducing a level of subjective protectionism that just doesn't fit with what council land is supposed to be for... our community. The Little Big Markets have been running at Coronation Park for over 17 years, and they are absolutely amazing. They bring so much life, connection, and genuine joy to Tauranga. My family and friends have been going for nearly as long as they've been running, and it's a staple of our local culture. I even have several friends who started out with a small stall at the market and, because of that opportunity, are now successful local business owners. It would be such a massive heartbreak and a devastating loss to our entire community if we were to lose the markets or see them heavily restricted. They are exactly the kind of vibrant, inclusive, community-focused events that our public spaces are meant to protect and support. Please reconsider these policy changes. Let's keep our public land focused on what actually brings the community together.
133	Philip	McKinnon		I am a business owner in the Mount and have been for over 10 yrs, the amount of people I know that look forward to The Big Little Markets on Saturdays is overwhelming, the positive knock effect is obvious everywhere throughout the Mount shopping area. The buzz of people around this area is so needed right now Please make sure this doesn't disappear
134	Karylene	O'Neill		I am writing as a regular visitor to The Little Big Markets to provide my feedback on the Draft Revised Use of Council Land Policy 2026. 1. Opposition to Commercial Protectionism (Sections 5.4 & 7.4) I am concerned about the requirement to consider ""existing ratepaying businesses"" when approving activities on public land. Public land is ""primarily for community use,"" and decisions should not favour one type of commercial business over the broader public benefit. My Impact: freedom of choice, I and my family like to be able to support sustainable and local market vendor. I like taking visitors to experience the local market vibe, atmosphere and sample home-grown produce and merchandise. 2. Demand for Evidence-Based Limits (Section 7.10) The policy allows officials to limit events based on the ""livelihood of existing traders"". Any decision to cap events must be based on independent economic data, not subjective complaints from competitors. I support a policy that ensures fairness and transparency for all operators. 3. Recognition of Proven Track Records (Section 7.7) I support the recommendation that operators with a compliant history and demonstrated community outcomes, like The Little Big Markets and The Lions Markets, should be given meaningful weighting and longer-duration permits. This would provide vendors with the certainty who need to continue investing in their business and the community. Conclusion Public land delivers its greatest value when it remains active and community-focused. I urge the Council to ensure this policy protects the vibrant event culture that makes our city a great place to live and visit.
136	Olivia	Monk		I have been made aware that Tauranga City Council are considering a change in policy in the way that community events can be run on public land. I was deeply saddened to hear this. I come from the West Coast of the South Island and was recently in your area at Waitangi Weekend for the first time, which was a week after the horrific events due to the landslide. I visited The Little Big Markets which are held on a Saturday Morning at Coronation Park, and was so touched by the sense of the community and coming together of different cultures to unite in what was a very dark time. The gathering that day left me touched by what a special part of the world you are in, and how the people came together to support one another and also acknowledge their grief and what had happened. Events such as that give people a place of belonging, they also showcase the region and the talents of the people, and I could tell that the locals there were proud of their region and all it provides. Markets need to be regular to ensure they stay engaged with the community on a constant. I have witnessed this through attending a lot of the famous markets around Aotearoa. They create a massive benefit from a tourist perspective, and The Little Big Market needs to stay put on the same rotation as they have done for continuity. I know many people who have come to the Bay Of Plenty knowing that the markets are on, and can only imagine the drastic change this would make to your visitor numbers if you made changes to these market calendars. I hope that you do not stop enabling your people to hold community events like this, as it is so important to celebrate community spirit and support your people (rate payers) and those that visit your beautiful region.

139	Kylie	James		I m writing as someone who regularly attends and supports The Little Big Markets, and I wanted to share my thoughts on the Draft Revised Use of Council Land Policy 2026. I m concerned about the idea that applications for public spaces could be influenced by protecting existing ratepaying businesses. Public spaces belong to the whole community, and events like the markets bring life, connection, and vibrancy into our city. They create opportunities for small local businesses, families, creatives, and visitors to come together, and I don t believe public land should favour one style of business over another. For many people, including myself, the markets provide an important opportunity to earn income, connect with the community, and contribute to the local economy in a positive way. I also think any decisions around limiting events or market activity should be based on clear evidence and fair process, rather than complaints or pressure from competing businesses. Transparency and consistency are really important if we want Tauranga to continue supporting local enterprise and community events. The Little Big Markets have built a strong reputation over many years for creating well-run, community-focused events that people genuinely enjoy attending. I support experienced operators with a positive track record being given longer-term certainty, as this helps everyone involved continue to invest time, energy, and resources back into the community. At the end of the day, public spaces are at their best when they are active, welcoming, and bring people together. I hope Council will continue to support the events and markets that make Tauranga feel vibrant and connected.
140	Kate	Ison	Q Property NZ	I am writing as a local resident and wish to provide my feedback on the Draft Revised Use of Council Land Policy 2026. 1. Agree to Commercial Protectionism I am concerned how often the LBM use council land and only pay 120 a day . I believe they should pay commercial rates like surroundings businesses . This has been an ongoing issue for 17 years . The little big markets bottle neck traffic and take valuable parking on almost every weekend . They do not pay commercial rates only 120 and are a charitable trust . They operate a coffee cart and clothing rack sales metres from established stores . I am grateful the new proposed policy allows officials to limit events based on the ""livelihood of existing traders"". Any decision to cap events would be welcome we have waited 17 years for this . Conclusion Public land delivers its greatest value when it remains active and community focused. We want to share this with our greater communities.
144	Margie	Proposch-Bacon		Please don t restrict the schedule of the little big markets. They really add to our community and involve lots of retailers.
148	URBA VISTA	Support Team	urba vista	I am writing to express my strong concern regarding the proposed policy change that may permanently affect how often community markets are allowed to operate on public land. For me personally, community markets are not just a business opportunity they are my primary source of income and the foundation of my livelihood. I run a small independent business, and market trading is the main way I support myself financially. Any reduction in the frequency or accessibility of these markets would have a direct and serious impact on my ability to earn a living. Unlike established retail businesses, market vendors rely heavily on regular weekly or monthly events to stay sustainable. Beyond income, these markets also provide an important platform for small local businesses like mine to connect with the community, build brand awareness, and grow in a fair and accessible way. I respectfully ask the Council to carefully consider the real-life impact this decision will have on small vendors who depend on these markets to survive, not just operate. I would appreciate the opportunity to have our voices properly heard in this consultation process.
151	Vanshika	Baveja	Ammora	I am writing as a regular vendor with The Little Big Markets to provide my feedback on the Draft Revised Use of Council Land Policy 2026. 1. Opposition to Commercial Protectionism (Sections 5.4 & 7.4) I am concerned about the requirement to consider ""existing ratepaying businesses"" when approving activities on public land. As a small business owner, I rely on the foot traffic and vibrancy created by the markets. Public land is ""primarily for community use,"" and decisions should not favour one type of commercial business over the broader public benefit. My Impact: I run a small business, making and selling handmade jewellery at local markets. I have traded at little big markets for the past 4 years. It's a very well run market providing the local community with a variety of arts, crafts, gift ideas, and new food options. It's also a very attractive event for tourists. The market brings vibrancy to the town, attracting visitors and increasing foot traffic for local businesses. The market has run for a number of years because people enjoy it. Reducing the number of markets will have significant impact to me as this is my primary source of income. This will lead to financial hardship for me and my family. 2. Demand for Evidence-Based Limits (Section 7.10) The policy allows officials to limit events based on the ""livelihood of existing traders"". Any decision to cap events must be based on independent economic data, not subjective complaints from competitors. I support a policy that ensures fairness and transparency for all operators. 3. Recognition of Proven Track Records (Section 7.7) I support the recommendation that operators with a compliant history and demonstrated community outcomes, like The Little Big Markets, should be given meaningful weighting and longer-duration permits. This would provide me with the certainty I need to continue investing in my business and the community. Conclusion Public land delivers its greatest value when it remains active and community-focused. I urge the Council to ensure this policy protects the vibrant event culture that makes our city a great place to live and visit.
153	Mitchell	Buitendag		I am writing to oppose the proposed changes to the Draft Revised Use of Council Land Policy 2026, particularly where fixed-premises businesses may be able to object to community events on public land and have those complaints acted on without clear, independent evidence. Public land should serve the public first. It should be active, accessible, community-focused, and used in ways that bring people together. Markets like The Little Big Markets do exactly that. They support more than 100 local vendors, create a pathway for small businesses, bring people into the Mount, add life and vibrancy to public spaces, and give locals and visitors a genuine experience of Tauranga s community and culture. For cruise ship visitors, these markets may be one of their first impressions of the city. I do not believe public land policy should be shaped by commercial protectionism. Existing businesses are important, but their interests should not be allowed to override the broader public benefit of well-run, popular community events. Any decision to reduce, restrict, or limit markets should be based on transparent evidence, not subjective complaints or the commercial preferences of nearby businesses. I also believe compliant, proven operators with strong community outcomes should be given meaningful weighting and longer-term certainty. The Little Big Markets have a demonstrated track record and clearly contribute to the economic and social life of Tauranga. I urge Council to ensure this policy protects public spaces for the community, supports local enterprise, and keeps Tauranga vibrant, welcoming, and active.
156	Troy	Symes		I m writing as a regular visitor to The Little Big Markets to express my opposition to the proposed changes that may affect the markets. The markets are a great part of the local community and something many people genuinely look forward to. They bring people into the area, support small local businesses, and add a lot to the atmosphere of the Mount. As someone who attends regularly, I d be very disappointed to see changes that negatively impact the future of the markets. Events like this are a big part of what makes the area enjoyable for both locals and visitors. I strongly encourage you to reconsider any decisions that could affect the markets long term.

157	Haana	Veale		I am writing as a regular customer at The Little Big Markets to provide my feedback on the Draft Revised Use of Council Land Policy 2026. 1. Opposition to Commercial Protectionism (Sections 5.4 & 7.4) I am concerned about the requirement to consider "existing ratepaying businesses" when approving activities on public land. Many small business owners rely on the foot traffic and vibrancy created by the markets. Public land is "primarily for community use," and decisions should not favour one type of commercial business over the broader public benefit. The Little Big Markets doesn't only impact my livelihood, but also the collective wellbeing of the community. In today's day, third-spaces are becoming increasingly rare, which limits activities for many people. The Little Big Markets is not only used to promote local spending which betters our economy, but also provides a space for people to gather, spend time together, and share a kai. These factors are crucial to the decision-making of policies around public land use, as the general wellbeing of the community must be considered. Regular access to events like community markets strengthen ties within the community, provides a sense of belonging for many individuals, and allows smaller vendors and new business the opportunity to promote their brand. Not only does The Little Big Market serve the vendors physically at the market, but it also brings a large amount of customers to the Main Street on Saturday's. As an employee who works in the Mount every weekend, I can attest that on days when the market is on, the Main Street is far busier in the afternoon, which supports many business located on the Main Street. 2. Demand for Evidence-Based Limits (Section 7.10) The policy allows officials to limit events based on the "livelihood of existing traders". Any decision to cap events must be based on independent economic data, not subjective complaints from competitors. I support a policy that ensures fairness and transparency for all operators. 3. Recognition of Proven Track Records (Section 7.7) I support the recommendation that operators with a compliant history and demonstrated community outcomes, like The Little Big Markets, should be given meaningful weighting and longer-duration permits. This would provide me with the certainty I need to continue investing in my business and the community. Conclusion Public land delivers its greatest value when it remains active and community-focused. I urge the Council to ensure this policy protects the vibrant event culture that makes our city a great place to live and visit.
158	Annalese	Ogle		I m writing to oppose the submission regarding the use of council land. The use of the council land for markets is one of the greatest uses you have and probably one of the only good things left. When I moved here, I was so excited to go to each and every market throughout summer time. I loved how there was one on most days in summer, especially for the smaller food vendors that I looked forward to going too weekly. The markets are one of best events on, especially over summer when it brings in more people on holiday and it is a tourist attraction for the cruise ships. If you are planning to stop it, and if you aren't planning to re opening up the camp ground at the base of the mount - I could suggest you do a food truck/market area below the base of the mount (like the yard in papamoa) that has removable food trucks/tents that won't be affected in bad weather etc. It could be a market ground and would be safe and if there was bad weather, you would just cancel the event. Alternatively, turning the old mount maunganui council building or events cinemas into a place like made - Hamilton or riverside markets - Christchurch that the council own instead and it s open more frequently with short term/cheap leases for the food /market vendors. Either way, it would be a silly mistake to cancel one of the only good things left in Tauranga considering the actual city needs a lot of work to be worth going over too.
159	Hendjie	Laferriere		The little big market is such a needed thing for Tauranga. It s helps people from to community to show their creations but also bring people together. With the mount closure (respect for the families) the mount would such a dead place without the market. It brings people in for permanent businesses but also gives something to see for the cruise ship coming in. Little big market is important. And the public land should be for the community.
161	Hannah	Douglas		Please ensure that amazing community events such as the Little big markets are not limited in their ability to function. These are an integral part of the mount maunganui commitment.
162	Hayley	Smith		I just want to say this is crazy. As regular visitors to Tauranga, we intentionally come to town to attend the little big market. Would we if it wasn't on? No we would not. We also venture to local stores while we are there. From one 2 weekends ago I purchased 240 worth of goods. If the markets don't happen your local town will loose profits. I know many would be like us and only bother to come in with the temptation of a market and the little big market is a fabulous market.
163	Niomi	Laugesen		We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use. This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including: Health and Wellbeing; Promoting social connection and mental health. Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics. Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses. Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.
164	Charlotte	0	Veto	I m writing as the founder of Veto and a regular vendor at The Little Big Markets regarding the Draft Revised Use of Council Land Policy 2026. As a Tauranga small business owner, markets and events were instrumental in helping grow my business, connect with customers, and contribute to the vibrancy of our city centres. Public events bring people into town, create energy, and support local spending. I don't believe public land activity should be restricted to protect existing commercial businesses, particularly when many main centre properties remain vacant for extended periods. If the concern is around supporting local business activity in our CBDs, a more effective approach would be exploring increasing rates or incentives for landlords who leave commercial properties empty long-term, rather than limiting community markets and events that actively bring people into these spaces. Tauranga benefits from lively, community-focused public spaces, and I encourage Council to support policies that enable activation, accessibility, and opportunities for small local businesses to thrive.
165	Cristina	Rodríguez		I am writing as a regular vendor with The Little Big Markets to provide my feedback on the Draft Revised Use of Council Land Policy 2026. 1. Opposition to Commercial Protectionism (Sections 5.4 & 7.4) I am concerned about the requirement to consider "existing ratepaying businesses" when approving activities on public land. As a small business owner, I rely on the foot traffic and vibrancy created by the markets. Public land is "primarily for community use," and decisions should not favour one type of commercial business over the broader public benefit. 2. Demand for Evidence-Based Limits (Section 7.10) The policy allows officials to limit events based on the "livelihood of existing traders". Any decision to cap events must be based on independent economic data, not subjective complaints from competitors. I support a policy that ensures fairness and transparency for all operators. 3. Recognition of Proven Track Records (Section 7.7) I support the recommendation that operators with a compliant history and demonstrated community outcomes, like The Little Big Markets, should be given meaningful weighting and longer-duration permits. This would provide me with the certainty I need to continue investing in my business and the community. Conclusion Public land delivers its greatest value when it remains active and community-focused. I urge the Council to ensure this policy protects the vibrant event culture that makes our city a great place to live and visit.

168	Ghazal	Blakeway		I am writing as a regular vendor with The Little Big Markets to provide my feedback on the Draft Revised Use of Council Land Policy 2026. 1. Opposition to Commercial Protectionism (Sections 5.4 & 7.4) I am concerned about the requirement to consider "existing ratepaying businesses" when approving activities on public land. As a small business owner, I rely on the foot traffic and vibrancy created by the markets. Public land is "primarily for community use," and decisions should not favour one type of commercial business over the broader public benefit. We love the market. Being able to support small businesses and see our town come to life is important to us. It gets us and the children out weekend and after weekend. 2. Demand for Evidence-Based Limits (Section 7.10) The policy allows officials to limit events based on the "livelihood of existing traders". Any decision to cap events must be based on independent economic data, not subjective complaints from competitors. I support a policy that ensures fairness and transparency for all operators. 3. Recognition of Proven Track Records (Section 7.7) I support the recommendation that operators with a compliant history and demonstrated community outcomes, like The Little Big Markets, should be given meaningful weighting and longer-duration permits. This would provide me with the certainty I need to continue investing in my business and the community. Conclusion Public land delivers its greatest value when it remains active and community-focused. I urge the Council to ensure this policy protects the vibrant event culture that makes our city a great place to live and visit.
171	Thomas	Stott		I am writing as a regular vendor with The Little Big Markets to provide my feedback on the Draft Revised Use of Council Land Policy 2026. 1. Opposition to Commercial Protectionism (Sections 5.4 & 7.4) I am concerned about the requirement to consider "existing ratepaying businesses" when approving activities on public land. As a small business owner, I rely on the foot traffic and vibrancy created by the markets. Public land is "primarily for community use," and decisions should not favour one type of commercial business over the broader public benefit. 2. Demand for Evidence-Based Limits (Section 7.10) The policy allows officials to limit events based on the "livelihood of existing traders". Any decision to cap events must be based on independent economic data, not subjective complaints from competitors. I support a policy that ensures fairness and transparency for all operators. 3. Recognition of Proven Track Records (Section 7.7) I support the recommendation that operators with a compliant history and demonstrated community outcomes, like The Little Big Markets, should be given meaningful weighting and longer-duration permits. This would provide me with the certainty I need to continue investing in my business and the community. Conclusion Public land delivers its greatest value when it remains active and community-focused. I urge the Council to ensure this policy protects the vibrant event culture that makes our city a great place to live and visit.
173	Liz	Kennedy		I just wanted to say please don't do anything to stop the Little Big Markets. It's so great to have a regular event like that in the area, whenever we have visitors it's a great thing to go and do with them. It's not like we have a lot of other things going on in the Mount/Tauranga to entertain visitors with. It's good for the kids and the adults so works for us all.
174	Judith	Bell		I hereby absolutely object to the proposed revision of the use of Council Land, specifically affecting the iconic Mount drawcard The Little Big Markets. If this law change is revised it will put major decisions into the hands of a few unelected bureaucrats - thus removing the people in the community from important beneficial decision making over the use of public land. The Little Big Market acts as a much needed non bureaucratic, affordable seeding ground for start up businesses. This is a huge benefit for the community. For the market to be closed, it suggests an ulterior motive - a Coronation carpark to enable a pedestrian only main street perhaps? This would be the death knell of local businesses - who ought to be careful what they wish for.
175	Patricia	Monro		Please don't make another ridiculous decision on behalf of ratepayers. These markets have been, and still are, such an attribute for community and tourists alike. Why on earth would you propose closing them down, makes no sense at all.
177	Simon	Doole	Fresh Choice Papamoa	I strongly oppose this proposed change. It introduces a level of subjective commercial consideration that is inconsistent with the fundamental purpose of council land: serving the broader community interest. The proposal appears to lack clear and objective criteria for assessing impact or detriment, creating a risk that private commercial concerns could outweigh broader public benefit. Decisions regarding the use of public land should remain grounded in transparent and balanced assessment criteria, including community wellbeing, accessibility, vibrancy, inclusivity, and support for local participation and small business activity. Any assessment of commercial impact should also be supported by independent evidence, rather than relying solely on unverified complaints or perceived competitive concerns. The Little Big Markets have operated successfully at Coronation Park for more than 13 years and represent exactly the type of community-focused, publicly accessible activity that public land is intended to support. They provide an important platform for local makers, creatives, and small businesses to gain exposure, grow, and contribute to the social and economic life of the community.
178	Debbie	Maher		Hi I heard community markets won't be able to use public land as much under this new proposal and this concerns me as they bring lots of visitors and help local businesses and the unity of the community. Please don't change it or at least still make it easy for them to do markets and events whenever they want to.
184	Dave	Jaques		Just wanting to share a few words on how important the Little Big Markets are to me and how I strongly disagree with proposed Tauranga City Council changes that will negatively affect the markets. Since moving here in 2020 the markets have been a staple of my weekends over the summer months. A friend drives over from rural Waikato every time, stays at my place for the weekend and sells his T-shirts and art at the Little Big Markets. I always head along with friends to support him and the other vendors and treat myself to some great food/coffee. Always a great time and always a great community feel to the place. It's very sad to hear you are trying to reduce the number of dates they can operate.
187	Sharna	Asplin		I strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use. This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including: Health and Wellbeing: Promoting social connection and mental health. Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics. Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses. Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value.
188	Sandy	Ritchie		The Little Big Markets MUST be supported by council, as it is by the community. The people who set up their stalls at the Little Big Markets provide not only interesting & varied products for sale, but in doing so provide a friendly vibrant meeting place where the community AND visitors to our area (including cruise ship passengers) congregate & socialise in a friendly welcoming atmosphere. This benefits not only the Mount shopping precinct, but the whole area, bringing people from out of town who frequently go on to the shopping precincts and hospitality businesses from the Mount to Tauranga and Papamoa. Such events are excellent use of an otherwise under-used park, they bring life & vibrancy to the area & attract people who go on to support local businesses. I trust council will support the people who have built this very positive community event.
189	Nina	Lopes		Please keep the community spaces in use by The Little big markets etc.

190	Lily	Wadham		I am writing to express my concern regarding the proposed changes to the Draft Revised Use of Council Land Policy 2026, particularly the suggestion that fixed premises businesses may be able to object to community events on public land, with those complaints potentially influencing outcomes without clear and independent evidence. Public spaced events are such a special part of what makes Tauranga feel vibrant, welcoming, and connected. The Little Big Markets are such a beautiful example of this. They support over 100 local vendors, creatives, and small businesses while bringing genuine life and energy into the Mount. For so many people, the markets are not just somewhere to shop, they become part of an entire day out. They bring people over from outside of Tauranga, friends meet for a morning at the markets, then continue into the Mount to visit local coffee shops, boutiques, restaurants, and bars. The flow-on effect for surrounding businesses and the wider local economy is incredibly valuable. The markets also create such a memorable experience for visitors and cruise ship passengers, often giving them their first impression of Tauranga's culture, creativity, and community spirit. I strongly encourage Council to ensure this policy continues to protect public spaces for public use, supports local enterprise and creativity, and helps keep the Mount lively, community-focused, and full of character.
191	Bernie	Limbrick		I would like to object to the proposed changes that would see reduced markets like the Big Little Market at Coronation Park and the Papamoa Domain. Please DO NOT reduce these, they are one of the nicest things to do in Tauranga and take visitors too. They support local businesses and are one of a few attractions for tourists off the cruise ships. We would lose what little vibe Tauranga has left. Besides with a lack of public events already the place would just die. Please don't ruin it even further.
193	Joy	Dawson		I strongly disagree with this proposed change to use of council land policy. Community use of public land like the Little Big Markets should be made a priority as these grassroots initiatives is what connects us as a community - Tauranga Moana and the community love the vibrancy of LBM. Any commercial impact and complaints resulted due to the use of public land should be objective and supported by independent evidence so the process is fair for all.
196	Revo	Harris		As a local Mount business owner and home owner, being part of the community means having events like these where the smaller business owner, entrepreneurs and future business owner and creative minds can come and showcase their unique offerings, while still conserving the land it's hosted on and supporting other businesses in the area as part of it. These parks should be open to be lease for more events, as this is what drives people and the community to the Mount main street and other areas where they end up supporting those local businesses as well. Without the Mount currently being open, these use of land to host these market makes us locals feel like the Mount still lives and our families can enjoy the outside air of what the Mount and Tauranga has to offer as a community and family. Please take the reforming or consideration of use of land into careful consideration before taking away these unique things that makes this place our home.
197	Jerrri			I am writing as a regular vendor with The Little Big Markets to provide my feedback on the Draft Revised Use of Council Land Policy 2026. You've already messed up the CBD. Wasted millions on memorial pool, sold the port, messed up with the tragedy of Mauao. You should be trying to bring community together Encourage people to the area to help businesses stay open. 1. Opposition to Commercial Protectionism (Sections 5.4 & 7.4) I am concerned about the requirement to consider "existing ratepaying businesses" when approving activities on public land. As a small business owner, I rely on the foot traffic and vibrancy created by the markets. Public land is "primarily for community use," and decisions should not favour one type of commercial business over the broader public benefit. My Impact: Briefly explain how trading at the markets supports your livelihood. 2. Demand for Evidence-Based Limits (Section 7.10) The policy allows officials to limit events based on the "livelihood of existing traders". Any decision to cap events must be based on independent economic data, not subjective complaints from competitors. I support a policy that ensures fairness and transparency for all operators. 3. Recognition of Proven Track Records (Section 7.7) I support the recommendation that operators with a compliant history and demonstrated community outcomes, like The Little Big Markets, should be given meaningful weighting and longer-duration permits. This would provide me with the certainty I need to continue investing in my business and the community. Conclusion Public land delivers its greatest value when it remains active and community-focused. I urge the Council to ensure this policy protects the vibrant event culture that makes our city a great place to live and visit.
198	Renaya	Lloyd		I strongly disagree with this proposed change of Revised Use of Council Land Policy 2026. It introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use. This requirement lacks objective criteria for assessing 'impact' or 'detriment', creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of public benefit, including community wellbeing, vibrancy, inclusivity, and economic activation. Any assessment of commercial impact must be supported by independent evidence rather than unverified complaints. The Little Big Markets have operated at Coronation Park for 13+ years and represent exactly the kind of community-focused, publicly accessible activity that public land is meant to support.
201	Matt	Anderson		I am writing as a regular vendor with The Little Big Markets to provide my feedback on the Draft Revised Use of Council Land Policy 2026. 1. Opposition to Commercial Protectionism (Sections 5.4 & 7.4) I am concerned about the requirement to consider "existing ratepaying businesses" when approving activities on public land. As a small business owner, I rely on the foot traffic and vibrancy created by the markets. Public land is "primarily for community use," and decisions should not favour one type of commercial business over the broader public benefit.
203	Heleen	0		I am writing to express my concern regarding the proposed reduction or limitations placed on The Little Big Markets and other community markets operating in our public spaces. These markets bring significant value to Mount Maunganui and the wider community. They attract locals and visitors alike, bringing more people into the area and creating a vibrant atmosphere that benefits not only market vendors, but surrounding cafes, hospitality businesses, and the local economy as a whole. For many small businesses, including my own, markets are one of the few accessible and affordable ways to start and grow. They provide an important stepping stone for local makers, creatives, and small business owners who may not yet have the resources for a physical retail store. The markets also support the wellbeing and mental health of many vendors by creating connection, community, purpose, and opportunities to interact face-to-face with customers. Personally, The Little Big Markets have played a huge role in helping me build my small business. Being able to meet people in person, talk about my products, and receive direct feedback and support has been incredibly valuable. Those interactions cannot be replaced through online sales alone. I understand that some local retailers may feel the markets impact their income. However, these markets have been operating successfully for around 17 years and have long been part of the Mount's culture and community identity. I also believe the recent slips and closures around Mauao have had a devastating effect on public foot traffic and visitor numbers, which unfortunately impacts all businesses in the area - retailers and market vendors alike. Rather than reducing opportunities for small local businesses, I believe the focus should be on supporting initiatives that bring people back into the area, encourage community connection, and strengthen the local economy for everyone. Thank you for taking the time to consider the perspectives of local vendors and small business owners who rely on these events not only financially, but also as an important part of our community and wellbeing.
204	Pete	& Kerriden Edmondson		We have heard about the changes to the Little Big Markets at Coronation Park and strongly disagree and are very disappointed with the council for making these changes. For more than 13 years we have been visiting the Little Big Markets, they are a HUGE part of our community and the reasons for limiting their use of Coronation Park do not represent what is best for our community at all. It is a connection point for our community and is vital to continue. We request this process be reviewed.
206	Lisa	Ferris		I would explore you to please leave the stays quo for public spaces. The effect this would have upon the local area would be massive and once again white wash an already challenging area.

209	Bobby-Lea	MacDonald		I am writing as a regular vendor with The Little Big Markets to provide my feedback on the Draft Revised Use of Council Land Policy 2026. 1. Opposition to Commercial Protectionism (Sections 5.4 & 7.4) I am concerned about the requirement to consider "existing ratepaying businesses" when approving activities on public land. As a small business owner, I rely on the foot traffic and vibrancy created by the markets. Public land is "primarily for community use," and decisions should not favour one type of commercial business over the broader public benefit. My Impact: Briefly explain how trading at the markets supports your livelihood. 2. Demand for Evidence-Based Limits (Section 7.10) The policy allows officials to limit events based on the "livelihood of existing traders". Any decision to cap events must be based on independent economic data, not subjective complaints from competitors. I support a policy that ensures fairness and transparency for all operators. 3. Recognition of Proven Track Records (Section 7.7) I support the recommendation that operators with a compliant history and demonstrated community outcomes, like The Little Big Markets, should be given meaningful weighting and longer-duration permits. This would provide me with the certainty I need to continue investing in my business and the community. Conclusion Public land delivers its greatest value when it remains active and community-focused. I urge the Council to ensure this policy protects the vibrant event culture that makes our city a great place to live and visit.
212	Tracey	Reid		I understand council are making it harder for markets to be run on public land. Why? Little big markets are a gem in our community, common sense must prevail - we don't want to end up like America, believe me, I've lived there. At least tell us what is happening and why, this underhand approach just adds to total distrust in your council.
213	Anna	Oats		The council proposal to take away little big markets from the mount is short sighted and wrong. I come into the mount regularly and spend money at local shops and business on food and items when I wander around the mount afterwards. Little big markets actually brings people into the mount to spend money. Now the mount is shut - this will finish the mount if you close down little big markets. I object to the change in land use proposal.
220	Dallas	Guthrie		I am writing as a regular vendor with The Little Big Markets. 1. Opposition to Commercial Protectionism (Sections 5.4 & 7.4) I am concerned about the requirement to consider "existing ratepaying businesses" when approving activities on public land. As a small business owner, I rely on the foot traffic and vibrancy created by the markets. Public land is "primarily for community use," and decisions should not favour one type of commercial business over the broader public benefit. My Impact: Briefly explain how trading at the markets supports your livelihood. 2. Demand for Evidence-Based Limits (Section 7.10) The policy allows officials to limit events based on the "livelihood of existing traders". Any decision to cap events must be based on independent economic data, not subjective complaints from competitors. I support a policy that ensures fairness and transparency for all operators. 3. Recognition of Proven Track Records (Section 7.7) I support the recommendation that operators with a compliant history and demonstrated community outcomes, like The Little Big Markets, should be given meaningful weighting and longer-duration permits. This would provide me with the certainty I need to continue investing in my business and the community. Conclusion Public land delivers its greatest value when it remains active and community-focused. I urge the Council to ensure this policy protects the vibrant event culture that makes our city a great place to live and visit.
224	Keith	Livingstone	Livingstone Property Investments Ltd.	I wish to bring to your attention the current, probably illegal weekend use, of Coronation Park, Mount Maunganui, which may need to bring to the attention of the IRD, for legitimate use. Currently the land is council leased to Little Big Markets, for use on a Saturday for 150-00, they use Coronation park. Conveniently LITTLE BIG MARKETS, are registered as a CHARITABLE TRUST, and are renting space to 30-40 vendors of food trucks, and other various stall holders who pay 100-150-00 depending on their site, on Council land for profit. The site is meant to close at 2pm, now it continues to 4pm, over 3 weekends. Lately the business has expanded for Little Big Markets, to involve Saturday / Sundays, sometimes 3 weekends out of four. The rules have got out of hand, and Mainstreet Retailers need Council to stop this action, immediately and permanently. The problem for Mount Maunganui, main street retailers is very evident. The vendors and visitors take up main street parking, causing congestion, with no policing of main street parking over weekends. Add to this that Main Street coffee shops are being charged extra rates charges for vacant tables on footpaths all week, awaiting Saturday weekend trade, with valuable weekend business to be taken away by a coffee truck at Coronation Park. Ask yourself why in the History of Mainstreet Mount Maunganui, are there vacant shops evident. Why is this happening? How about some oversight and protection, by Tauranga City Council. There are 33 fashion shops in Downtown Mount Maunganui, and this weekend, Coronation Park is being rented to stall holders selling second hand clothes. What protection have retailers got from that. Some might say, without understanding the current on-going reality, that its bringing people into the area. Well yes, a different client group not paying rates, water rates, parking from legitimate downtown clients, extra charges for street dining tables, and ability to find a park to do legitimate main street business. Please consider taking immediate main street protection action. I am forwarding this, on behalf of protecting my current retail tenants, who require every support I can give, to protect their long term future. I am happy to discuss any feature mentioned, with Let's talk Tauranga, Bay of Plenty times, Main Street Mount Maunganui, if required.
225	Diane	Randell		I strongly disagree with the proposed policy change restricting how often community markets can operate on public land. Public spaces should be used to bring communities together, support local businesses, and create vibrant town centres not sit underused. Markets like The Little Big Markets provide opportunities for over 100 local vendors, encourage tourism, support small business owners, and create a lively, family-friendly atmosphere that benefits the wider community and surrounding businesses. Limiting market activity on public land would reduce economic opportunities for locals and weaken the sense of community these events help build. Public land belongs to the people, and community events that are accessible, inclusive, and locally focused should be encouraged, not restricted. I urge Tauranga City Council to reconsider this proposal and work with market organisers and the community to find solutions that support both public access and local economic activity.
228	Maree	Royden		I am very much opposed to the changes you are wanting to make to public land. Markets are a great attraction in an otherwise dying city. To take those too would be the straw that broke the camels back I suspect. Our once vibrant city is no more and a lot of that is down to the decisions the previous and current councils have made. This is not a city worth the cost of parking to come and spend time in. Empty shops wherever you look, what is there to attract people? I feel very sad at what my home has become. I wonder if you make these changes, will they apply to the homeless people living at Coronation Park? Please do what is right for our town and leave our markets alone
232	Louise	Dean	Racing Tauranga	Submission attached.
236	Brydie	Thompson		I disagree with this proposed change. It introduces a subjective form of commercial protectionism that is inconsistent with the primary purpose of council land, serving the community. The proposal lacks clear or objective criteria for assessing impact or detriment, creating a risk that individual commercial interests could outweigh broader public benefits. Decisions about public land should be based on balanced outcomes for the community, including wellbeing, inclusivity, vibrancy, and economic activity. Any claims of commercial impact should be supported by independent evidence, not unverified complaints. The Little Big Markets have operated at Coronation Park for more than 13 years and are exactly the kind of community focused, publicly accessible activity that public land should support.

252	Tom	Williamson	Mount Made Cafe	I am writing as a local business owner at Mount Made Cafe 262 Maunganui Rd, Mount Maunganui provide my feedback on the Draft Revised Use of Council Land Policy 2026. 1. Opposition to Commercial Protectionism (Sections 5.4 & 7.4) I am concerned about the requirement to consider "existing ratepaying businesses" when approving activities on public land. As a small business owner, I rely on the foot traffic and vibrancy created by the markets. Public land is "primarily for community use," and decisions should not favour one type of commercial business over the broader public benefit. We are a cafe situated close to The Big Little Markets. Times are incredibly tough at the moment. When TBLM are on we notice an increase in foot traffic and increase in sales, We rely heavily on these days as it is already challenging enough. I struggle to understand how the markets who only have a 5 hour operating time per week, and not every week affect the stores in the mount in a negative way. Saturday mornings in retail, I believe are slower as there are a lot of children's sport etc being played up at Blake Park, if you drive past there on a Saturday morning you will see a huge portion of the mount population there. I strongly oppose this policy change. 2. Demand for Evidence-Based Limits (Section 7.10) The policy allows officials to limit events based on the "livelihood of existing traders". Any decision to cap events must be based on independent economic data, not subjective complaints from competitors. I support a policy that ensures fairness and transparency for all operators. 3. Recognition of Proven Track Records (Section 7.7) I support the recommendation that operators with a compliant history and demonstrated community outcomes, like The Little Big Markets, should be given meaningful weighting and longer-duration permits. This would provide me with the certainty I need to continue investing in my business and the community. Conclusion Public land delivers its greatest value when it remains active and community-focused. I urge the Council to ensure this policy protects the vibrant event culture that makes our city a great place to live and visit.
257	Gretchen		Artisan and Merchant Ltd	I am writing as a local business owner regarding the ongoing frequency of the Big Little Markets being held at Coronation Park every Saturday, and at times on Sundays as well. While I understand the value that markets can bring to the area and appreciate the attraction they provide for visitors, the current frequency of these events is having a significant negative impact on surrounding local businesses, particularly retail stores and cafés that operate year-round and contribute substantial commercial rates, leases, wages, and operating costs within the community. The regular occupation of Coronation Park every Saturday and some Sundays effectively removes what should be one of the strongest weekly trading days for established local businesses. Many retailers and hospitality operators rely heavily on weekend foot traffic to remain sustainable, and the market diverts both parking availability and customer spending away from permanent businesses in the area. I would like to propose a more balanced arrangement whereby the Big Little Markets are held one Saturday per month and one Sunday per month, rather than every Saturday. This would still allow the markets to operate and attract visitors to the area while also ensuring that local businesses have access to at least three key Saturday trading opportunities each month. In addition, the current booking arrangement appears to monopolise Coronation Park, limiting opportunities for other organisations and groups to use the space for broader community-focused events, recreational activities, or cultural initiatives. Public spaces should remain accessible to a variety of community users rather than being dominated by a single recurring commercial operation. I also believe it is important to acknowledge that while the Big Little Markets present themselves as a community-based initiative, they are ultimately a business-focused organisation generating income through stallholder fees. Given that they operate under a charitable trust structure, there should be careful consideration as to whether the current level of access and pricing for use of the park appropriately reflects the commercial nature and impact of the operation. I respectfully ask the Council to review the current frequency and allocation of Coronation Park bookings in order to achieve a fairer balance between market activity, local businesses, and wider community access to this important public space. Thank you for taking the time to consider this matter. I would welcome the opportunity to discuss this further if required.
259	Kristy	Hoare	0	I am writing to submit my feedback on the Draft Revised Use of Council Land Policy 2026, specifically regarding the proposed changes that could affect community markets operating on public land. I am deeply concerned about the proposal to allow fixed-premises businesses to raise complaints about community events on public land, with the Council required to act without independent evidence. Public land exists primarily for community benefit, and decisions about its use should not be driven by the commercial interests of neighbouring businesses. The Little Big Markets are a vital part of our community. They support over 100 local vendors, activate public spaces, and create a welcoming first impression for cruise ship visitors arriving at the Mount. This summer, the market schedule at Coronation Park has already been significantly reduced with no transparent explanation and this policy risks making such reductions permanent. I urge the Council to: 1. Remove or strengthen Section 5.4 & 7.4 so that ratepaying businesses cannot block community events without independent, evidence-based justification. 2. Ensure any limits on events under Section 7.10 are grounded in objective economic data not unverified complaints from competitors. 3. Give meaningful weight to operators with a proven track record of compliance and positive community outcomes under Section 7.7, including offering longer-duration permits to established events like The Little Big Markets. Our public spaces are at their best when they are active, inclusive, and community-focused. I urge the Council to protect the vibrant market culture that makes Tauranga a wonderful place to live, work, and visit.
260	Maraea	Timutimu	0	I strongly disagree with this proposed change. It introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use. This requirement lacks objective criteria for assessing 'impact' or 'detriment', creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of public benefit, including community wellbeing, vibrancy, inclusivity, and economic activation. Any assessment of commercial impact must be supported by independent evidence rather than unverified complaints. The Little Big Markets have operated at Coronation Park for 13+ years and represent exactly the kind of community-focused, publicly accessible activity that public land is meant to support. Also there a 7 days in a week. I would suggest that there is more focus placed on the other days that The Little Big Markets are not in operation by both commercial operators and the Council. Why takeaway something that is soo impactful to the community one or two days per fortnight, when you could be focussing on the other 10-12 days of the fortnight.
261	Lana	Jones		I m writing to express my concern regarding the proposed changes to council land use that may affect our local markets. These markets provide far more than just a place to shop.. they create community connection, support small local businesses, and give families accessible spaces to gather and participate in local life. They are an important part of what makes our community vibrant and inclusive. I strongly encourage council to recognise the public value these markets provide and to consider the impact these proposed changes could have on vendors, families, and the wider community. Thank you for taking community feedback into account.
262	Josh	Eady		Please think of us as a small community of beautiful people and please do not make drastic changes that will affect what community events like the Little big markets do for us all. They are places for us all to socialise with locals and help or artists and local small business survive and thrive Chris and Rochelle are rocks in our community and are very much what we want to represent us all, they are some of the best of us. Don't muck it up for us all with your silliness, we need these events

264	Chelsea		<p>I am writing in opposition to the proposed changes to the Draft Revised Use of Council Land Policy 2026, particularly the proposed weighting toward fixed-premises businesses when determining whether community events can continue operating on public land such as Coronation Park. The Little Big Markets have been part of the Mount Maunganui community for over 17 years. They are not just a market, they are part of the social and economic fabric of our area. Thousands of people attend these events, bringing life, vibrancy and significant foot traffic into the Mount. The markets activate public space in a way that benefits locals, visitors, small businesses, emerging entrepreneurs and the wider community alike. Public land should remain for public use. Coronation Park is community land, and community events should continue to have a place there. What concerns me most about this proposed policy is that it appears to give disproportionate influence to individual commercial complaints without proof or requiring balanced consideration of the broader community value these events create. From my understanding, a single neighbouring business could object to an event and that objection may carry enough weight to threaten its future. That feels deeply unfair considering the enormous positive impact these markets have had over nearly two decades. As someone who works in marketing, I see firsthand the value The Little Big Markets bring to the Mount. The team behind the markets undertakes a huge amount of promotional work to encourage people to visit the area. They create reasons for people to come into town, spend time locally, explore shops, eat at cafes and restaurants, and engage with the community. This is not something that happens by accident. I have personally spoken with a number of businesses on Mount Mainstreet who have said they notice increased foot traffic and stronger trade on market days. The markets do not take away from the Mount, they contribute to its energy, identity and economic activity. The Little Big Markets also provide an important platform for small and emerging businesses. Many successful New Zealand brands started in community market environments exactly like this. Pepper &amp; Me is one example of a business that grew from humble local market beginnings into a nationally recognised brand. Without accessible community spaces like these, many small entrepreneurs may never have the opportunity to grow. The markets also create employment, support local creatives and food vendors, and give people a place to connect. In a time where communities are increasingly craving real-life interaction and local experiences, removing or weakening events like this would be a major loss for Tauranga. I strongly oppose any policy direction that could make it easier for long-standing community events to be displaced from public spaces due to pressure from a small number of commercial interests. The Little Big Markets have proven their value to this city for 17 years. Council should be protecting and supporting events that bring people together, not creating barriers that threaten their future.</p>
266	Roxane	Deat	<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use. This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including: Health and Wellbeing: Promoting social connection and mental health. Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics. Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses. Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value. Please acknowledge receipt of this submission and advise if I should be following a different path for getting my submission in before consultation closes 8 June 2026.</p>
267	Michael	Carter	<p>I am submitting in support of markets on council land and to provide feedback on the draft Council Land Use Policy. The draft policy requires Council to consider objections from existing rate-paying businesses, yet there appears to be no corresponding requirement for those objections to be supported by independent evidence demonstrating actual economic harm. I believe this sets a concerning precedent, as it allows neighbouring commercial businesses to directly influence how public land is used without needing to substantiate their claims. Markets are an important part of any city. They are small businesses themselves and are often the first step for people starting a business before moving into a permanent premises. They create vibrancy, provide a valuable community gathering space, attract families, and contribute to the character and identity of an area. Personally, when I visit the markets, I often continue into Main Street or the town centre to shop and support surrounding businesses. I would like to see clear evidence demonstrating that the markets negatively impact local businesses. Reducing the frequency of the markets risks decreasing foot traffic overall, which could in turn affect both the market operators and surrounding businesses that benefit from increased activity in the area. I understand that one of the concerns raised relates to the markets use of Coronation Park, with some believing the space should be used for other activities on weekends. One possible solution could be to designate a permanent location nearby for the markets each weekend, potentially closer to Mauao, helping to bring vibrancy and activity back into the area. However, finding a suitable space of this size is challenging. If decisions are required to prioritise the views of individual ratepayers without properly considering the wider community, economic, and social benefits, there is a risk that businesses could oppose the markets even in another location without valid justification. Fixed businesses in the Mount and Tauranga in general are equally important to the local economy and community, and I acknowledge they have faced significant challenges recently, including the impacts of the slips. However, I would like to see a solution where these businesses and the TLBM can coexist, support one another, and be viewed as complementary rather than as competitors. Any objections from local rate-paying businesses should be supported by evidence, and the broader effects on community wellbeing, vibrancy, public use of space, and economic activity should also be properly assessed as part of the decision-making process.</p>
268	Kelvin	Deal	<p>We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use. This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including: Health and Wellbeing: Promoting social connection and mental health. Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics. Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses. Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverified complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value. Please acknowledge receipt of this submission.</p>

271	Lisa	Rooney	Blabla Events / Gingers Pop-Ups	<p>I'm writing in strong opposition to the proposed amendment that would require council to consider the commercial interests of fixed-premise businesses when approving activities on public land. I'm a resident of Mount Maunganui and a long-time supporter of The Little Big Markets. I've watched this community asset grow over many years, and I'm deeply concerned that a policy change driven by a small number of commercial complaints could bring it to an end. Every major city in the world - from Auckland to Melbourne, London to Amsterdam - supports multiple markets operating simultaneously across different neighbourhoods and precincts. These aren't competitors to fixed retail; they're complementary activators. They bring foot traffic, create dwell time, and generate economic energy that flows into surrounding businesses. The research on this is consistent: markets increase the viability of high streets, they don't diminish them. Mount Maunganui's Coronation Park is one of our most beloved public spaces, and The Little Big Markets have activated it for over 13 years, drawing thousands of visitors who then spend money across the whole area - in cafes, shops, and local businesses. This is not a zero-sum situation. Let's be honest about what this policy change actually enables. It creates a mechanism by which fixed-premise businesses can raise complaints about public land use - with no requirement to provide independent evidence of actual harm - and have council act on those complaints. This is commercial protectionism dressed up as policy. The retail landscape has changed significantly. Online shopping, changing consumer habits, and post-COVID foot traffic patterns have all put pressure on mainstreet businesses. These are structural, global forces. Outdoor markets and community events are not the cause of struggling fixed retail - in many cases, they're part of the solution. Restricting them to protect incumbents who have not demonstrated measurable harm is both unfair and counterproductive. It would be a significant injustice if the response to retail pressure in this city was to quietly remove the community events that still bring people here. The guiding principle of council land use must remain community benefit - not the commercial preferences of whichever business happens to be loudest in any given season. The current policy framework already gives council the tools to manage conflict. What's proposed here tips that balance in entirely the wrong direction. I urge council to reject this amendment and to reaffirm that public land is for the public.</p>
273	Karen	Shirley	0	<p>I write with concerns The Little Big markets may be limited to the use of Coronation Park in Mount Maunganui in the future and include this submission against reducing the area for markets. As a small business stall holder of 17 years with them, I offer the following observations: This market adds to the vibe of the Mount being a casual beach resort town and a destination for relaxation. Walkers (especially with dogs and baby buggies) do not usually intend to patronise downtown stores. Apart from odd triathlons and summer beach or water events at the opposite end of town, there is little available in the way of entertainment. Little Big Markets saturate social media with notifications, including thousands of followers who use the market as a destination and would not have visited the Mount otherwise on market days, drawing in more people of which the stores may then have advantage of. Apartment dwellers come for social interaction as many live alone. They say they are not interested in weekend retail shopping as they live there and I chat with a few regularly. Most of the products available are not sold in local retail stores, some being hand crafted or diverse. Competition is the buyer's choice, as with stalls being similar. I know retailers who agree the area is busier on market days, including cafes, as not all frequent caravan styles food. Apart from a vibrant and diverse craft market, themes also include special children's, vegan, recycling, lifestyle and celebration events. Cruise ship patrons expect local markets (as with most international ports) on departing the boat for the day, many not taking the tours offered, preferring to mix with locals and delighted to wander casually around where they chat with us about N.Z. life, not an experience gained from most shop assistants. Rate payers contribute to the park maintenance and deserve the right to utilise it as frequently as possible, rather than have an empty or under utilised space. As in the past, smaller clubs have joined the market space for displays, taking advantage of the social media pull. Surely this can continue as council has no alternative suitable sized grass area with adequate parking. I began manufacturing my unique local skin care from growing to packaging 25 years ago, using markets to grow my boutique business profile and educate health issues as a trained therapist, since adding second hand retro and antique collectibles with the economic down turn. I am now a pensioner and enjoy the opportunity to pass on my knowledge and interact with others, allowing me to also earn some extra income. I am retiring my business completely but shall continue with my market passion as long as I am physically able for my own wellbeing. I strongly urge council to put the community first with the need for entertaining and recreational events down town, consider the holiday or cruise ship vibe in the market positively promoting the town and seek alternative dual use arrangements where possible at the current venue of Coronation Park which is not only the doorway for national and international holiday makers and tourists, but a predominant recreational area for locals to use. Thank you for your consideration.</p>
277	Danielle	Cubis	Spongedrop Cakery	<p>We do not support the proposed changes to the Use of Council Land Policy. While we understand it's important to consider the commercial interests of surrounding (permanent) businesses we do not think it wise to allow this to be a strong guiding force in making decisions around the use of public spaces that are meant for community. Particularly when this kind of policy change has the potential to massively impact (and disadvantage) local, long-standing community events such as The Little Big Markets (TLBM) who have contributed immensely to the vibrancy of our city. As business owners who started out at TLBM our business wouldn't be what it is today without the launching opportunity the markets afforded us. They make a huge impact on small businesses - especially those who are just starting up and truly add value to the local areas they operate in - attracting not only locals but visitors from throughout Aotearoa and our international guests. Our business (Spongedrop Cakery) has been operating directly adjacent to TLBM for years and on market days we experience an obvious increase in visitation and revenue. Even though market goers can purchase coffee and food at the markets - they choose to come to spend with us as well. The energy and atmosphere that TLBM provides is invaluable and we know first-hand that visitors to the area are attracted to the markets, particularly cruise ship passengers who love to experience the diversity and creativity of what the unique stall holders have to offer. We also believe, and have spoken to other local business owners, that the visitors to the market flow down into Mount Mainstreet where they visit other retailers and food outlets. While we can understand that the frequency of the markets should be considered, we feel reducing the markets would negatively impact visitor appeal of the Mount, which is a crucial issue that needs to be addressed given the long-term impact of the landslide on Mauao in January. We need to be relying on experienced, professional and proven event operators to draw visitors to the area and that is what TLBM offers. TLBM is also locally owned and operated and employs a number of staff which means that the money they make stays in our community - as opposed to outside event operators coming in momentarily and taking any money they make with them. While diversity of offering is important we think a balanced, sensible and considered approach is needed and how these decisions are made must be transparent and best for community - not just for a select few. While it's important to hear out those business owners that feel they are negatively impacted by the markets, here at the Mount there are a vocal few who seem set on blaming TLBM for business issues that potentially might not have anything to do with the markets. It's risky to over-value the opinions of a small number and take measures such as massively reducing the frequency of the markets when what we need is MORE events and attractions at the Mount. Not less. We would be directly impacted if TLBM were reduced significantly or moved. We love being a part of the Mount business community and believe that TLBM, while they may not have permanent residence, are indeed a part of our community and what makes the Mount special. We are also concerned for our own business - as we hold a lease that is within a reserve (our building is Council owned). When expressions of interest were requested for our building a key request from TCC at the time was that we offer benefit for users of Coronation Park. We believe we do just that and have done for the past 11+ years that we have been operating in our location. Do these new policy changes also put us at risk? And therefore also the income that TCC gets from us as lease payers? We would be happy to discuss any of the above in further detail if needed.</p>
278	Suzanne	Samuel		<p>I would like to submit a statement of what the little, Big markets means to us - our family of 6 people. Over the years since the markets first began we have enjoyed going to the markets on a regular basis. I've carried babies in front packs, toddlers in prams and now school kids and teenagers there to enjoy the yummy cuisine, enjoy the live music and purchase all sorts of goodies, products and clothing. We always love seeing what local people have been creating/making and my kids love spending their pocket. It's a good motivation to get their jobs done. We say after your jobs we can go to the markets. They find it exciting wandering around checking out stalls and doing some of the activities and entertainment offered over the years from petting animals, to pony riding, to e bike riding. It would be such a shame to lose this community feeling and a fun activity for the kids on a Saturday. Also there would be a lot of other families who would lose out if their income as they make and sell there. Please reconsider your proposal as it does not really make sense to me.</p>

280	Debbie	Remnant	0	I am writing to let Tauranga City Council know how much The Little Big Markets have positively impacted me, my family, and our wider community for almost two decades. The markets have been a place where I have regularly gathered with friends and family while enjoying local food, music, arts, and discovering talented local artists, makers, and businesses. They have always had a welcoming community atmosphere and are one of the first places I take visitors who are staying from out of town. Without exception, visitors are impressed by the experience, and it becomes a memorable part of their time in Tauranga and Mount Maunganui. The markets help create the kind of experience that encourages people to return again and again. As a local who has lived in Tauranga for more than 40 years, I believe The Little Big Markets and the events connected to them have been among the most important contributors to the city's culture, creativity, and sense of community. They have helped keep Tauranga vibrant through music, arts, and local enterprise, while also creating valuable opportunities for new entrepreneurs and small businesses to be seen, grow, and thrive. Over the years, I have watched many small businesses begin as market stalls and go on to become successful local enterprises, creating jobs and contributing to Tauranga's economy. The Little Big Markets provide an accessible pathway for people to test ideas, build confidence, connect with customers, and establish sustainable businesses. This benefit alone has had a significant positive impact on our community. I strongly disagree with any proposed changes to the Use of Council Land Policy that would negatively affect events such as The Little Big Markets. These markets have played a major role in shaping Tauranga into a vibrant, attractive, and desirable place to live and visit. Their value extends far beyond a market day; they strengthen community connections, support local businesses, enhance our cultural identity, and contribute to the unique character of our city. I encourage Council to recognise the substantial social, cultural, and economic benefits that The Little Big Markets provide and to ensure that future policy decisions continue to support these important community events.
286	Shona	Tawhiao	0	Ko Mauao te maunga Ko Tauranga te moana Ko Mataatua te waka Ko Ng i Te Rangī te iwi As local Hau Kainga I am writing to voice my concerns on the policy changes for TLBM and public spaces. The markets have helped my small business for many years. I first started at the markets in 2016 and recently had a stall in March. Rachele Chris and their team always go out of their way to support myself local businesses and the community.
290	Dyana	Rogers		I am writing to strongly oppose the Draft Revised Use of Council Land Policy 2026. My creative small business, Dy Rogers Studio, is coming over this summer with plans to permanently settle our family in the area, and our livelihood depends entirely on the trade from these markets. The unique vibe of The Little Big Markets attracts tourists from across New Zealand and Australia, bringing an immense boost to the local economy and foot traffic that benefits all businesses. Public land should be used for the collective benefit and vibrancy of the community, not to protect fixed-premises competitors based on subjective claims.
291	Daphne	Butler		I would like to express my support for The Little Big Markets and the importance of protecting community events on public land in Tauranga. I had the privilege of working for Chris and Rachele Duffy for several years as a nanny caring for their children, and I saw firsthand how hardworking and community-minded they are. Everything they do comes from a genuine passion for bringing people together and creating opportunities for local businesses, artists, food vendors and families. The Little Big Markets are so much more than markets. They have become part of the culture and identity of Tauranga and the wider Bay of Plenty. They create spaces where people connect, where small businesses can grow, and where families can enjoy accessible community events in beautiful public spaces. I am concerned that policy changes affecting the use of public land could make it much harder for long-standing community events like these to continue. Losing or restricting these kinds of events would not only affect the organisers, but also the many local makers, performers, food businesses and community members who benefit from them. Please consider the social, cultural and economic value that community-led events bring to Tauranga when making decisions around public land use.
292	Annette	Cassidy		We strongly disagree with this proposed change as it introduces a level of subjective commercial protectionism that is inconsistent with the primary purpose of council land: community use. This requirement lacks objective criteria for assessing 'impact' or 'detriment,' creating a risk that individual commercial concerns will be prioritised over broader public outcomes. Decisions regarding the use of public land must remain grounded in a balanced assessment of Public Benefit, including: Health and Wellbeing; Promoting social connection and mental health. Vibrancy and Inclusivity: Ensuring public spaces remain active and accessible to diverse demographics. Economic Activation: Recognising that established community markets act as 'business incubators' and regional magnets that increase overall foot traffic for the benefit of all local businesses. Any assessment of commercial impact must be supported by independent economic or regional-impact assessments rather than relying on unverifiable complaints from competitors. Protecting the commercial preferences of fixed-premises neighbours should not come at the cost of the vibrant, community-focused activities that residents value. Please acknowledge receipt of this submission and advise if I should be following a different path for getting my submission in before consultation closes 8 June 2026.
293	Karen	Oscroft		I am writing as a consumer to local markets and a part time market holder. Public space for local markets being offered to the community is of a high importance to me. It is a way to connect a variety of people within an open space, to come and go as they please. They offer a cross section of goods and are a grass roots support incomes for many. I have taken time to chat with customers and often they are in the area just because the markets are on. Or because I have posted about them. I am very interested in keeping an interest in this matter and its proceedings on the 30th of June 2026. Thank you for adding my support in keeping public space available to community markets.
294	Suzy	Granger	Slab Ceramics	I am writing as a regular vendor with The Little Big Markets to provide my feedback on the Draft Revised Use of Council Land Policy 2026. 1. Opposition to Commercial Protectionism (Sections 5.4 & 7.4) I am concerned about the requirement to consider "existing ratepaying businesses" when approving activities on public land. As a small business owner, I rely on the foot traffic and vibrancy created by the markets. Public land is "primarily for community use," and decisions should not favour one type of commercial business over the broader public benefit. I am a ceramic artist and have a small business. The markets are the majority of my income. If they weren't available to me anymore, I would be out of business. The people that visit the markets are a huge demographic (including dogs). They are enjoying a Saturday often with whānau and friends. It quite a different feeling to a retail street environment. If the market wasn't available my belief is that they won't switch to retail shops. 2. Demand for Evidence-Based Limits (Section 7.10) The policy allows officials to limit events based on the "livelihood of existing traders". Any decision to cap events must be based on independent economic data, not subjective complaints from competitors. I support a policy that ensures fairness and transparency for all operators. 3. Recognition of Proven Track Records (Section 7.7) I support the recommendation that operators with a compliant history and demonstrated community outcomes, like The Little Big Markets, should be given meaningful weighting and longer-duration permits. This would provide me with the certainty I need to continue investing in my business and the community. Public land delivers its greatest value when it remains active and community-focused. I urge the Council to ensure this policy protects the vibrant event culture that makes our city a great place to live and visit.
297	Katrina	Cole		I have to say that the community markets that are available on a regular is an excellent way to bring communities together supporting local talent and really does feed the soul, to stop this opportunity would be disastrous.
298	Jessica	Niederer		I don't support the proposed policy change affecting the Little Big Markets. My family and I have been going to the markets for years and they have become a really important part of our community. The markets are such an epic part of our weekends supporting local small businesses, catching up with friends, and connecting with the wider community. A trip to the Little Big Markets is often part of a bigger day out for us. We'll head to the markets, grab something to eat, then wander through the Mount and visit some of our favourite local shops. The markets bring people into the area and create a vibrant, welcoming atmosphere that benefits everyone. It would be such a shame to see our community slowly lose the Little Big Markets and all that they contribute. They provide so much more than just a place to shop they create opportunities for local businesses to thrive and for people to connect with one another. I hope Council carefully considers the positive impact the markets have on our community before making any decisions.

302	Don	Allardice	Aroha Kai	I am writing in regards to Submission on the Draft Revised Use of Council Land Policy 2026. Our company Aroha Kai is a vendor at the Little Big Markets at Coronation park and Tauranga CBD waterfront. These markets held on public land are vibrant community events that bring a diversity of stallholders and public together, and provide an important outlet for small businesses to sell their products. Any reduction of these opportunities will invariably affect the viability of the businesses trading regularly at these markets, and negatively impact these well established social events.
304	Mike	Chapman	Omanu Community Gardens Inc.	Submission attached.
306	Aurora	Young	Aurora Jewellery Studio	I strongly oppose the proposed changes to the Draft Revised Use of Council Land Policy 2026. As a small market vendor, public markets provide an essential opportunity for me and many other local small businesses to earn a living and connect with the community. Markets bring people into public spaces, support local entrepreneurship, and contribute to the vibrancy of Tauranga. I am particularly concerned about the proposal to consider existing rate-paying businesses when approving commercial activities on Council land. This could create unfair barriers for market vendors and small start-up businesses that cannot afford permanent retail premises. Markets and local businesses can successfully coexist and often benefit one another by increasing foot traffic and attracting visitors to an area. Council land belongs to the whole community and should remain accessible to community markets and small local businesses. I encourage Council to support a diverse and inclusive local economy by maintaining fair access to public spaces.
307	Lane	Catherine	Current Jewelry Studio	I oppose the proposed changes to the policy. As someone who sells at local markets, I have seen how important these events are for small businesses. Many of us do not have a shop and rely on markets to reach customers and earn an income. Markets help create lively public spaces and give local people more reasons to visit parks and community areas. I am concerned that the proposed changes could make it harder for market organisers and vendors to operate in the future. I would like Council to continue supporting community markets and ensure public spaces remain accessible to small local businesses.
308	Julie	Lamont	Tauranga Model Marine Engineering Club	
309	Ian	Waite	0	
310	PETER ALLAN	MONTEITH	Inspired Kindergartens	Submission attached.
311	Emma	Bennett		I am writing as a regular customer of The Little Big Markets to provide my feedback on the Draft Revised Use of Council Land Policy 2026. Mount Maunganui needs a positive lift, life and the vibrancy that the markets offers to stall holders and visitors alike. It is a draw card & people travel to our area to attend. 1. Opposition to Commercial Protectionism (Sections 5.4 & 7.4) I am concerned about the requirement to consider "existing ratepaying businesses" when approving activities on public land. I believe small business owners rely on the foot traffic and vibrancy created by the markets. Public land is "primarily for community use," and decisions should not favour one type of commercial business over the broader public benefit. My Impact: reduced opportunities for myself & my friends to hold stalls or attend as visitors. 2. Demand for Evidence-Based Limits (Section 7.10) The policy allows officials to limit events based on the "livelihood of existing traders". Any decision to cap events must be based on independent economic data, not subjective complaints from competitors. I support a policy that ensures fairness and transparency for all operators. 3. Recognition of Proven Track Records (Section 7.7) I support the recommendation that operators with a compliant history and demonstrated community outcomes, like The Little Big Markets, should be given meaningful weighting and longer-duration permits. This would provide me with the certainty I need to continue investing in my business and the community. Conclusion Public land delivers its greatest value when it remains active and community-focused. I urge the Council to ensure this policy protects the vibrant event culture that makes our city a great place to live and visit. I trust you take my thoughts into consideration. P.s Spongedrop cafe is our favourite coffee shop. Their weekend sales must increase on Market days
312	Celie	Harden		I hope this email finds you well. I am reaching out because I am concerned about these proposed changes and strongly oppose them. New Zealanders from all over the country come to Tauranga every year because our beaches and public land have small businesses with established connections to the local community. It is vital we consider what attracts people to spend their money and time here year after year. This proposed policy change shifts the focus from serving local Kiwis to protecting the commercial turf of big, established chains which may make it harder for everyday Kiwis running small businesses to grow. Without clear, objective criteria to measure "impact" or "detriment," we risk letting corporate pressure dictate public outcomes. Decisions about our public spaces must always be grounded in a balanced assessment of genuine community benefit. Strong communities are founded upon and built better by prioritizing: Health and Wellbeing; Fostering the uniquely Kiwi sense of social connection and community that comes from shared public spaces. We need to ask ourselves: does this serve the community's mana? Vibrancy and Inclusivity: Keeping our public areas active, welcoming, and accessible to everyone. Moving away from corporate buffers is essential if we want to encourage our community to grow in a way that truly supports its people. Economic Vitality: Supporting homegrown enterprise is crucial to the Kiwi way of life. Local markets act as vital business incubators for everyday New Zealanders, driving the foot traffic that lifts up the entire local economy. Any claim, of commercial impact or otherwise, must be backed by independent and transparent assessments. Unverified complaints from companies may be used in trying to shut out local competition. Competing complaints may lead to confusion or chaos. Public land belongs to the community. Shielding corporate preferences should never come at the expense of the vibrant, grassroots activities that our residents and holiday makers genuinely value and enjoy.
313	Judy	Shakespear	Gan Jing World	I am writing as a regular vendor with The Little Big Markets to provide my feedback on the Draft Revised Use of Council Land Policy 2026. 1. Opposition to Commercial Protectionism (Sections 5.4 & 7.4) I am concerned about the requirement to consider "existing rate-paying businesses" when approving activities on public land. As a small business operator I rely on the foot traffic and vibrancy created by the markets. Public land is "primarily for community use," and decisions should not favour one type of commercial business over the broader public benefit. My Impact: I rely on the market to have access to the general public in a relaxed atmosphere. The Little Big Markets are an established 'go to' place for the public to find items and experiences not on offer in the nearby retail shopping area. The Summer season is a time when tourists flock to the markets for individualised merchandise and memory-making in a Park close to other amenities. 2. Demand for Evidence-Based Limits (Section 7.10) The policy allows officials to limit events based on the "livelihood of existing traders". Any decision to cap events must be based on independent economic data, not subjective complaints from competitors. I support a policy that ensures fairness and transparency for all operators. 3. Recognition of Proven Track Records (Section 7.7) I support the recommendation that operators with a compliant history and demonstrated community outcomes, like The Little Big Markets, should be given meaningful weighting and longer-duration permits. This would provide me with the certainty I need to continue investing in my business and the community. Conclusion Public land delivers its greatest value when it remains active and community-focused. I urge the Council to ensure this policy protects the vibrant event culture that makes our city a great place to live and visit.
315	Sandra	Allan		I respect all opinions also. However the current economic market dictates the financials for us all and it means the majority of us have less disposable income. The market is absorbing a huge amount of those dollars. The impact on Saturday retail trade at Mount is very obvious. If we want Main Street Mount to resemble Devonport Rd then do nothing. If we want to deliver a diversified shopping experience on Main Street then the market must adjust.

321	Jay	Banner	Mount Business Association	<p>Introduction Mount Mainstreet welcomes the opportunity to provide feedback on Tauranga City Council's review of the Use of Council Land Policy. We recognise and support the important role that markets play in creating vibrancy, attracting visitors, supporting small businesses, and contributing to the social and cultural life of our community. Markets have become a valued feature of Mount Maunganui and provide opportunities for local artisans, food vendors, and visitors to connect and engage. However, we believe the policy review presents an important opportunity to consider how public spaces are allocated and managed to ensure an appropriate balance between different users and the long-term interests of the wider community. Need for a Balanced Approach Coronation Park occupies a unique position within the Mount Maunganui town centre. Unlike many reserve spaces, it sits directly adjacent to a high concentration of permanent retail, hospitality, and service businesses that operate year-round and make significant ongoing contributions to the local economy. These businesses provide local employment, pay commercial rates and rents, sponsor community initiatives, support local events, and contribute to the vibrancy of Mount Maunganui every day of the year. While markets generate activity and visitation, Mount Mainstreet has received ongoing feedback from retailers, hospitality operators, residents, customers, and employees regarding the cumulative effects of frequent market occupation at Coronation Park. Common concerns include: Loss of customer parking throughout the town centre. Increased traffic congestion and reduced accessibility. Customers choosing to avoid the area during market days. Reduced trade for surrounding fixed-premises businesses. Markets functioning as standalone destinations rather than encouraging visitors to disperse throughout the wider retail precinct. Frequency of Use and Community Impact A particular concern is the frequency of market use at Coronation Park. Between 23 May and 30 September, The Little Big Markets have secured bookings for 14 out of 19 weekends at the reserve. This level of occupation effectively results in Coronation Park being unavailable for a significant proportion of weekends during this period. We encourage Council to consider not only the impact of individual events but also the cumulative effect of repeated bookings on accessibility, business activity, community use, and the availability of the space for other groups and activities. Access for Other Community Groups Mount Mainstreet believes public reserves should remain accessible to a diverse range of community organisations and activities. The recent Hot Rod Show demonstrated the strong demand for different types of events, attracting more than 3,500 attendees and generating significant community participation and economic activity. The policy should ensure that public spaces remain available to a broad cross-section of the community and are not disproportionately occupied by any single event type or organiser. Alternative Locations and Event Distribution Mount Mainstreet encourages Council to explore opportunities to distribute larger destination-style events across a broader range of reserves and public spaces throughout the city. Potential approaches could include: Reduced frequency of large-scale markets at Coronation Park. Seasonal rotation of market locations. Increased use of larger reserves such as Soper Reserve, Blake Park, Gordon Spratt Reserve, and Papamoa Domain. A strategic city-wide events programme that balances activation across multiple locations. This approach would continue to support markets while reducing pressure on the Mount town centre and creating opportunities for activation in other communities. Recommended Policy Direction We recommend the policy include provisions that: Recognise the cumulative impact of repeated bookings at high-demand locations. Consider the effects of bookings on surrounding businesses, accessibility, and parking. Promote equitable access to public spaces for a diverse range of community organisations and event types. Encourage a balanced distribution of events across the city's reserve network. Ensure no single user or event category effectively dominates access to key public spaces over extended periods. Conclusion Mount Mainstreet supports the continued operation of markets and recognises their contribution to community life. Our submission is not about preventing markets from occurring. Rather, it is about achieving an appropriate balance between community activation, equitable access to public space, and the long-term sustainability of the businesses and organisations that contribute to Mount Maunganui every day of the year. We encourage Council to use this policy review as an opportunity to ensure that Coronation Park and other key public spaces remain accessible, diverse, and responsive to the needs of the wider community.</p>
325	Joan	Patridge		<p>There are a few points/questions I'd like to raise re the Draft Revised Use of Council Land Policy 2026, specifically as far as The Little Big Markets are concerned: The Coronation Park market was on today (06/06/2026) and the number of cars leaving the Blake Park area after Saturday morning sport, and going on to the market, was considerable. Why would commercial interests not want to keep people (from all over the Bay of Plenty) at the Mount? Chances are they'll eat in the Mount, visit the Mount shops/supermarket on their way home, buy petrol in the Mount, etc. What entertainment is the Council going to provide cruise ship passengers in the summer, now that the Mount walking track is closed? The number of passengers that enjoy wandering around the TLBMs is extensive and the markets are only on for four hours, which allows passengers many more hours in which to visit the shops and eateries in the Mount, before they leave port. The much-touted Tauranga CBD "resurrection" is partly due to having TLBM down on the Strand; there is very little else to attract people into the CBD on a Sunday. Certainly there are no commercial interests that are likely to suffer from having the Tauranga market; where else can you buy a hat on a Sunday in the Tauranga CBD? In short, I cannot believe that we TCC ratepayers are again - potentially - going to be short-changed. How long have we put up with road works, disruptive construction, dwindling retail spaces, etc? I've lived in this city for 30 years and I have never known the area to be so depressing and unhappy. Surely TLBM will go some way to alleviating this?</p>
327	Brogan	Houghton	Brogan Handmade Pottery	<p>I am writing as a regular vendor with The Little Big Markets to provide my feedback on the Draft Revised Use of Council Land Policy 2026. 1. Opposition to Commercial Protectionism (Sections 5.4 &amp; 7.4) I am concerned about the requirement to consider "existing ratepaying businesses" when approving activities on public land. As a small business owner, I rely on the foot traffic and vibrancy created by the markets. Public land is "primarily for community use," and decisions should not favour one type of commercial business over the broader public benefit. My Impact: The Little Big Markets have played a major role in the growth of my pottery business. They have given me the opportunity to regularly showcase my work, connect with customers, and build a sustainable business doing something I genuinely love. The support and exposure I have received through the markets have helped me grow my business to the point where I am now able to work as a full-time potter. The markets provide a reliable avenue for income, customer engagement, and business development that would be difficult to replicate elsewhere. Equally important is the community aspect. The markets create opportunities to meet people, hear their stories, and build lasting relationships with customers who continue to support local makers. They contribute significantly to the vibrancy of our city and provide valuable opportunities for small businesses like mine to thrive. Any changes to the policy that limit the ability for markets to operate on public land could have a significant impact on my business and many other small local businesses. Reduced market opportunities would mean fewer chances to connect with customers, lower income, and less visibility for locally made products. For businesses like mine that rely on direct market sales, these events are not simply an additional sales channel, they are a vital part of our ability to remain sustainable and continue contributing to the local economy. I believe public spaces should continue to support community focused events that encourage local enterprise, bring people together, and create opportunities for small businesses to grow. The success of my own business is a direct reflection of the opportunities these markets have provided. 2. Demand for Evidence-Based Limits (Section 7.10) The policy allows officials to limit events based on the "livelihood of existing traders". Any decision to cap events must be based on independent economic data, not subjective complaints from competitors. I support a policy that ensures fairness and transparency for all operators. 3. Recognition of Proven Track Records (Section 7.7) I support the recommendation that operators with a compliant history and demonstrated community outcomes, like The Little Big Markets, should be given meaningful weighting and longer-duration permits. This would provide me with the certainty I need to continue investing in my business and the community. Conclusion Public land delivers its greatest value when it remains active and community-focused. I urge the Council to ensure this policy protects the vibrant event culture that makes our city a great place to live and visit.</p>

328	Heidi and Scotty	Sutcliffe	Nana Dunn + Co	<p>We are writing as regular vendors at the Little Big Market to provide feedback on the proposed 'Draft Revised Use of Council Land Policy 2026'. While it is public space, TLBM has created a strong presence in the local community - a presence that we, as vendors and small business owners have also invested in significantly over time. Regularly attending on weekends enables our business to grow within the local community, whose support we need. Enjoying this environment with locals, holidaymakers, and fellow vendors has increased our brand visibility and created repeat customers for the Mount. Removing this regular event could significantly impact our income if the market is forced to operate less frequently. During the summertime, Coronation Park comes alive with the colourful atmosphere that TLBM provides to the community. It brings people into the central shopping area of Mount Maunganui benefiting all areas of business. If the purpose of revising the land policy is to open up the space for other groups perhaps a way forward would be to have the existing TLBM in collaboration with new groups, not instead of, so both events can enjoy a wider reach. These are our thoughts, thank you for taking the time to read them.</p>
331	Martin	Kalabza		<p>I would like to share my experience with The Little Big Market, and I would also like to speak to my submission at the City Futures Committee hearing on 30 June. I have been a regular vendor at The Little Big Market in Coronation Park, Mount Maunganui, for the past three years. TLBM gave me a place to begin. It gave me a place to test my ideas, meet customers face to face, receive feedback, and slowly understand what I was actually building. In my first year, I tried almost every market within reach - from Whakatane to Rotorua, Waihi Beach, Pongaroa, Taupo, and even Auckland. Some markets, especially Taupo and Auckland, were good experiences. But none of them came close to The Little Big Market in Mount Maunganui when it comes to organisation, atmosphere, activities, and promotion. TLBM stands on a completely different level. What began as a side hustle has now become my main focus. My products, made in Tauranga, are now available in almost one hundred retail stores across New Zealand, and I am preparing to expand further. It has taken years of hard work. Really hard. Seven days a week, twelve hours a day. No holidays, no shortcuts, just work, pressure, mistakes, learning, and trying again. And I know my story is not the only one. There are many more success stories that have started, or are still starting, at The Little Big Market. I am deeply thankful to the hardworking team behind The Little Big Market for creating a stable foundation for small businesses like mine. A foundation where people can begin with almost nothing but an idea, some courage, and a folding table. I am also thankful to Tauranga City Council for supporting the market over the years. But I have now grown beyond that first foundation, and I am slowly stepping away from the local market scene. Because of this, the proposed changes may not affect me as much personally. But I am writing this because I know exactly what that market can mean to someone at the beginning. I know what it feels like to stand behind your stall, not knowing if anyone will care. I know what it feels like to put your own work out in front of strangers and hope that someone sees value in it. I know what one small sale can do to a person's confidence. Over the years, I have seen many brave young people take their first steps at The Little Big Market. I remember seeing two sisters. Very young, very brave. Coming to the market for the first time. One stitched handmade accessories, and the other created beautiful art prints featuring native flowers. They shared the same stall so they could split the cost. They were nervous. You could see it. But they were also brave enough to show up. Their sales that day did not even cover the market fee. But that day, they made their first sale. And you should have seen their faces. That one small sale meant so much more than money. It was proof. Proof that something they had created with their own hands had value to another person. Proof that maybe they were not crazy for trying. Proof that maybe this dream was worth following. That moment matters. For a young creator, that first sale can stay in their heart for years. It can become the moment they start believing in themselves. It can be the beginning of a business, a career, or a completely new direction in life. From there, they adjust. They improve. They come back the next week. They learn what people like. They learn how to speak to customers. They learn how to price their work. They learn how to stand proudly behind what they have made. Trial and error. Trial and error. And eventually, trial and success. One week they lose money. Another week, they break even. Then one day, they make a small profit. And with that profit, they buy better fabric, better tools, better materials. They improve again. They grow again. That is how small businesses are born. Not in perfect offices. Not with huge budgets. Not with council funding and connections. Not with investors and polished business plans. They often begin quietly, under a gazebo, in the wind and the rain, with nervous hands, handmade products, and a dream that is still too fragile to explain properly. Young creators like this do not have many good opportunities in this region to showcase their work. In a good month, they may only get five hours of trading a week, and even that depends on the weather. Those few hours are precious. They are not just selling hours. They are learning hours. Confidence-building hours. Life-changing hours. The short cycle of trying, learning, improving, and trying again is crucial. Who knows who these young people may become? Maybe one of them will build a successful fashion label. Maybe one of them will become a well-known local artist. Maybe their designs will one day decorate homes, cafes, galleries, and businesses across our whole region. But at this stage, they cannot rent a commercial space. They can only dream about having their own shop. They may not yet have the confidence, the money, or the experience to take bigger risks. At this stage, they are fragile flowers. And fragile flowers need fertile soil. They need time. They need care. They need protection from being stepped on before they have had the chance to bloom. The Little Big Market is one of the few places where someone can arrive with a dream, a small table, and a box of handmade products - and begin. You can also regularly see young boys gathered around the 3D printing stall, passionately discussing future technology, possibilities, ideas, and inventions. You can see their minds opening. You can see that something is being sparked in them. That spark matters too. It is not only young people who need a place to begin. Sometimes the bravest first steps are taken later in life, when people finally give themselves permission to try something they have carried quietly for years. TLBM gives those dreams a real place to start. Markets like this are not only about shopping. They are about inspiration. They are about community. They are about showing people that creating something from nothing is possible. Every product has hours of work behind it. Every stall has a</p>
332	James	Robertson		<p>I am writing to you in regards to the draft of revised use of Council lands policy 2026. It is our belief that the Council land of Coronation Park can be put to better use. We have been operating in the Mount main street for 48 years servicing our community and the wider community of New Zealand. We have always been for community based events but the Little Big Markets that operates out of Coronation Park has hugely effected ours and many other local businesses in a negative way. We pay big rents and big rates to be in town. Our Rates go back to you the Council which then comes back to us in the maintaining and growing the town. The Little Big Markets rent Coronation Park at a very small fee ( 120) then rent out spaces to the stall holders, there can be anywhere between 60 to over 100 stall holders which would generate between 5000 to over 10000. This is not a organisation for the community which they portray but for the personal gain of the owners of the little big markets. The little big Markets originally operated out of the green space next to the Mt library before Zespri wanted to develop the area and the agreement was made that they could move to Coronation Park while the development was done then they were to return back to the green space next to Zespri, this never happened. They claim they outgrew the space but that only cements my thoughts that its more about personal gain then what is best for the community. At the end of the day they are a mobile business that can set up in any field or green space and the people that want to attend the market will still go, they don't need to be at Coronation Park every time. Coronation Park needs to be available for many different community groups and events. I ask you free the space up for others to use and to limit the little big market to once a month and not allow the double booking that blocks other events. To raise the rental fee of the land to align with our business rents and rates of the Mount main street. Free up the park for more community base things rather than direct competition to local retailers and hospitality, who pay rent and rates all year round. Thanks for taking the time to read my submission, this has been an ongoing issue for many years now and I appreciate the opportunity to voice my opinion in hopes we can come up with a solution.</p>
333	Adele	Cassidy		<p>I wish to express my support for The Little Big Markets and provide feedback on the Draft Revised Use of Council Land Policy 2026. Overall, I support a policy approach that prioritises community access, vibrancy, and fair use of public spaces. In that context, I offer the following comments: Consideration of existing businesses (Sections 5.4 &amp; 7.4) While recognising existing businesses is important, decisions on public land should primarily be guided by overall community benefit, with a balanced approach that does not favour one type of commercial activity over another. Evidence-based decision making (Section 7.10) Where limitations on events are considered, it would be beneficial for these decisions to be supported by clear, independent, evidence-based economic analysis. This helps ensure transparency and consistency for all operators. Recognition of proven operators (Section 7.7) I support giving appropriate weighting to established operators such as The Little Big Markets who have demonstrated strong compliance and positive community outcomes, including consideration of longer-term approvals where appropriate. The Little Big Markets are a well-run, community-focused event that delivers clear social and economic benefits. They provide valuable opportunities for local small businesses, contribute to a vibrant public realm, and attract visitors who support the wider local economy. From my experience as an attendee, these markets are professionally managed and contribute positively to creating inclusive, family-friendly community spaces that are welcoming for people of all ages. In my view, enabling events such as The Little Big Markets supports Tauranga's community wellbeing, local economy, and sense of place. Thank you for the opportunity to provide feedback.</p>

338	Tanya	Campbell	0	<p>I am writing in regards to the proposed council changes to the policy, which would allow retail businesses to make a complaint about community events held at council parks, and for the council to make changes without proper process. Events such as The Little Big Markets and Christmas in the Park. These are both huge family-centred events which bring our wider community together. Not only do they provide great stalls and shopping experiences, but they also provide a space for people to meet, share great food and hang out. These are also great events for visitors to Tauranga, attracting tourists to local events and supporting local businesses. These events have been part of my children's childhood and weekends to look forward to; it would be such a shame to see fewer of these events in the community. We 100 support local events such as Little Big Markets and Christmas in the Park, we truly hope they can continue.</p>
339	Malcolm	Smith	Athletics Tauranga Inc.	<p>Athletics Tauranga Incorporated (AT) has a particular interest in Tauranga Domain, home to the region's only all weather athletic track with regard to the review of the Use of Council Land policy. AT members are regular users of the track, for competition and training. AT supports the purpose of the Use of Council Land policy to provide a consistent approach to the management and use of TCC outdoor spaces. The local clubs (via Tauranga Millennium Track Trust) raised over 1 Million to build the track and continue to part fund its maintenance via a levy on all registered athletes. The track is heavily booked for athletic activities by the 3 athletic clubs that call this place their home, plus coaching and training groups associated with member athletes. Maintaining regular access for training and competition is vital to our marquee international athletes, our many nationally ranked athletes and the hundreds of younger athletes eager to participate. Some local primary schools and most of the regions secondary schools hold their competitions here also. In recent years we've hosted the Colgate Games, attracting 1000's of young families from around the North Island, New Zealand secondary Schools track and field champs, plus multiple regional events for children, schools, senior and masters level and events for para sport. In recent times there have been increasing conflicts between users. Several commercial entities (gyms, personal trainer groups, private run clubs) and groups from other sporting codes descend on the track in numbers despite bookings for club nights or training. The club recognises that as a community funded facility on public land it is appropriate to provide for and encourage wide useage, but the current lack of awareness/management of bookings, combined by inconsiderate behaviour is frustrating and dangerous. Frequently these groups are simply walking or jogging in a way that could be done in any park, preventing competitive athletes from undertaking their training in a safe manner. These groups contribute significantly to the wear of the track, do not pay any fees, are often ignorant of etiquette and ignore Council's policy that commercial entities must be licensed to use Council land. We suggest that Council may wish to upgrade the Peace Mile at the Domain to shift some use off the track, while providing a measured distance for those who wish to undertake timed distances. With the on going closure of Mauao, this maybe a welcome addition for the fitness community. In addition to the conflicts on the track, our coaches have noticed that a lack of respect by in field users (rugby in particular) to the track surface. Teams have been seen warming up on the track in rugby boots, or allowing spectators to access the in field with footwear that is damaging to the surface etc. We would like to explore solutions with Council to work with other users and insure there is awareness of requirements for using the Domain. AT notes the importance of enabling community groups (such as sporting clubs) reasonable signage on Council owned land as sponsorship is important in supporting the club's financial viability. Therefore, we support Policy 14.1 Community groups may be allowed to have identification signs and sponsorship signage on reserves, parks, and greenspace where the signs comply with Tauranga City Council's signage guidelines and have received approval from the authorised officer, providing approval is not unreasonably withheld. AT seeks: Retaining the policy 7.1 Commercial activities require a licence or permit to operate on council land. Specifically identifies athletics as the priority sport on the Domain track, recognising that it is the only track in the BOP and vital to all levels of athletics, particularly competitive levels Erecting signage and undertaking appropriate communications/enforcement to ensure commercial activities (excluding coaching directly associated with community based clubs) are required to obtain a licence, pay a fee and respect normal etiquette in the facilities they wish to use. For example for the track, this may include recognising that where a booking is held, club athletes have priority over the track. When other codes have use of the in field at the Domain, they commit to ensuring that their use (and spectators) actively avoid using footwear or equipment that damages the track. Retention of Policy 14.1 regarding signage, plus reasonable assessment of suitability</p>
340	Jenha	Phillips		<p>Thank you for the opportunity to provide feedback on the Draft Revised Use of Council Land Policy 2026. I am concerned about the proposed emphasis on protecting existing ratepaying businesses when considering commercial activities on council land. I believe markets should not be viewed solely through the lens of retail competition. Research shows markets are catalysts for economic activity that benefit surrounding businesses and contribute to the vibrancy and attractiveness of a city from both a local and tourism perspective. I have seen this firsthand in Rotorua. In October 2025, Rotorua's Thursday Night Market was relocated from the city centre to Kuirau Park. The intention was understandable, but the outcome demonstrated an important lesson within just three months. The market lost its connection to surrounding businesses and the activity generated by being located within the heart of the city. Ultimately, due to public feedback, the council voted to return it back to its original location in the heart of the inner city on T T nekai Street on January 8, 2026. It had become clear that its success relied on being part of a broader ecosystem of businesses, hospitality operators and visitors. Rather than competing with retailers, the market helped create a more vibrant destination. It generated foot traffic, encouraged people to stay longer and contributed to the overall atmosphere of the city centre. I believe this example is relevant to Tauranga. If markets and community events face additional barriers to operating on council land because they are perceived as competitors to existing businesses, there is a risk of undermining the very activity that helps make our urban centres attractive and economically resilient. I am personally a regular to attend markets here in Rotorua and at Coronation Park with the Big Little Markets. It raises for me, the timeliness intention of why go now? Today? At this time? The answer is Because I ll plan my day around the time the markets are on. It changes the thought of maybe I ll go to Mount Maunganui sometime. To I ll go to Mount Maunganui this morning to make the markets, and then After a one-hour drive over to attend, the day then lends itself to a wider array of activities, including shopping and a drink at a bar with friends, or if with the kids a trip to the rock climbing wall. This compared to a trip which otherwise wouldn't have happened, is the type of economic consideration that should be made. As someone who works within the tourism and cultural sector, I also see the growing importance of authentic local experiences. Visitors increasingly seek opportunities to engage with local people, local products and local stories. Markets help deliver these experiences and contribute to the sense of place that distinguishes one city from another. Public land exists for public benefit. New Zealand's urban design guidance (Ministry for the Environment (2005). New Zealand Urban Design Protocol and The Value of Urban Design) emphasises that successful public spaces are places people actively use, value and connect through. Markets are one of the most effective and accessible ways of achieving this outcome. They bring life to public spaces, support local enterprise, encourage social interaction and create a sense of place that benefits residents, visitors and surrounding businesses alike. In considering this policy, I encourage Council to view markets not simply as commercial activities, but as important contributors to vibrant, inclusive and economically successful city centres. Global evidence also supports the role of markets as an important component of successful city centres. Research by Project for Public Spaces an internationally recognised placemaking organisation, did a study: A (Market) Place for Everyone in 2022, and identifies public markets as economic engines that support entrepreneurship, increase economic activity and contribute to vibrant urban centres. Their research also highlights the role markets play as community gathering places that attract visitors, strengthen social connections and encourage spending throughout surrounding business districts. For more than 13 years, The Little Big Markets have transformed Coronation Park into a vibrant gathering place where people connect, local businesses thrive and communities come together. They embody the very purpose of public spaces creating accessible, welcoming environments that enrich community life, strengthen local economies and foster a sense of belonging. This is exactly the type of activity that public land should be enabling, not making more difficult.</p>

341	Genevieve	Whitson	Downtown Tauranga	<p>1. Item 3. Definitions - Licence or Permit to Operate</p> <p>Downtown Tauranga would like further clarification on this definition. At what point is a license required and at what point is it considered 'commercial', what if it's a community event with indirect business benefit? eg. If a hospo business currently has a musician outside their bar on a weekly basis and has had so for a number of months, will they need a licence to going forward? What if the hospo business did not arrange the musician and they were arranged by someone else?</p> <p>2. Downtown Tauranga would like further clarification on what is considered a 'Commercial activity'</p> <p>3. Item 5.3 - Policy Statement – approval process</p> <p>Downtown would like further clarification on the below specifications. We want hospitality businesses and our community to feel empowered to put on city centre events. Are these updates likely to create extensive form filling/paperwork?</p> <p>Approval will be in the form of a written permission including, but not limited to:</p> <ul style="list-style-type: none"> <li>• Booking</li> <li>• Licence or Permit to Operate</li> <li>• Easement</li> <li>• Licence to Occupy</li> <li>• Landowner approval</li> </ul> <p>4. 7.10 - Setting Maximum limits for activities in outdoor spaces</p> <p>Downtown Tauranga support the inclusion of the words 'outdoor spaces' as per below, with particular reference to the last bullet point:</p> <ul style="list-style-type: none"> <li>• The effect a maximum limit would have on the livelihood of existing traders and the ease of entry for new operators on council land</li> </ul> <p>We believe this will help to address some of the challenges faced by our businesses with events in public places, such as the waterfront. We don't want to discourage events already happening here, but we do want to ensure that the outdoor space being used isn't jeopardising the hospo and retailers in the city centre and their potential to make revenue.</p>
342	Chrystal	Pokaia	Pipi's Icecream	<p>We are writing as a regular vendor with The Little Big Markets to provide our feedback on the Draft Revised Use of Council Land Policy 2026.</p> <p>1. Opposition to Commercial Protectionism (Sections 5.4 &amp; 7.4)</p> <p>We are concerned about the requirement to consider "existing ratepaying businesses" when approving activities on public land.</p> <p>We are of the opinion that Public land is "primarily for community use," and decisions should not favour one type of commercial business over the broader public benefit.</p> <p>Our Impact:</p> <p>Our business, Pipi's Icecream has been established for approximately 10 years in Mt Maunganui, 4.5 years under our ownership. We have traded at The Little Big Markets every scheduled market during this time. We have also traded summer seasons from Marine Parade.</p> <p>Trading at the markets is essential to our livelihood. It provides a vital opportunity to earn an income on the weekend around raising a family. For us, the markets are survival.</p> <p>We strongly believe The Little Big Markets need to be protected. As a community we have lost so much this year; and these markets are so much more than an opportunity for small businesses to trade - they are a hub for our community to gather, connect and support each other. They bring so much value, in so many ways to our community as a whole.</p> <p>2. Demand for Evidence-Based Limits (Section 7.10)</p> <p>The policy allows officials to limit events based on the "livelihood of existing traders". Any decision to cap events must be based on independent economic data, not subjective complaints from competitors. We support a policy that ensures fairness and transparency for all operators.</p> <p>3. Recognition of Proven Track Records (Section 7.7)</p> <p>We support the recommendation that operators with a compliant history and demonstrated community outcomes, like The Little Big Markets, should be given meaningful weighting and longer-duration permits. This would provide us with the certainty we need to continue investing in our business and the community.</p>

## **Formal Submission: Draft Revised Use of Council Land Policy 2026**

**To:** Tauranga City Council

**From:** The Little Big Markets

**Date:** May 2026

**Subject:** Submission on the Draft Revised Use of Council Land Policy 2026

### **Executive Summary**

This submission provides feedback on the Draft Revised Use of Council Land Policy 2026, specifically regarding how the proposed changes may impact long-standing, high-vibrancy community activities such as The Little Big Markets at Coronation Park.

We support several aspects of the draft policy, including the inclusion of Kōhanga Reo and the extension of community lease notice periods. However, we have concerns regarding the proposed requirement to consider the interests of existing ratepaying businesses when assessing activity approvals on council land.

Our submission seeks to ensure that decisions relating to the use of all public land remain grounded in a balanced assessment framework that prioritises overall public outcomes, including community wellbeing, accessibility, vibrancy, inclusivity, and long-term civic activation, and that these protections apply consistently across all council-managed public spaces, not on a site-by-site basis.

### **1. Feedback on Sections 5.4 & 7.4: Commercial Activity Assessment Criteria**

The draft policy introduces a requirement that approvals for commercial activities consider “existing ratepaying businesses in the area”.

#### **Concern**

While we acknowledge the importance of considering local economic impacts, the current wording lacks objective criteria for assessing what constitutes “impact” or “detriment”. Without measurable assessment standards, there is a risk that disproportionate weighting could be given to individual commercial concerns over broader public outcomes generated through community-focused activity on council land.

Council land is identified within the policy as being “primarily for community use”. As such, assessment frameworks should consider not only any direct commercial overlap, but also the wider civic, cultural, and social value created through activation of public space, across all sites, not selectively.

## Public Benefit Considerations

For the purpose of this submission, public benefit includes the social, cultural, economic, and wellbeing outcomes generated for the wider community through accessible public-space activation.

The Little Big Markets contribute to these outcomes through:

- Health and Wellbeing. Providing a free-entry, multi-generational gathering space that encourages social connection, community participation, and positive mental wellbeing.
- Vibrancy and Community Connection. Activating public space through regular events that bring together residents, visitors, local makers, food vendors, performers, charities, and community organisations in a shared environment.
- Inclusivity and Accessibility. Creating accessible opportunities for small-scale entrepreneurship, creative participation, and public engagement across diverse demographics.
- Economic Contribution. Contributing to wider precinct activation through increased visitation, foot traffic, and complementary economic activity within the surrounding area.

## Recommendation

Amend Clauses 5.4 and 7.4 to clarify that consideration of existing businesses must be balanced alongside a holistic assessment of public benefit outcomes, including wellbeing, vibrancy, inclusivity, accessibility, and broader precinct activation, and that this balanced assessment requirement applies uniformly across all council land, not only at specific locations.

## 2. Feedback on Sections 7.10 & 13.3: Setting Maximum Activity Limits

The draft policy grants Authorised Officers the ability to set maximum activity numbers based on impacts to the “livelihood of existing traders”.

### Concern

We are concerned that decisions based primarily on anecdotal or subjective commercial concerns may unintentionally limit activities that generate significant wider community benefit at any council-managed site.

Where any council land is being assessed for ongoing public use, decisions should be informed through transparent and evidence-based evaluation processes that consider overall public outcomes alongside commercial impacts.

### **Recommendation**

Require that any decision to limit activities on any council land on the basis of commercial impact be supported by independent economic or precinct-impact assessment where appropriate, rather than relying solely on unverified complaints or isolated competitive concerns.

This would better align with the policy principles of fairness, transparency, and balanced decision-making and would ensure operators across all public spaces are subject to the same consistent, evidence-based standard.

### **3. Feedback on Sections 6.9 & 6.13: Prioritisation and Masterplans**

The draft policy shifts decision-making for booking conflicts toward site-specific masterplans.

#### **Support with Qualification**

We support the use of masterplans as a mechanism to provide long-term clarity and consistency for the use of public space.

However, we believe masterplans for all council-managed public spaces should explicitly recognise regular community markets as an important and ongoing activation use, reflecting their demonstrated contribution to community participation and public-space vibrancy. Coronation Park is one example where this is directly relevant, but the principle should apply consistently across all sites covered by this policy.

### **Recommendation**

Ensure that across all council-managed public spaces, where an operator has demonstrated:

- a compliant operational history,
- positive community outcomes,
- and sustained delivery over an extended period,

This track record is given meaningful weighting within masterplan alignment and future allocation processes, regardless of which specific council site is involved.

Additionally, consideration should be given to longer-duration permitting pathways for proven operators, across all council land subject to appropriate annual review processes. This would support programming certainty, reduce administrative burden, and encourage continued investment into high-quality community activation.

## Summary of Proposed Amendments

Policy Section	Proposed Change	Justification
Clauses 5.4 / 7.4	Clarify that commercial impact considerations must be balanced against wider public benefit outcomes including wellbeing, vibrancy, inclusivity, and precinct activation and that this requirement applies consistently across all council-managed public spaces.	Ensures public land decisions remain aligned with community-use objectives and balanced assessment principles at every site, preventing inconsistent application.
Clause 7.7	Introduce eligibility for longer-term permits for operators with strong compliance histories and demonstrated community outcomes across all council-managed public spaces.	Supports continuity, operational certainty, and long-term investment into public-space activation on a consistent, site-neutral basis.
Clause 7.10	Require evidence-based assessment when limiting activities on the basis of commercial impact. This standard must apply uniformly, not selectively by location.	Promotes transparency, fairness, and balanced decision-making across the full scope of the policy.

## Conclusion

The Little Big Markets remain committed to the Partnership principles outlined within this policy and value the important role Tauranga City Council plays in enabling accessible and vibrant public spaces.

We respectfully request that the final policy framework ensures that decisions regarding the use of all council land remain grounded in balanced public-outcome assessment, recognising the important role that long-standing community activities play in contributing to wellbeing, inclusivity, vibrancy, and civic connection within Tauranga. We further request that any amendments resulting from this submission be incorporated as universal policy principles applying to all council-managed public spaces, not limited to specific named sites such as Coronation Park.

Public land delivers its greatest value when it remains accessible, active, and community-focused and those values must be protected consistently, wherever that land is located.



## Submission: Draft Use of Council Land Policy 2026

**To:** Tauranga City Council

**From:** Racing Tauranga Incorporated

**Date:** 25 May 2026

**Contact:** Louise Dean, General Manager

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### 1. Introduction

Racing Tauranga Incorporated appreciates the opportunity to provide further feedback on the Draft Use of Council Land Policy 2026.

We previously made a formal submission on this policy in August 2025 and welcomed the opportunity to contribute to its development. While we acknowledge that some refinements have been made in this draft, a number of the key issues raised in our earlier submission have not been fully addressed.

As a long-standing lessee of Tauranga Racecourse Reserve for over 150 years, Racing Tauranga plays a significant role in delivering racing, events, and community access to a major public asset. Our operations contribute materially to regional economic activity, community wellbeing, and the ongoing activation and maintenance of the reserve.

In addition, we have worked to establish a positive and respectful relationship with the traditional owners of the land, Ngāi Tamarāwaho hapū of Ngāti Ranginui. Our use of the land reflects their Treaty aspirations by supporting and enabling community recreational use.

We support the intent of the policy to ensure fair, consistent, and sustainable use of Council land. However, in its current form, we consider the policy does not yet adequately reflect the realities of long-term, large-scale users such as Racing Tauranga.



## 2. Summary Position

While there has been some movement from earlier versions, the current draft still does not sufficiently recognise:

- the role of long-term strategic leaseholders
- the realities of operating a hybrid community and commercial model
- the importance of enabling financial sustainability to support public outcomes

Without this recognition, there is a risk that the policy will unintentionally constrain organisations that are already delivering significant community and economic benefit.

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## 3. Key Matters

### a. Recognition of Long-Term Strategic Leaseholders

The policy continues to treat users broadly as either “community” or “commercial,” without adequately recognising organisations that:

- hold long-term leases
- make significant capital and operational investment
- act as custodians and primary activators of Council land

Racing Tauranga is not a casual or short-term user of this reserve. We are a long-term steward of a regionally significant asset, and this distinction should be reflected in how the policy is applied.

#### **Recommendation:**

That the policy explicitly recognises long-term leaseholders/anchor organisations and provides a differentiated approach to their treatment within the policy framework.



### **b. Hybrid Community and Commercial Operating Model**

Racing Tauranga operates a dual-purpose model, delivering both:

- community access and shared use
- commercial activity necessary to sustain those outcomes

This model is fundamental to the viability of the facility. Commercial activity in this context is not separate from community benefit—it enables it.

The current policy framework does not clearly recognise this relationship.

#### **Recommendation:**

That the policy explicitly acknowledges hybrid operating models and supports appropriate commercial activity where it underpins community access, asset maintenance, and long-term sustainability.

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### **c. Definition and Application of Public Benefit**

The policy relies on “public benefit” as a key test but does not clearly define how this is to be assessed in practice.

We reiterate our previous position that public benefit should be interpreted broadly to include:

- economic contribution to the region
- tourism and event attraction
- employment and local business activity
- reinvestment into community assets

Greater clarity in this area would provide confidence for both Council and users and help ensure consistent and practical application.

**Recommendation:**

That the definition of public benefit be broadened and clarified to explicitly include economic, cultural, and regional benefits delivered by established organisations.

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**d. Operational Flexibility for Established Users**

The draft policy introduces increased Council oversight of commercial activity, including approval requirements, potential limits on operators, and the ability to prioritise or relocate users.

While we understand the intent, it is important that the policy can be applied in a way that recognises the operational requirements of established organisations with a proven track record.

For an organisation of our scale and complexity, a degree of operational certainty and flexibility is essential to continue delivering events, generating revenue, and maintaining the facility.

In addition, Racing Tauranga operates within a national racing framework and is required to deliver race meetings as programmed by New Zealand Thoroughbred Racing (NZTR), including at times with limited notice. This reinforces the need for a practical and responsive approach to site use, and further highlights the importance of maintaining sufficient operational flexibility within the policy framework.

**Recommendation:**

That the policy provide clear guidance to ensure that established leaseholders are afforded appropriate flexibility and operational certainty, reflecting their experience and role.

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#### **e. Ongoing Engagement with Existing Lessees**

Given the scale and long-standing nature of our operations, it is important that Council continues to engage proactively with existing leaseholders on matters that may affect land use, operations, or lease arrangements.

We support the intent of partnership reflected in the policy and consider that this should be supported by clear and consistent engagement in practice.

#### **Recommendation:**

That the policy include a commitment to early and ongoing engagement with existing leaseholders on matters that may materially affect their operations.

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#### **f. Applicability of the Policy to Strategic Sites**

We note that Section 2.2 of the policy excludes a number of sites and arrangements where a standardised approach is not considered appropriate, reflecting the nature, scale, or governance of those assets.

Racing Tauranga considers that there is a similar case for recognising the unique characteristics of the Tauranga Racecourse Reserve and other long-term, complex leased sites.

The Racecourse is a regionally significant, multi-use facility with:

- long-term lease arrangements
- substantial ongoing capital and operational investment
- a diverse mix of community, sporting, and commercial activity

While we understand the intent of applying a consistent framework across Council land, a one-size-fits-all approach may not fully reflect the operational realities of sites such as ours, or the role they play in delivering sustained community and economic outcomes.

**Recommendation:**

That Council consider whether:

- certain long-term, regionally significant leased sites should sit outside the standard application of this policy (consistent with other exclusions in Section 2.2), **or**
- the policy could more explicitly provide for a modified or tailored approach for such sites and their leaseholders.

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**4. Closing Comments**

Racing Tauranga remains committed to working constructively with Tauranga City Council to ensure the Racecourse Reserve continues to deliver strong community, economic, and recreational outcomes.

We support the overall intent of the policy and appreciate the opportunity to provide input. Our feedback is aimed at ensuring the policy appropriately reflects the role of long-term, multi-use organisations and remains practical in its application.

Given the importance of this policy to our ongoing operations, we would welcome the opportunity to speak to this submission in person and engage directly with Council.

Ngā mihi,

**Louise Dean**

General Manager

Racing Tauranga Incorporated



4 June 2026

### **Submission on Draft Use of Council Land Policy 2026 From Omanu Community Gardens Incorporated**

#### **Summary of submission**

Omanu Community Gardens Incorporated supports the review of the Use of Council Land Policy and, in particular, supports the proposed change that community gardens require written approval from Council rather than being required in all cases to hold a Licence to Occupy.

We submit that the draft policy should:

1. Retain the proposed flexible written-approval approach for community gardens.
2. Confirm that existing written arrangements, including memoranda of understanding or landowner approvals, are acceptable transitional approval mechanisms where appropriate.
3. Amend the definition of “Community Garden” so that it includes “personal or community use”, not only “personal use”.
4. Recognise that community gardens may grow more than fruit and vegetables. Flowers, herbs, ornamental plants, companion planting, pollinator planting, buffer planting and other agreed planting can all form part of a successful community garden.
5. Recognise that established community gardens with demonstrated community support, sound governance and ongoing maintenance arrangements should have a pathway to longer-term tenure where appropriate.

We would like to be heard in support of this submission.

#### **About Omanu Community Gardens**

Omanu Community Gardens Incorporated is a community-led garden established at Golf Road Reserve, on land formerly used by the Omanu Bowling Club.

The garden has been developed through a partnership with Tauranga City Council and the local community. Following Council support for the use of part of the former bowling green area for a community garden, Omanu Community Gardens worked through the practical steps needed to establish the project, including forming a

committee, entering into a Memorandum of Understanding with Council, becoming an incorporated society, establishing membership and operating arrangements and building the physical garden infrastructure.

The garden now includes 47 raised plots, together with associated infrastructure, including secure storage and reticulated water. The first plantings took place in October 2024 and the garden was officially opened in December 2024.

The garden's principles are:

- to encourage organic growing: healthy food in healthy soil;
- to provide a place for the community to grow fresh food for families and friends;
- to provide a place for the community to come together, support each other, share knowledge and strengthen community bonds; and
- to encourage gardeners to connect with the wider community by sharing their garden produce, time and/or knowledge with others.

The garden is not simply a collection of private plots. It is a practical community asset. It supports local food growing, community connection, learning, volunteering, wellbeing and sharing. It has also supported community food resilience, including through garden beds used to grow fresh produce for the Tauranga Community Foodbank and through surplus produce shared by plot holders.

The members and gardeners also wish to take this opportunity to thank and acknowledge Tauranga City Council for its practical and sustained support in establishing the gardens. Council's involvement was central to making the Omanu Community Gardens possible and helping turn the project from an idea into a working community asset.

#### **Support for flexible written approval**

Omanu Community Gardens supports the proposed change that community gardens require written approval from Council, rather than being required in every case to hold a Licence to Occupy. This is a sensible and practical change.

Community gardens often begin as community-led projects that need time to establish membership, governance, operating systems, funding, infrastructure and community support before a longer-term tenure arrangement is appropriate. A flexible written-approval pathway allows Council and community groups to work together while a garden is being established, without forcing every project immediately into one tenure form.

Omanu Community Gardens is an example of why this flexibility matters. The current arrangement with Council has allowed the garden to progress in an orderly way while the group develops its structure, membership, operational model, infrastructure planning and longer-term management arrangements.

We support a policy framework that recognises this type of staged development.

We ask Council to retain the proposed flexibility in the draft policy so that community gardens may be approved through the most appropriate form of written approval, including landowner approval, memorandum of understanding, licence to occupy, lease, or another written arrangement depending on the maturity, scale and circumstances of the garden.

#### **Definition of “Community Garden”**

We ask Council to amend the proposed definition of “Community Garden”.

The 2022 policy defined a community garden as land cultivated collectively for growing fruit and vegetables for “personal or community use, and not for commercial gain”. The draft 2026 policy refers only to “personal use”.

We consider that this narrowing is unnecessary and could unintentionally restrict the public value of community gardens and what can be grown in community gardens. Community gardens are not simply a collection of individual private plots. They can support community connection, education, wellbeing, sustainability, food resilience, volunteering, intergenerational learning, local environmental practice and community sharing.

Produce may sometimes be used for personal purposes, but gardens can also support wider community outcomes, including educational activities, donations, shared harvests, community events and support for local organisations.

It is also useful for the definition to recognise that community gardens may grow more than fruit and vegetables. Flowers, herbs, ornamental plants, companion planting, pollinator planting, buffer planting and other agreed planting can all form part of a successful community garden.

We therefore submit that the definition should retain the wider wording from the 2022 policy and be expanded slightly to reflect how community gardens operate in practice.

Our preferred wording is:

**Community Garden** means an area of land cultivated collectively by a group of people for growing fruit, vegetables, flowers, herbs, ornamental plants or other agreed planting for personal or community use, and not for commercial gain.

#### **Community benefit and policy alignment**

Omanu Community Gardens strongly supports the policy recognising that Council land is primarily for community benefit, and that Council land can support health and wellbeing, environmental outcomes, vibrancy, inclusivity and diversity.

Community gardens align strongly with these policy outcomes. They provide practical, low-cost, community-led use of land. They support healthy food, healthy soil, local sustainability, learning, sharing, social connection and local resilience. They also create opportunities for people who may otherwise be less able to participate in community activity, food growing or local volunteering.

In Omanu’s case, the garden has already shown how a Council-supported community garden can turn unused or under-used land into a productive, attractive and well-supported community asset.

#### **Pathway to longer-term tenure**

We support the use of flexible written approval arrangements while a community garden is being established. However, once a garden is established, well-governed and clearly supported by the community, there should also be a pathway to longer-term tenure where appropriate.

Community gardens require community effort, volunteer labour, sponsorship, donated materials, infrastructure, planting and ongoing maintenance. A reasonable level of tenure certainty is important if community groups are to continue investing time, funds and energy into these spaces.

We therefore ask Council to recognise that established community gardens with demonstrated community support, sound governance and ongoing maintenance arrangements should be able to move from transitional approval arrangements to longer-term tenure where that is appropriate for the site.

#### **Requested changes**

Omanu Community Gardens Incorporated asks Council to:

1. Retain the proposed flexible written-approval approach for community gardens, rather than requiring every garden to hold a Licence to Occupy.
2. Confirm that existing written arrangements, including memoranda of understanding or landowner approvals, are acceptable transitional approval mechanisms where appropriate.
3. Amend the definition of “Community Garden” so that it includes “personal or community use”, not only “personal use”.
4. Expand the definition so that it recognises flowers, herbs, ornamental plants and other agreed planting, not only fruit and vegetables.
5. Recognise that established community gardens with demonstrated community support, sound governance and ongoing maintenance arrangements should have a pathway to longer-term tenure where appropriate.

#### **Closing**

Thank you for the opportunity to submit on the draft policy.

Omanu Community Gardens Incorporated would like to be heard in support of this submission.

Mike Chapman  
Chair  
Omanu Community Gardens Incorporated





Nga Kohungahunga Manawanui

File: Operations/LTA/TCC

5 June 2026

## **TAURANGA CITY COUNCIL – LAND USE POLICY REVIEW**

### **SUBMISSION OF INSPIRED KINDERGARTENS**

Tena koutou katoa

#### **1. Introduction**

1.1 The Tauranga Regional Free Kindergarten Association Incorporated trading as Inspired Kindertartens ("iK") is a non-profit community-based charity governed by a parent-elected Board. iK operates licensed Early Childhood Education services at its 26 kindertartens the Bay of Plenty and Coromandel Peninsula. Our services range from Te Puru in the north to Murupara in the south. iK employs over 200 staff and has a turnover of over \$19 million per annum.

1.2 Tauranga's Kindergarten Association.

In the Tauranga City Council ("TCC") rohe, iK operates 12 kindertartens. Eight of those kindertartens are on land leased from TCC, making us the largest community user of TCC-managed land. All but two of our kindertartens operate solely on the early childhood education subsidy provided by government, supplemented by voluntary donations from parents.

1.3 Operating from the early 1960's – we have a proud legacy as one of New Zealand's longest serving early childhood education providers. We believe early learning is a partnership with parents and whānau. Together we seek to engage young children in authentic learning experiences with the space,

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freedom and care that builds self-confidence, independence and individuality.  
Over 1100 children are enrolled in our services.

1.4 Education for Sustainability

iK is committed to a programme of education for sustainability – most of our kindergartens are involved in the EnviroSchools programme and we have developed a project which would see our kindergartens increasingly generate their own electricity. Our kindergartens also act as informal kaitiaki of adjacent parks notably Lees and Scout Parks.

1.5 Relationships with Mana Whenua

iK has regular interactions with Tauranga Moana iwi both at an organisational level through kindergarten/marae relationships and through professional learning interactions. Iwi are represented on the iK Board. Currently we are blessed to have Ngawaiata Sellars from Ngati Ranginui/Ngati Pukenga on our Board.

1.6 For more information visit [www.inspiredkindergartens.nz](http://www.inspiredkindergartens.nz)

## 2. Play Centres & Kohanga Reo

2.1 We note that in Clause 10.1 Play Centres and Kohanga Reo are to be included as 'preferred providers' under the draft policy. Both types of service are covered by the Education Act 1989, Ministry of Education Regulations including funding; and subject to Education Review Office assessments. The only explanation provided for this inclusion is that they are parent-led services. In reality both types of service are required to have trained staff onsite when tamariki are present;

The NZ Playcentre website notes:

*"For each session, all Playcentres must:*

*Ensure that at least one person takes the role of Person Responsible and holds a recognised qualification and use a supervision plan approved by Playcentre Aotearoa .....*

< <https://www.playcentre.org.nz/resource-centre/supervision-requirements/> >

- 2.2 Kohanga Reo licensed by the Ministry of Education must meet all staff requirements of the Licensing Criteria for Kohanga Reo.

< Ngā Paearu whai Raihana mō ngā Kōhanga Reo e hono ana ki Te Kōhanga Reo National Trust 2008 >

- 2.3 In reality what makes kohanga reo and Play Centre different from the majority of the sector is their non-profit status. Given that we can see no justification for the exclusion of kindergartens as we hold exactly the same status as those not-for-profit charities. Accordingly, we submit that kindergartens should be included in the policy in same manner as Play Centres and Kohanga reo.

### **3. Definitions**

- 3.1 The proposed revised definition of "Commercial Activities" is set out below:  
*"Any activity undertaken for payment or reward whether direct or indirect.*

*This includes but is not limited to:*

- (a) trading,*
- (b) advertising goods and services,*
- (c) street performing,*
- (d) promotional giveaways (activations)."*

- 3.2 This definition will create confusion when it is applied to the succeeding definition of 'community user'. Does it turn a community user e.g. a rugby

club into a commercial user because they are 'trading' by operating a bar? Do we become a commercial user as we charge fees in our long day services?

- 3.3 We propose that the existing definitions are retained or that the definitions be revised to create appropriate distinctions between community and commercial users..

#### **4. Lease Termination**

- 4.1 The draft policy requires inclusion within the leases a clause stipulating six years' notice of termination. Such a requirement is unreasonable. Even assuming that our buildings are portable, the time taken to find alternative sites, secure resource consent, removal and reinstatement could well be more than that period. It also mitigates against regular upgrading and development of facilities as simply
- 4.2 A similar provision (in our case 'of two years') has been a bone of contention in the recent re-negotiation of our leases with TCC. We are pleased to see that TCC now recognises that two years is not sufficient. However, even the proposed six-year notice period is not appropriate.
- 4.3 In our case such notice periods mean that tamariki will suffer unduly from an interruption to their early childhood care and education. We note that no comparable arrangements exist in the area of general commercial leases.
- 4.4 Given the cost of construction and noting that community organisations generally don't have access to funding for major capital expenditure, TCC should at least maintain the existing terms of leases.

#### **5. Approvals for commercial activities**

- 5.1 The problems associated with the provision for termination of leases will be exacerbated by the proposed Clause 5.4, which states that approvals for

commercial activities “must also consider existing rate paying businesses in the area”. So a bar could object to a rugby clubs lease renewal if it operates a bar?

- 5.2 Collectively, the changes create a risk that competitor objections or incumbent commercial interests could materially influence access to public land without a transparent or evidence-based process.
- 5.3 This creates a real risk that neighbouring businesses effectively gain an informal veto over temporary or competing activity on Council land, despite that land being held for wider public and community use purposes.
- 5.4 A further concern is that the policy provides no guidance on:
- what evidential threshold applies,
  - whether actual commercial harm must be demonstrated,
  - or how this is balanced against wider public benefit outcomes.
- 5.5 At the same time, the draft policy gives broad powers to authorised officers to:
- make sites unavailable for bookings (Clause 6.2),
  - impose “maximum numbers of activities” (Clause 7.9),
  - alter licence conditions with “one months’ notice” (Clause 7.9),
  - and consider “the livelihood of existing traders” when setting limits (Clause 7.10).
- 5.6 Importantly, the proposed Clause 5.4 applies broadly to “any approval to use council land”, including leases and licences to occupy. While the policy does not directly rewrite existing reserve leases, the proposed framework appears capable of materially influencing future lease approvals, renewals and occupation rights by introducing commercial impact considerations and broad discretionary powers into all TCC land approvals.

- 5.7 The practical implications are significant:
- reduced certainty around seasonal bookings and lease renewals,
  - shortened operational lead times,
  - difficulty committing staffing and investment,
  - and increased risk of arbitrary caps or restrictions.
- 5.8 This appears inconsistent with the policy's own principles of "community benefit", "vibrancy", and "diversity" under Clauses 4.1–4.3.
6. RECOMMENDATIONS
- 6.1 THAT kindergartens should be included in the policy in same way as Play Centres and Kohanga reo.
- 6.2 THAT the definitions of community users, commercial activities and commercial users and be revised to ensure precision.
- 6.3 THAT the requirement to include a early lease termination be deleted.
- 6.4 THAT the requirement to consider existing rate paying businesses in the area when determining a lease not be proceeded with.

Naku noa, nai



Peter Monteith  
Principal/Tumuaki

<b>Name</b>	<b>Organisation</b>
Kate Evaroa	
Maaka Nelson	Papamoa FC
Chris Duffy	Little Big Markets
Séamus Murray	
Julie Paama-Pengelly	Te Tuhi Mareikura Trust
Louise Dean	Racing Tauranga
Lane Liu	
Mike Chapman	Omanu Community Gardens Inc
Peter Allan Monteith	Inspired Kindergartens
Jay Banner	Mount Business Association
Jo Warren	
Hamish Carter	Oscar & Otto
Martin Kalabza	
Brent Warner	Mount Maunganui Lifeguard Services
Malcolm Smith	Athletics Tauranga Inc.
Crystal Pokaia & Turuki Tiananga	Pipi's Icecream

<b>Name</b>	<b>Kate Evaroa</b>	
<b>Organisation</b>		
<b>Submission type</b>	Online survey	
<b>Date of submission</b>	12 May 2026	
<p><b>Q2. Early childcare education facilities</b>  <i>Under section 8.8 of the current policy, Council land is not for the purpose of providing early childcare education facilities, but new not-for-profit Playcentres are an exception.</i></p> <p><i>We are proposing to allow council land to be provided for new kōhanga reo centres in the same way council land may be provided for Playcentres, as they are also not-for-profit, parent/whānau led centres and operate like community groups.</i></p>		
<b>Q3. Do you agree with this proposed change?</b>	<b>Q4. Do you have any comments or feedback on this change?</b>	
Neither agree nor disagree	-	
<p><b>Q5. Termination clauses for community leases</b>  <i>Under section 8.5 of the current policy, all community leases on reserves must include a termination clause with a standard notice period of 2 years and extensions of up to 7 years may be considered by the Chief Executive where the scope of capital investment, term of the lease, and nature of the site use justify a longer termination notice period.</i></p> <p><i>We are proposing to amend the termination clause to a standard notice period of between 3 and 6 years maximum to align with the Long-term Plan.</i></p>		
<b>Q6. Do you agree with this proposed change?</b>	<b>Q7. Do you have any comments or feedback on this change?</b>	
Agree	-	
<p><b>Q8. Exclusions from the policy</b>  <i>The current policy applies to the management and use of all Council owned and Council administered land, unless there are specific exclusions made under section 2.2.</i></p> <p><i>We are proposing to exclude some additional sites and activities from the policy, specifically:</i></p> <ul style="list-style-type: none"> <li>• <i>Airport land, as airport activities are governed by different legislation</i></li> <li>• <i>TECT and Huharua Parks, as these are sub-regional parks co-managed with Western Bay of Plenty District Council</i></li> <li>• <i>Leases to Bay Venues Limited, as the details of leases to this Council-Controlled Organisation are typically made through Council resolutions.</i></li> </ul>		

<p>Q9. Do you agree with the proposed exclusion of the airport land from the policy?</p>	<p>Q10. Do you agree with the proposed exclusion of TECT and Huharua Parks from the policy?</p>	<p>Q11. Do you agree with the proposed exclusion of leases to Bay Venues Limited from the policy?</p>	<p>Q12. Do you have any comments or feedback on these changes?</p>
<p>Agree</p>	<p>Strongly agree</p>	<p>Strongly agree</p>	
<p>Q13. Approvals for commercial activities</p> <p><i>Under the current policy, commercial activities—like all other proposed activities on Council land—must be assessed against the policy principles, any relevant Council plans, bylaws, strategies and policies, and any applicable statutory requirements.</i></p> <p><i>We are proposing an additional requirement to consider existing rate paying businesses in the area when approving new commercial activities.</i></p>			
<p>Q14. Do you agree with this proposed change?</p>	<p>Q15. Do you have any comments or feedback on this change?</p>		
<p>Strongly agree</p>	<p>Review Little Big markets having blanket bookings over coronation park . Events must accommodate parking and have a traffic management plan in place . Every event every weekend . Other groups want to use coronation park move the markets to another location out if the Main Street .</p>		
<p>Q16. Other minor policy changes</p> <ul style="list-style-type: none"> <li>• clarifying that maintenance and repair work on sports fields are prioritised over bookings,</li> <li>• clarifying that relevant site-specific plans will also inform how sports field bookings are prioritised,</li> <li>• clarifying that some type of written approval from council is required for any commercial activity and community garden on Council land,</li> <li>• requiring community gardens to have some type of written approval from council rather than specifying that a Licence to Occupy is required.</li> </ul> <p><i>Drafting and formatting changes, including updates to definitions, have also been made to simplify the document and make it more user-friendly.</i></p>			
<p>Q17. Do you have any comments or feedback on these minor changes?</p>			
<p>Competition clauses need to be added to your long term plan . You simplify can not expect businesses to compete with events in council land such as Little big markets , tack sales etc. when you have multiple events on traffic mannish be in place and paid for by the event not rate payers .</p>			

<b>Name</b>	<b>Maaka Nelson</b>	
<b>Organisation</b>	<b>Papamoa FC</b>	
<b>Submission type</b>	Online survey	
<b>Date of submission</b>	12 May 2026	
<p><b>Q2. Early childcare education facilities</b>  <i>Under section 8.8 of the current policy, Council land is not for the purpose of providing early childcare education facilities, but new not-for-profit Playcentres are an exception.</i></p> <p><i>We are proposing to allow council land to be provided for new kōhanga reo centres in the same way council land may be provided for Playcentres, as they are also not-for-profit, parent/whānau led centres and operate like community groups.</i></p>		
<b>Q3. Do you agree with this proposed change?</b>	<b>Q4. Do you have any comments or feedback on this change?</b>	
Agree	-	
<p><b>Q5. Termination clauses for community leases</b>  <i>Under section 8.5 of the current policy, all community leases on reserves must include a termination clause with a standard notice period of 2 years and extensions of up to 7 years may be considered by the Chief Executive where the scope of capital investment, term of the lease, and nature of the site use justify a longer termination notice period.</i></p> <p><i>We are proposing to amend the termination clause to a standard notice period of between 3 and 6 years maximum to align with the Long-term Plan.</i></p>		
<b>Q6. Do you agree with this proposed change?</b>	<b>Q7. Do you have any comments or feedback on this change?</b>	
Strongly agree	-	
<p><b>Q8. Exclusions from the policy</b>  <i>The current policy applies to the management and use of all Council owned and Council administered land, unless there are specific exclusions made under section 2.2.</i></p> <p><i>We are proposing to exclude some additional sites and activities from the policy, specifically:</i></p> <ul style="list-style-type: none"> <li>• <i>Airport land, as airport activities are governed by different legislation</i></li> <li>• <i>TECT and Huharua Parks, as these are sub-regional parks co-managed with Western Bay of Plenty District Council</i></li> <li>• <i>Leases to Bay Venues Limited, as the details of leases to this Council-Controlled Organisation are typically made through Council resolutions.</i></li> </ul>		

<p>Q9. Do you agree with the proposed exclusion of the airport land from the policy?</p>	<p>Q10. Do you agree with the proposed exclusion of TECT and Huharua Parks from the policy?</p>	<p>Q11. Do you agree with the proposed exclusion of leases to Bay Venues Limited from the policy?</p>	<p>Q12. Do you have any comments or feedback on these changes?</p>
<p>Agree</p>	<p>Strongly agree</p>	<p>Strongly disagree</p>	<p>Bay venues is a loss leader and assets more beneficial in community hands</p>
<p>Q13. Approvals for commercial activities</p> <p><i>Under the current policy, commercial activities—like all other proposed activities on Council land—must be assessed against the policy principles, any relevant Council plans, bylaws, strategies and policies, and any applicable statutory requirements.</i></p> <p><i>We are proposing an additional requirement to consider existing rate paying businesses in the area when approving new commercial activities.</i></p>			
<p>Q14. Do you agree with this proposed change?</p>	<p>Q15. Do you have any comments or feedback on this change?</p>		
<p>Strongly disagree</p>	<p>-</p>		
<p>Q16. Other minor policy changes</p> <ul style="list-style-type: none"> <li>• <i>clarifying that maintenance and repair work on sports fields are prioritised over bookings,</i></li> <li>• <i>clarifying that relevant site-specific plans will also inform how sports field bookings are prioritised,</i></li> <li>• <i>clarifying that some type of written approval from council is required for any commercial activity and community garden on Council land,</i></li> <li>• <i>requiring community gardens to have some type of written approval from council rather than specifying that a Licence to Occupy is required.</i></li> </ul> <p><i>Drafting and formatting changes, including updates to definitions, have also been made to simplify the document and make it more user-friendly.</i></p>			
<p>Q17. Do you have any comments or feedback on these minor changes?</p>			
<p>Most of these items are common sense. The issue is they are administered by persons who have no understanding of the reaction of an action. In reality the degree of knowledge by persons implementing is not in any way shape or form how community runs. Policy making rules are fine, the knowledge of implementation is misunderstood. I would rate knowledge 1/10 by existing staff. Relates to sports fields.</p>			

<b>Name</b>	<b>Chris Duffy</b>
<b>Organisation</b>	<b>The Little Big Markets</b>
<b>Submission type</b>	Email
<b>Date of submission</b>	13 May 2026
Emailed submission attached.	

**Formal Submission: Draft Revised Use of Council Land Policy 2026**

**To:** Tauranga City Council

**From:** The Little Big Markets

**Date:** May 2026

**Subject:** Submission on the Draft Revised Use of Council Land Policy 2026

**Executive Summary**

This submission provides feedback on the Draft Revised Use of Council Land Policy 2026, specifically regarding how the proposed changes may impact long-standing, high-vibrancy community activities such as The Little Big Markets at Coronation Park.

We support several aspects of the draft policy, including the inclusion of Kōhanga Reo and the extension of community lease notice periods. However, we have concerns regarding the proposed requirement to consider the interests of existing ratepaying businesses when assessing activity approvals on council land.

Our submission seeks to ensure that decisions relating to the use of all public land remain grounded in a balanced assessment framework that prioritises overall public outcomes, including community wellbeing, accessibility, vibrancy, inclusivity, and long-term civic activation, and that these protections apply consistently across all council-managed public spaces, not on a site-by-site basis.

**1. Feedback on Sections 5.4 & 7.4: Commercial Activity Assessment Criteria**

The draft policy introduces a requirement that approvals for commercial activities consider “existing ratepaying businesses in the area”.

**Concern**

While we acknowledge the importance of considering local economic impacts, the current wording lacks objective criteria for assessing what constitutes “impact” or “detriment”. Without measurable assessment standards, there is a risk that disproportionate weighting could be given to individual commercial concerns over broader public outcomes generated through community-focused activity on council land.

Council land is identified within the policy as being “primarily for community use”. As such, assessment frameworks should consider not only any direct commercial overlap, but also the wider civic, cultural, and social value created through activation of public space, across all sites, not selectively.

## Public Benefit Considerations

For the purpose of this submission, public benefit includes the social, cultural, economic, and wellbeing outcomes generated for the wider community through accessible public-space activation.

The Little Big Markets contribute to these outcomes through:

- Health and Wellbeing. Providing a free-entry, multi-generational gathering space that encourages social connection, community participation, and positive mental wellbeing.
- Vibrancy and Community Connection. Activating public space through regular events that bring together residents, visitors, local makers, food vendors, performers, charities, and community organisations in a shared environment.
- Inclusivity and Accessibility. Creating accessible opportunities for small-scale entrepreneurship, creative participation, and public engagement across diverse demographics.
- Economic Contribution. Contributing to wider precinct activation through increased visitation, foot traffic, and complementary economic activity within the surrounding area.

## Recommendation

Amend Clauses 5.4 and 7.4 to clarify that consideration of existing businesses must be balanced alongside a holistic assessment of public benefit outcomes, including wellbeing, vibrancy, inclusivity, accessibility, and broader precinct activation, and that this balanced assessment requirement applies uniformly across all council land, not only at specific locations.

## 2. Feedback on Sections 7.10 & 13.3: Setting Maximum Activity Limits

The draft policy grants Authorised Officers the ability to set maximum activity numbers based on impacts to the “livelihood of existing traders”.

### Concern

We are concerned that decisions based primarily on anecdotal or subjective commercial concerns may unintentionally limit activities that generate significant wider community benefit at any council-managed site.

Where any council land is being assessed for ongoing public use, decisions should be informed through transparent and evidence-based evaluation processes that consider overall public outcomes alongside commercial impacts.

### **Recommendation**

Require that any decision to limit activities on any council land on the basis of commercial impact be supported by independent economic or precinct-impact assessment where appropriate, rather than relying solely on unverified complaints or isolated competitive concerns.

This would better align with the policy principles of fairness, transparency, and balanced decision-making and would ensure operators across all public spaces are subject to the same consistent, evidence-based standard.

### **3. Feedback on Sections 6.9 & 6.13: Prioritisation and Masterplans**

The draft policy shifts decision-making for booking conflicts toward site-specific masterplans.

#### **Support with Qualification**

We support the use of masterplans as a mechanism to provide long-term clarity and consistency for the use of public space.

However, we believe masterplans for all council-managed public spaces should explicitly recognise regular community markets as an important and ongoing activation use, reflecting their demonstrated contribution to community participation and public-space vibrancy. Coronation Park is one example where this is directly relevant, but the principle should apply consistently across all sites covered by this policy.

### **Recommendation**

Ensure that across all council-managed public spaces, where an operator has demonstrated:

- a compliant operational history,
- positive community outcomes,
- and sustained delivery over an extended period,

This track record is given meaningful weighting within masterplan alignment and future allocation processes, regardless of which specific council site is involved.

Additionally, consideration should be given to longer-duration permitting pathways for proven operators, across all council land subject to appropriate annual review processes. This would support programming certainty, reduce administrative burden, and encourage continued investment into high-quality community activation.

## Summary of Proposed Amendments

Policy Section	Proposed Change	Justification
Clauses 5.4 / 7.4	Clarify that commercial impact considerations must be balanced against wider public benefit outcomes including wellbeing, vibrancy, inclusivity, and precinct activation and that this requirement applies consistently across all council-managed public spaces.	Ensures public land decisions remain aligned with community-use objectives and balanced assessment principles at every site, preventing inconsistent application.
Clause 7.7	Introduce eligibility for longer-term permits for operators with strong compliance histories and demonstrated community outcomes across all council-managed public spaces.	Supports continuity, operational certainty, and long-term investment into public-space activation on a consistent, site-neutral basis.
Clause 7.10	Require evidence-based assessment when limiting activities on the basis of commercial impact. This standard must apply uniformly, not selectively by location.	Promotes transparency, fairness, and balanced decision-making across the full scope of the policy.

## Conclusion

The Little Big Markets remain committed to the Partnership principles outlined within this policy and value the important role Tauranga City Council plays in enabling accessible and vibrant public spaces.

We respectfully request that the final policy framework ensures that decisions regarding the use of all council land remain grounded in balanced public-outcome assessment, recognising the important role that long-standing community activities play in contributing to wellbeing, inclusivity, vibrancy, and civic connection within Tauranga. We further request that any amendments resulting from this submission be incorporated as universal policy principles applying to all council-managed public spaces, not limited to specific named sites such as Coronation Park.

Public land delivers its greatest value when it remains accessible, active, and community-focused and those values must be protected consistently, wherever that land is located.

Supplementary information in support of submission –  
received 19 June 2026

The Little Big Markets — Evidence Summary | City Futures Committee, 1 July 2026

Supplementary Evidence — City Futures Committee, 1 July 2026

## Evidence Summary: The Little Big Markets

A summary of two independent pieces of evidence tabled in support of our submission on the Draft Revised Use of Council Land Policy 2026

### WHY THIS EVIDENCE EXISTS

When we challenged the blanket cap imposed on our summer season at Coronation Park, we asked council what independent evidence had informed the decision. We were told that council's "independent data" amounted to internal booking volume numbers, how many parties had requested the space. That tells you about demand. It tells you nothing about community benefit, economic contribution, or the relative value of different uses.

**No independent evidence existed. So we commissioned it ourselves.**

The two reports tabled alongside this summary represent that evidence. They were commissioned independently and the results were not known in advance. We present them in full, including findings that are not uniformly positive, because we believe evidence-based decision making requires honesty about the complete picture.

### THE TWO REPORTS

#### 1 Vendor Impact Assessment — The Little Big Markets (June 2026)

A direct impact assessment drawing on testimony from vendors who trade at The Little Big Markets.

\$325,000 in projected revenue loss across responding vendors.

59 staff and contractors employed on market days.

88% of vendors rely on the markets as a primary or partial income source.

9 in 10 vendors are confirmed local Bay of Plenty residents — the \$325,000 loss is money that would otherwise circulate in the local economy.

100% describe the markets as complementary to local retail — not one said they compete.

Average trading tenure of 4.5 years, with 13 vendors trading for 5 or more years.

#### 2 Mount Precinct Market Day Impact Analysis — Marketview (June 2026)

Independent analysis of electronic card transaction data across the Mount Precinct on 20 market days from Oct 2025 to Apr 2026, benchmarked against matched non-market days.

+4.3% uplift in average daily transactions on market days vs benchmark.

+1.0% uplift in average daily spend on market days vs benchmark.

Rest of NZ cardholders' spending share was 3.5 percentage points higher on market days — new money entering the precinct from outside Tauranga.

On the 6 market days coinciding with cruise ship arrivals: +6.9% spend uplift and +13.5% transaction uplift.

12 of 20 market days exceeded benchmark transaction volumes.

### WHAT THESE REPORTS SHOW TOGETHER

**Read individually, each report makes a strong case. Read together, they make an irrefutable one.**

The vendor impact assessment demonstrates what the markets mean to the people who trade in them, their livelihoods, their businesses, their families, and in some cases their ability to remain in the region. With 9 in 10 vendors confirmed as local Bay of Plenty residents, the \$325,000 in projected revenue loss is not abstract economic data. It is money that would otherwise be spent on local rent, local childcare, local supplies and local services. These are not abstract economic impacts; they are the human consequences of decisions made without evidence.

The Marketview analysis demonstrates what the markets mean to the whole precinct, the businesses on Maunganui Road, the cafes, the retailers, the hospitality operators. On market days, more people transact in the precinct. More visitors from outside Tauranga spend money in the area. When cruise ships dock, markets amplify the economic effect by 13.5% in transactions. The premise that markets displace local retail spend is not supported by the data. The evidence points in the opposite direction.

**Neither report existed when the cap was imposed. Both demonstrate why they should have.**

**A NOTE ON WHAT CANNOT BE MEASURED**

The evidence presented captures what can be captured, transaction data and direct financial testimony. But it does not measure what it means for a child to watch a performer in a public park, or the sense of belonging that comes from a city that feels alive. It does not measure the confidence of an eleven-year-old who decided he wanted to study business because of what he built at a market stall, or the mental health benefit described by a solo mother who told us the market gave her purpose and routine.

The Local Government Act requires councils to promote social, economic, environmental and cultural wellbeing. A policy that permits restrictions on community activity based on commercial complaints, without any mechanism for assessing the social and cultural value of what is being restricted, is not consistent with those obligations.

**The difficulty of measuring what markets mean to people is the strongest argument for caution, not for dismissal.**

**THE POLICY IMPLICATION**

The Draft Revised Use of Council Land Policy 2026 proposes giving weight to commercial complaints about activities on public land without requiring any independent evidence of harm. These two reports demonstrate precisely why that approach is inadequate.

If decisions of the kind that affected our 2025/26 summer season had been required to meet an evidential threshold, this data would have been on the table before the cap was imposed, not after. The outcome may well have been different.

**We ask the committee to amend the policy to require independent evidence before any commercial activity on council land is limited on the grounds of commercial impact. Public land belongs to the public. Decisions about it should be based on evidence, not on who complains the loudest.**

The Little Big Markets — Vendor Impact Assessment | City Futures Committee, 1 July 2026

Supplementary Evidence — City Futures Committee, 1 July 2026

## Vendor Impact Assessment: The Little Big Markets

A direct impact assessment drawing on testimony from vendors who trade at The Little Big Markets, in response to proposed date restrictions under the Draft Revised Use of Council Land Policy 2026

### KEY FINDINGS

<b>\$325,000</b> total projected revenue loss if 12+ market dates are cut	<b>59</b> staff and contractors employed on market days	<b>88%</b> of vendors rely on markets as primary or partial income	<b>100%</b> describe markets as complementary to local retail — zero said they compete
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**9 in 10** vendors confirmed as local Bay of Plenty residents — meaning the \$325,000 in projected revenue loss is money that would otherwise circulate directly in the local economy

**Note:** Projected revenue loss figures are vendor-provided estimates based on their assessment of the financial impact of losing 12 or more summer market dates at Coronation Park. Figures represent a range in some cases; midpoint values have been used.

### PROJECTED REVENUE LOSS BY VENDOR

Vendor	Years Trading	Projected Loss
West Island Trading / Foli Skincare	17 years	\$30,000
Pipi's Icecream	10 years	\$27,500
Viva Group (Viva Travel Posters)	5 years	\$25,000
Drawing the Way	6 years	\$22,500
Angie's Little Kitchen	2 years	\$17,500
MiTruIQ	3 years	\$17,000
Ra Design	6 years	\$13,500
Real Italian Doughnuts	11 years	\$13,500
Found Wardrobe	2 years	\$12,000
Otherwayside	10 years	\$12,500
Karen Boucher – Rack Sale	14 years	\$7,500
PETITE CREPE	9 years	\$10,000
Pots4peace	5 years	\$10,000
Solti Momo	2 years	\$10,000
Ammora	4 years	\$10,000
Current Jewelry Studio	2 years	\$10,000

The Little Big Markets — Vendor Impact Assessment | City Futures Committee, 1 July 2026

Vendor	Years Trading	Projected Loss
AKO by Jess	Under 1 year	\$8,000
DF Artistic	3 years	\$7,000
Boo & Co.	6 years	\$4,500
Slab Ceramics	4 years	\$6,000
Myaura Skin Care	17 years	\$6,000
Shanae's Sewing Shop	1 year	\$6,000
Envi Adornments	1 year	\$5,500
Bailey Creations	5 years	\$5,500
Kete	5 years	\$5,000
Snuggle Stitch Crochet	Under 1 year	\$5,000
Jesse Oldershaw Pottery	5 years	\$5,000
Eleventh Hour Collection	3 years	\$4,800
Colourful ME	3 years	\$4,000
Natures Art	1 year	\$3,600
Wonky Jane Pottery	3 years	\$2,500
Paint Me Happy	Under 1 year	\$600
Gan Jing World	4 years	\$0
<b>TOTAL PROJECTED REVENUE LOSS</b>		<b>\$325,000</b>

**WHAT VENDORS TOLD US**

*"We spent months and years creating new designs... We survived Covid and the lockdowns. A reduction in market dates would mean we have to close our business or move to another town — likely Australia."*

**Drawing the Way**  
6 years trading — projected loss \$20,000–\$25,000

*"I challenge the council to talk to kids like Ryder. He wants to go to Auckland University for a business degree. He wouldn't have got these ideas if it wasn't for the Coronation Park markets."*

**Snuggle Stitch Crochet**  
Ryder is 11 years old

*"Trading times per month are 160 hours for the shops and only 15 hours for TLBM. The vibrancy of TLBM is definitely complementary to Mount businesses — not competitive."*

**Gan Jing World**  
4 years trading

*"Several store owners in the Mount started as market vendors and grew to a point where they could commit to a fully fledged store. The market acts as a small business incubator. Real Rad Food and Pepper & Me are examples."*

The Little Big Markets — Vendor Impact Assessment | City Futures Committee, 1 July 2026

**Viva Group (Viva Travel Posters)**  
5 years trading — projected loss \$25,000+

**COMMUNITY BENEFIT — POLICY PRINCIPLES IN VENDOR RESPONSES**

<p><b>91%</b></p> <p>say their business contributes to vibrancy and diversity equally to a fixed storefront</p>	<p><b>100%</b></p> <p>describe markets as complementary to local retail — not one said they compete</p>	<p><b>4.5 yrs</b></p> <p>average time trading — 13 vendors have traded for 5 or more years</p>
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**A NOTE ON WHAT CANNOT BE MEASURED**

The evidence presented in these two reports captures what can be captured — electronic card transaction data and the direct financial testimony of vendors. These are the most credible and objective metrics available to us, and we believe they make a strong case on their own terms.

**But they do not capture everything that matters.**

They do not measure what it means for a child to watch a performer in a public park on a Saturday morning. They do not measure the value of a conversation between strangers over a cup of coffee at a free community event, or the sense of belonging that comes from seeing your city alive and active. They do not measure the mental health benefit of a vendor who told us the market gave her "purpose, routine and structure" after the most difficult period of her life, or the confidence of an eleven-year-old who decided he wanted to study business because of what he experienced at a market stall.

**These outcomes are real. They are simply resistant to measurement.**

The Local Government Act 2002 requires councils to promote the social, economic, environmental and cultural wellbeing of their communities. The policy under review references community benefit, vibrancy, inclusivity, and health and wellbeing as assessment criteria. These are inherently qualitative concepts. A policy framework that permits restrictions on community activity based solely on commercial complaints, while providing no mechanism for assessing the social, cultural and wellbeing value of what is being restricted, is not consistent with those obligations.

The absence of a metric for community connection does not mean community connection has no value. If anything, the difficulty of measuring what markets mean to people is the strongest argument for caution before removing them, not the weakest.

**POLICY CONTEXT**

This assessment was commissioned by The Little Big Markets because no independent evidence base existed at the time the two-market-per-month cap was imposed at Coronation Park. The Draft Revised Use of Council Land Policy 2026 proposes giving weight to commercial complaints without requiring an evidential threshold or independent assessment of harm.

The vendor testimony gathered here, representing \$325,000 in projected revenue loss, 59 jobs, and businesses averaging 4.5 years of trading experience, with 9 in 10 vendors confirmed as local Bay of Plenty residents, represents the kind of evidence that should inform decisions of this

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The Little Big Markets — Vendor Impact Assessment | City Futures Committee, 1 July 2026

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magnitude. We ask the committee to ensure that any future limits on community activity on council land are grounded in objective, independently verified data, consistent with the policy principles of fairness, transparency, and balanced decision-making.

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Prepared by The Little Big Markets, June 2026 | [chris@thelittlebigmarkets.co.nz](mailto:chris@thelittlebigmarkets.co.nz) | 021 294 2164





# Executive Summary

Like-for-like average daily comparison: Mount Precinct market days (Oct 2025 – Apr 2026) vs non-market



## Market Day Performance — Spend & Transactions vs Benchmark

Each market day compared with the average of its matched non-market benchmark days (like-for-like comparison)

Item 8.1 - Attac



## Spend Performance by Market Day

Item 8.1 - Attac

Each market day compared with the average of its matched non-market benchmark days (like-for-like comparison)



## Transaction Performance by Market Day

Item 8.1 - Attac

Each market day compared with the average of its matched non-market benchmark days (like-for-like comparison)



## Detailed Market Day Performance by Customer Origin

Item 8.1 - Attac

Spend % change vs benchmark by customer segment for each of the 20 market days



## Customer Origin — Spending Share

Item 8.1 - Attac

Spending composition by customer origin on market days vs non-market benchmark



## Customer Origin – Transaction Share



# Cruise Ship Context Note

Item 8.1 - Attac

Six of the 20 market days coincided with a cruise ship docking at Port of Tauranga



# Market Day & Benchmark Day Mapping

Item 8.1 - Attac

Market Day	Day	Benchmark Days
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# Definitions & Data Notes



<b>Name</b>	<b>Séamus Murray</b>	
<b>Organisation</b>		
<b>Submission type</b>	Online survey	
<b>Date of submission</b>	16 May 2026	
<p><i>Q2. Early childcare education facilities</i>  <i>Under section 8.8 of the current policy, Council land is not for the purpose of providing early childcare education facilities, but new not-for-profit Playcentres are an exception.</i></p> <p><i>We are proposing to allow council land to be provided for new kōhanga reo centres in the same way council land may be provided for Playcentres, as they are also not-for-profit, parent/whānau led centres and operate like community groups.</i></p>		
<i>Q3. Do you agree with this proposed change?</i>	<i>Q4. Do you have any comments or feedback on this change?</i>	
Don't know / no opinion	-	
<p><i>Q5. Termination clauses for community leases</i>  <i>Under section 8.5 of the current policy, all community leases on reserves must include a termination clause with a standard notice period of 2 years and extensions of up to 7 years may be considered by the Chief Executive where the scope of capital investment, term of the lease, and nature of the site use justify a longer termination notice period.</i></p> <p><i>We are proposing to amend the termination clause to a standard notice period of between 3 and 6 years maximum to align with the Long-term Plan.</i></p>		
<i>Q6. Do you agree with this proposed change?</i>	<i>Q7. Do you have any comments or feedback on this change?</i>	
Don't know / no opinion	-	
<p><i>Q8. Exclusions from the policy</i>  <i>The current policy applies to the management and use of all Council owned and Council administered land, unless there are specific exclusions made under section 2.2.</i></p> <p><i>We are proposing to exclude some additional sites and activities from the policy, specifically:</i></p> <ul style="list-style-type: none"> <li>• <i>Airport land, as airport activities are governed by different legislation</i></li> <li>• <i>TECT and Huharua Parks, as these are sub-regional parks co-managed with Western Bay of Plenty District Council</i></li> <li>• <i>Leases to Bay Venues Limited, as the details of leases to this Council-Controlled Organisation are typically made through Council resolutions.</i></li> </ul>		

Q9. Do you agree with the proposed exclusion of the airport land from the policy?	Q10. Do you agree with the proposed exclusion of TECT and Huharua Parks from the policy?	Q11. Do you agree with the proposed exclusion of leases to Bay Venues Limited from the policy?	Q12. Do you have any comments or feedback on these changes?
Agree	Don't know / no opinion	Don't know / no opinion	-
<p><i>Q13. Approvals for commercial activities</i></p> <p><i>Under the current policy, commercial activities—like all other proposed activities on Council land—must be assessed against the policy principles, any relevant Council plans, bylaws, strategies and policies, and any applicable statutory requirements.</i></p> <p><i>We are proposing an additional requirement to consider existing rate paying businesses in the area when approving new commercial activities.</i></p>			
Q14. Do you agree with this proposed change?	Q15. Do you have any comments or feedback on this change?		
Disagree	If this hampers community projects like the Little Big Markets then no.		
<p><i>Q16. Other minor policy changes</i></p> <ul style="list-style-type: none"> <li>• <i>clarifying that maintenance and repair work on sports fields are prioritised over bookings,</i></li> <li>• <i>clarifying that relevant site-specific plans will also inform how sports field bookings are prioritised,</i></li> <li>• <i>clarifying that some type of written approval from council is required for any commercial activity and community garden on Council land,</i></li> <li>• <i>requiring community gardens to have some type of written approval from council rather than specifying that a Licence to Occupy is required.</i></li> </ul> <p><i>Drafting and formatting changes, including updates to definitions, have also been made to simplify the document and make it more user-friendly.</i></p>			
Q17. Do you have any comments or feedback on these minor changes?			
-			

<b>Name</b>	<b>Julie Paama-Pengelly</b>	
<b>Organisation</b>	<b>Te Tuhi Mareikura Trust</b>	
<b>Submission type</b>	Online survey	
<b>Date of submission</b>	20 May 2026	
<p><i>Q2. Early childcare education facilities</i>  <i>Under section 8.8 of the current policy, Council land is not for the purpose of providing early childcare education facilities, but new not-for-profit Playcentres are an exception.</i></p> <p><i>We are proposing to allow council land to be provided for new kōhanga reo centres in the same way council land may be provided for Playcentres, as they are also not-for-profit, parent/whānau led centres and operate like community groups.</i></p>		
<i>Q3. Do you agree with this proposed change?</i>	<i>Q4. Do you have any comments or feedback on this change?</i>	
Strongly agree	-	
<p><i>Q5. Termination clauses for community leases</i>  <i>Under section 8.5 of the current policy, all community leases on reserves must include a termination clause with a standard notice period of 2 years and extensions of up to 7 years may be considered by the Chief Executive where the scope of capital investment, term of the lease, and nature of the site use justify a longer termination notice period.</i></p> <p><i>We are proposing to amend the termination clause to a standard notice period of between 3 and 6 years maximum to align with the Long-term Plan.</i></p>		
<i>Q6. Do you agree with this proposed change?</i>	<i>Q7. Do you have any comments or feedback on this change?</i>	
Disagree	I prefer 2, 4 and 6 year renewals which is more in line with change	
<p><i>Q8. Exclusions from the policy</i>  <i>The current policy applies to the management and use of all Council owned and Council administered land, unless there are specific exclusions made under section 2.2.</i></p> <p><i>We are proposing to exclude some additional sites and activities from the policy, specifically:</i></p> <ul style="list-style-type: none"> <li>• <i>Airport land, as airport activities are governed by different legislation</i></li> <li>• <i>TECT and Huharua Parks, as these are sub-regional parks co-managed with Western Bay of Plenty District Council</i></li> <li>• <i>Leases to Bay Venues Limited, as the details of leases to this Council-Controlled Organisation are typically made through Council resolutions.</i></li> </ul>		

Q9. Do you agree with the proposed exclusion of the airport land from the policy?	Q10. Do you agree with the proposed exclusion of TECT and Huharua Parks from the policy?	Q11. Do you agree with the proposed exclusion of leases to Bay Venues Limited from the policy?	Q12. Do you have any comments or feedback on these changes?
Neither agree nor disagree	Neither agree nor disagree	Neither agree nor disagree	-
<p><b>Q13. Approvals for commercial activities</b></p> <p><i>Under the current policy, commercial activities—like all other proposed activities on Council land—must be assessed against the policy principles, any relevant Council plans, bylaws, strategies and policies, and any applicable statutory requirements.</i></p> <p><i>We are proposing an additional requirement to consider existing rate paying businesses in the area when approving new commercial activities.</i></p>			
Q14. Do you agree with this proposed change?	Q15. Do you have any comments or feedback on this change?		
Strongly agree	as a business downer in the Mount I see that the commercial dimension of little big market impacts the infrastructure and the availability of the land for other community events. The land should be available for a range of community events that drive diverse connections and support actual community organisations rather than the too frequent commercial competition that limits availability to other groups of a non-commercial nature		
<p><b>Q16. Other minor policy changes</b></p> <ul style="list-style-type: none"> <li>• <i>clarifying that maintenance and repair work on sports fields are prioritised over bookings,</i></li> <li>• <i>clarifying that relevant site-specific plans will also inform how sports field bookings are prioritised,</i></li> <li>• <i>clarifying that some type of written approval from council is required for any commercial activity and community garden on Council land,</i></li> <li>• <i>requiring community gardens to have some type of written approval from council rather than specifying that a Licence to Occupy is required.</i></li> </ul> <p><i>Drafting and formatting changes, including updates to definitions, have also been made to simplify the document and make it more user-friendly.</i></p>			
Q17. Do you have any comments or feedback on these minor changes?			
No			

<b>Name</b>	<b>Louise Dean</b>
<b>Organisation</b>	<b>Racing Tauranga</b>
<b>Submission type</b>	Email
<b>Date of submission</b>	25 May 2026
Emailed submission attached.	



## **Submission: Draft Use of Council Land Policy 2026**

**To:** Tauranga City Council

**From:** Racing Tauranga Incorporated

**Date:** 25 May 2026

**Contact:** Louise Dean, General Manager

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### **1. Introduction**

Racing Tauranga Incorporated appreciates the opportunity to provide further feedback on the Draft Use of Council Land Policy 2026.

We previously made a formal submission on this policy in August 2025 and welcomed the opportunity to contribute to its development. While we acknowledge that some refinements have been made in this draft, a number of the key issues raised in our earlier submission have not been fully addressed.

As a long-standing lessee of Tauranga Racecourse Reserve for over 150 years, Racing Tauranga plays a significant role in delivering racing, events, and community access to a major public asset. Our operations contribute materially to regional economic activity, community wellbeing, and the ongoing activation and maintenance of the reserve.

In addition, we have worked to establish a positive and respectful relationship with the traditional owners of the land, Ngāi Tamarāwaho hapū of Ngāti Ranginui. Our use of the land reflects their Treaty aspirations by supporting and enabling community recreational use.

We support the intent of the policy to ensure fair, consistent, and sustainable use of Council land. However, in its current form, we consider the policy does not yet adequately reflect the realities of long-term, large-scale users such as Racing Tauranga.



## 2. Summary Position

While there has been some movement from earlier versions, the current draft still does not sufficiently recognise:

- the role of long-term strategic leaseholders
- the realities of operating a hybrid community and commercial model
- the importance of enabling financial sustainability to support public outcomes

Without this recognition, there is a risk that the policy will unintentionally constrain organisations that are already delivering significant community and economic benefit.

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## 3. Key Matters

### a. Recognition of Long-Term Strategic Leaseholders

The policy continues to treat users broadly as either “community” or “commercial,” without adequately recognising organisations that:

- hold long-term leases
- make significant capital and operational investment
- act as custodians and primary activators of Council land

Racing Tauranga is not a casual or short-term user of this reserve. We are a long-term steward of a regionally significant asset, and this distinction should be reflected in how the policy is applied.

#### **Recommendation:**

That the policy explicitly recognises long-term leaseholders/anchor organisations and provides a differentiated approach to their treatment within the policy framework.



### **b. Hybrid Community and Commercial Operating Model**

Racing Tauranga operates a dual-purpose model, delivering both:

- community access and shared use
- commercial activity necessary to sustain those outcomes

This model is fundamental to the viability of the facility. Commercial activity in this context is not separate from community benefit—it enables it.

The current policy framework does not clearly recognise this relationship.

#### **Recommendation:**

That the policy explicitly acknowledges hybrid operating models and supports appropriate commercial activity where it underpins community access, asset maintenance, and long-term sustainability.

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### **c. Definition and Application of Public Benefit**

The policy relies on “public benefit” as a key test but does not clearly define how this is to be assessed in practice.

We reiterate our previous position that public benefit should be interpreted broadly to include:

- economic contribution to the region
- tourism and event attraction
- employment and local business activity
- reinvestment into community assets

Greater clarity in this area would provide confidence for both Council and users and help ensure consistent and practical application.

**Recommendation:**

That the definition of public benefit be broadened and clarified to explicitly include economic, cultural, and regional benefits delivered by established organisations.

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**d. Operational Flexibility for Established Users**

The draft policy introduces increased Council oversight of commercial activity, including approval requirements, potential limits on operators, and the ability to prioritise or relocate users.

While we understand the intent, it is important that the policy can be applied in a way that recognises the operational requirements of established organisations with a proven track record.

For an organisation of our scale and complexity, a degree of operational certainty and flexibility is essential to continue delivering events, generating revenue, and maintaining the facility.

In addition, Racing Tauranga operates within a national racing framework and is required to deliver race meetings as programmed by New Zealand Thoroughbred Racing (NZTR), including at times with limited notice. This reinforces the need for a practical and responsive approach to site use, and further highlights the importance of maintaining sufficient operational flexibility within the policy framework.

**Recommendation:**

That the policy provide clear guidance to ensure that established leaseholders are afforded appropriate flexibility and operational certainty, reflecting their experience and role.

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#### **e. Ongoing Engagement with Existing Lessees**

Given the scale and long-standing nature of our operations, it is important that Council continues to engage proactively with existing leaseholders on matters that may affect land use, operations, or lease arrangements.

We support the intent of partnership reflected in the policy and consider that this should be supported by clear and consistent engagement in practice.

#### **Recommendation:**

That the policy include a commitment to early and ongoing engagement with existing leaseholders on matters that may materially affect their operations.

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#### **f. Applicability of the Policy to Strategic Sites**

We note that Section 2.2 of the policy excludes a number of sites and arrangements where a standardised approach is not considered appropriate, reflecting the nature, scale, or governance of those assets.

Racing Tauranga considers that there is a similar case for recognising the unique characteristics of the Tauranga Racecourse Reserve and other long-term, complex leased sites.

The Racecourse is a regionally significant, multi-use facility with:

- long-term lease arrangements
- substantial ongoing capital and operational investment
- a diverse mix of community, sporting, and commercial activity

While we understand the intent of applying a consistent framework across Council land, a one-size-fits-all approach may not fully reflect the operational realities of sites such as ours, or the role they play in delivering sustained community and economic outcomes.

**Recommendation:**

That Council consider whether:

- certain long-term, regionally significant leased sites should sit outside the standard application of this policy (consistent with other exclusions in Section 2.2), **or**
- the policy could more explicitly provide for a modified or tailored approach for such sites and their leaseholders.

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**4. Closing Comments**

Racing Tauranga remains committed to working constructively with Tauranga City Council to ensure the Racecourse Reserve continues to deliver strong community, economic, and recreational outcomes.

We support the overall intent of the policy and appreciate the opportunity to provide input. Our feedback is aimed at ensuring the policy appropriately reflects the role of long-term, multi-use organisations and remains practical in its application.

Given the importance of this policy to our ongoing operations, we would welcome the opportunity to speak to this submission in person and engage directly with Council.

Ngā mihi,

**Louise Dean**

General Manager

Racing Tauranga Incorporated

<b>Name</b>	Lane Liu	
<b>Organisation</b>		
<b>Submission type</b>	Online survey	
<b>Date of submission</b>	3 June 2026	
<p><i>Q2. Early childcare education facilities</i>  <i>Under section 8.8 of the current policy, Council land is not for the purpose of providing early childcare education facilities, but new not-for-profit Playcentres are an exception.</i></p> <p><i>We are proposing to allow council land to be provided for new kōhanga reo centres in the same way council land may be provided for Playcentres, as they are also not-for-profit, parent/whānau led centres and operate like community groups.</i></p>		
<i>Q3. Do you agree with this proposed change?</i>	<i>Q4. Do you have any comments or feedback on this change?</i>	
Agree	-	
<p><i>Q5. Termination clauses for community leases</i>  <i>Under section 8.5 of the current policy, all community leases on reserves must include a termination clause with a standard notice period of 2 years and extensions of up to 7 years may be considered by the Chief Executive where the scope of capital investment, term of the lease, and nature of the site use justify a longer termination notice period.</i></p> <p><i>We are proposing to amend the termination clause to a standard notice period of between 3 and 6 years maximum to align with the Long-term Plan.</i></p>		
<i>Q6. Do you agree with this proposed change?</i>	<i>Q7. Do you have any comments or feedback on this change?</i>	
Disagree	-	
<p><i>Q8. Exclusions from the policy</i>  <i>The current policy applies to the management and use of all Council owned and Council administered land, unless there are specific exclusions made under section 2.2.</i></p> <p><i>We are proposing to exclude some additional sites and activities from the policy, specifically:</i></p> <ul style="list-style-type: none"> <li>• <i>Airport land, as airport activities are governed by different legislation</i></li> <li>• <i>TECT and Huharua Parks, as these are sub-regional parks co-managed with Western Bay of Plenty District Council</i></li> <li>• <i>Leases to Bay Venues Limited, as the details of leases to this Council-Controlled Organisation are typically made through Council resolutions.</i></li> </ul>		

Q9. Do you agree with the proposed exclusion of the airport land from the policy?	Q10. Do you agree with the proposed exclusion of TECT and Huharua Parks from the policy?	Q11. Do you agree with the proposed exclusion of leases to Bay Venues Limited from the policy?	Q12. Do you have any comments or feedback on these changes?
Neither agree nor disagree	Neither agree nor disagree	Neither agree nor disagree	-
<p><b>Q13. Approvals for commercial activities</b></p> <p><i>Under the current policy, commercial activities—like all other proposed activities on Council land—must be assessed against the policy principles, any relevant Council plans, bylaws, strategies and policies, and any applicable statutory requirements.</i></p> <p><i>We are proposing an additional requirement to consider existing rate paying businesses in the area when approving new commercial activities.</i></p>			
Q14. Do you agree with this proposed change?	Q15. Do you have any comments or feedback on this change?		
Strongly disagree	<p>As a small market business owner, I strongly oppose this change.</p> <p>Markets provide an important pathway for small businesses, makers, and start-ups that cannot afford permanent retail premises. Requiring Council to consider existing rate-paying businesses when approving commercial activities risks creating an unfair barrier for small traders and community markets.</p> <p>Markets attract visitors, increase foot traffic, and often benefit surrounding businesses rather than competing with them. Public spaces belong to the whole community and should not be restricted primarily to protect established commercial operators.</p> <p>I believe Council should support both existing businesses and community markets, rather than creating policies that could reduce opportunities for small local entrepreneurs.</p>		
<p><b>Q16. Other minor policy changes</b></p> <ul style="list-style-type: none"> <li>• <i>clarifying that maintenance and repair work on sports fields are prioritised over bookings,</i></li> <li>• <i>clarifying that relevant site-specific plans will also inform how sports field bookings are prioritised,</i></li> <li>• <i>clarifying that some type of written approval from council is required for any commercial activity and community garden on Council land,</i></li> <li>• <i>requiring community gardens to have some type of written approval from council rather than specifying that a Licence to Occupy is required.</i></li> </ul> <p><i>Drafting and formatting changes, including updates to definitions, have also been made to simplify the document and make it more user-friendly.</i></p>			
Q17. Do you have any comments or feedback on these minor changes?			
No			

<b>Name</b>	<b>Mike Chapman</b>
<b>Organisation</b>	<b>Omanu Community Gardens Inc</b>
<b>Submission type</b>	Email
<b>Date of submission</b>	4 June 2026
Emailed submission attached.	



4 June 2026

### **Submission on Draft Use of Council Land Policy 2026 From Omanu Community Gardens Incorporated**

#### **Summary of submission**

Omanu Community Gardens Incorporated supports the review of the Use of Council Land Policy and, in particular, supports the proposed change that community gardens require written approval from Council rather than being required in all cases to hold a Licence to Occupy.

We submit that the draft policy should:

1. Retain the proposed flexible written-approval approach for community gardens.
2. Confirm that existing written arrangements, including memoranda of understanding or landowner approvals, are acceptable transitional approval mechanisms where appropriate.
3. Amend the definition of “Community Garden” so that it includes “personal or community use”, not only “personal use”.
4. Recognise that community gardens may grow more than fruit and vegetables. Flowers, herbs, ornamental plants, companion planting, pollinator planting, buffer planting and other agreed planting can all form part of a successful community garden.
5. Recognise that established community gardens with demonstrated community support, sound governance and ongoing maintenance arrangements should have a pathway to longer-term tenure where appropriate.

We would like to be heard in support of this submission.

#### **About Omanu Community Gardens**

Omanu Community Gardens Incorporated is a community-led garden established at Golf Road Reserve, on land formerly used by the Omanu Bowling Club.

The garden has been developed through a partnership with Tauranga City Council and the local community. Following Council support for the use of part of the former bowling green area for a community garden, Omanu Community Gardens worked through the practical steps needed to establish the project, including forming a

committee, entering into a Memorandum of Understanding with Council, becoming an incorporated society, establishing membership and operating arrangements and building the physical garden infrastructure.

The garden now includes 47 raised plots, together with associated infrastructure, including secure storage and reticulated water. The first plantings took place in October 2024 and the garden was officially opened in December 2024.

The garden's principles are:

- to encourage organic growing: healthy food in healthy soil;
- to provide a place for the community to grow fresh food for families and friends;
- to provide a place for the community to come together, support each other, share knowledge and strengthen community bonds; and
- to encourage gardeners to connect with the wider community by sharing their garden produce, time and/or knowledge with others.

The garden is not simply a collection of private plots. It is a practical community asset. It supports local food growing, community connection, learning, volunteering, wellbeing and sharing. It has also supported community food resilience, including through garden beds used to grow fresh produce for the Tauranga Community Foodbank and through surplus produce shared by plot holders.

The members and gardeners also wish to take this opportunity to thank and acknowledge Tauranga City Council for its practical and sustained support in establishing the gardens. Council's involvement was central to making the Omanu Community Gardens possible and helping turn the project from an idea into a working community asset.

#### **Support for flexible written approval**

Omanu Community Gardens supports the proposed change that community gardens require written approval from Council, rather than being required in every case to hold a Licence to Occupy. This is a sensible and practical change.

Community gardens often begin as community-led projects that need time to establish membership, governance, operating systems, funding, infrastructure and community support before a longer-term tenure arrangement is appropriate. A flexible written-approval pathway allows Council and community groups to work together while a garden is being established, without forcing every project immediately into one tenure form.

Omanu Community Gardens is an example of why this flexibility matters. The current arrangement with Council has allowed the garden to progress in an orderly way while the group develops its structure, membership, operational model, infrastructure planning and longer-term management arrangements.

We support a policy framework that recognises this type of staged development.

We ask Council to retain the proposed flexibility in the draft policy so that community gardens may be approved through the most appropriate form of written approval, including landowner approval, memorandum of understanding, licence to occupy, lease, or another written arrangement depending on the maturity, scale and circumstances of the garden.

#### **Definition of “Community Garden”**

We ask Council to amend the proposed definition of “Community Garden”.

The 2022 policy defined a community garden as land cultivated collectively for growing fruit and vegetables for “personal or community use, and not for commercial gain”. The draft 2026 policy refers only to “personal use”.

We consider that this narrowing is unnecessary and could unintentionally restrict the public value of community gardens and what can be grown in community gardens. Community gardens are not simply a collection of individual private plots. They can support community connection, education, wellbeing, sustainability, food resilience, volunteering, intergenerational learning, local environmental practice and community sharing.

Produce may sometimes be used for personal purposes, but gardens can also support wider community outcomes, including educational activities, donations, shared harvests, community events and support for local organisations.

It is also useful for the definition to recognise that community gardens may grow more than fruit and vegetables. Flowers, herbs, ornamental plants, companion planting, pollinator planting, buffer planting and other agreed planting can all form part of a successful community garden.

We therefore submit that the definition should retain the wider wording from the 2022 policy and be expanded slightly to reflect how community gardens operate in practice.

Our preferred wording is:

**Community Garden** means an area of land cultivated collectively by a group of people for growing fruit, vegetables, flowers, herbs, ornamental plants or other agreed planting for personal or community use, and not for commercial gain.

#### **Community benefit and policy alignment**

Omanu Community Gardens strongly supports the policy recognising that Council land is primarily for community benefit, and that Council land can support health and wellbeing, environmental outcomes, vibrancy, inclusivity and diversity.

Community gardens align strongly with these policy outcomes. They provide practical, low-cost, community-led use of land. They support healthy food, healthy soil, local sustainability, learning, sharing, social connection and local resilience. They also create opportunities for people who may otherwise be less able to participate in community activity, food growing or local volunteering.

In Omanu’s case, the garden has already shown how a Council-supported community garden can turn unused or under-used land into a productive, attractive and well-supported community asset.

#### **Pathway to longer-term tenure**

We support the use of flexible written approval arrangements while a community garden is being established. However, once a garden is established, well-governed and clearly supported by the community, there should also be a pathway to longer-term tenure where appropriate.

Community gardens require community effort, volunteer labour, sponsorship, donated materials, infrastructure, planting and ongoing maintenance. A reasonable level of tenure certainty is important if community groups are to continue investing time, funds and energy into these spaces.

We therefore ask Council to recognise that established community gardens with demonstrated community support, sound governance and ongoing maintenance arrangements should be able to move from transitional approval arrangements to longer-term tenure where that is appropriate for the site.

#### **Requested changes**

Omanu Community Gardens Incorporated asks Council to:

1. Retain the proposed flexible written-approval approach for community gardens, rather than requiring every garden to hold a Licence to Occupy.
2. Confirm that existing written arrangements, including memoranda of understanding or landowner approvals, are acceptable transitional approval mechanisms where appropriate.
3. Amend the definition of “Community Garden” so that it includes “personal or community use”, not only “personal use”.
4. Expand the definition so that it recognises flowers, herbs, ornamental plants and other agreed planting, not only fruit and vegetables.
5. Recognise that established community gardens with demonstrated community support, sound governance and ongoing maintenance arrangements should have a pathway to longer-term tenure where appropriate.

#### **Closing**

Thank you for the opportunity to submit on the draft policy.

Omanu Community Gardens Incorporated would like to be heard in support of this submission.

Mike Chapman  
Chair  
Omanu Community Gardens Incorporated



<b>Name</b>	<b>Peter Monteith</b>	
<b>Organisation</b>	<b>Inspired Kindergartens</b>	
<b>Submission type</b>	Email & online survey	
<b>Date of submission</b>	5 June 2026	
Emailed submission attached.		
<p><b>Q2. Early childcare education facilities</b>  <i>Under section 8.8 of the current policy, Council land is not for the purpose of providing early childcare education facilities, but new not-for-profit Playcentres are an exception.</i></p> <p><i>We are proposing to allow council land to be provided for new kōhanga reo centres in the same way council land may be provided for Playcentres, as they are also not-for-profit, parent/whānau led centres and operate like community groups.</i></p>		
<b>Q3. Do you agree with this proposed change?</b>	<b>Q4. Do you have any comments or feedback on this change?</b>	
Strongly disagree	-	
<p><b>Q5. Termination clauses for community leases</b>  <i>Under section 8.5 of the current policy, all community leases on reserves must include a termination clause with a standard notice period of 2 years and extensions of up to 7 years may be considered by the Chief Executive where the scope of capital investment, term of the lease, and nature of the site use justify a longer termination notice period.</i></p> <p><i>We are proposing to amend the termination clause to a standard notice period of between 3 and 6 years maximum to align with the Long-term Plan.</i></p>		
<b>Q6. Do you agree with this proposed change?</b>	<b>Q7. Do you have any comments or feedback on this change?</b>	
Strongly disagree	-	
<p><b>Q8. Exclusions from the policy</b>  <i>The current policy applies to the management and use of all Council owned and Council administered land, unless there are specific exclusions made under section 2.2.</i></p> <p><i>We are proposing to exclude some additional sites and activities from the policy, specifically:</i></p> <ul style="list-style-type: none"> <li>• <i>Airport land, as airport activities are governed by different legislation</i></li> <li>• <i>TECT and Huharua Parks, as these are sub-regional parks co-managed with Western Bay of Plenty District Council</i></li> <li>• <i>Leases to Bay Venues Limited, as the details of leases to this Council-Controlled Organisation are typically made through Council resolutions.</i></li> </ul>		

Q9. Do you agree with the proposed exclusion of the airport land from the policy?	Q10. Do you agree with the proposed exclusion of TECT and Huharua Parks from the policy?	Q11. Do you agree with the proposed exclusion of leases to Bay Venues Limited from the policy?	Q12. Do you have any comments or feedback on these changes?
Don't know / no opinion	Don't know / no opinion	Don't know / no opinion	-
<p>Q13. Approvals for commercial activities</p> <p><i>Under the current policy, commercial activities—like all other proposed activities on Council land—must be assessed against the policy principles, any relevant Council plans, bylaws, strategies and policies, and any applicable statutory requirements.</i></p> <p><i>We are proposing an additional requirement to consider existing rate paying businesses in the area when approving new commercial activities.</i></p>			
Q14. Do you agree with this proposed change?	Q15. Do you have any comments or feedback on this change?		
Strongly disagree	-		
<p>Q16. Other minor policy changes</p> <ul style="list-style-type: none"> <li>• <i>clarifying that maintenance and repair work on sports fields are prioritised over bookings,</i></li> <li>• <i>clarifying that relevant site-specific plans will also inform how sports field bookings are prioritised,</i></li> <li>• <i>clarifying that some type of written approval from council is required for any commercial activity and community garden on Council land,</i></li> <li>• <i>requiring community gardens to have some type of written approval from council rather than specifying that a Licence to Occupy is required.</i></li> </ul> <p><i>Drafting and formatting changes, including updates to definitions, have also been made to simplify the document and make it more user-friendly.</i></p>			
Q17. Do you have any comments or feedback on these minor changes?			
-			



Nga Kohungahunga Manawanui

File: Operations/LTA/TCC

5 June 2026

## **TAURANGA CITY COUNCIL – LAND USE POLICY REVIEW**

### **SUBMISSION OF INSPIRED KINDERGARTENS**

Tena koutou katoa

#### **1. Introduction**

1.1 The Tauranga Regional Free Kindergarten Association Incorporated trading as Inspired Kindertartens ("iK") is a non-profit community-based charity governed by a parent-elected Board. iK operates licensed Early Childhood Education services at its 26 kindertartens the Bay of Plenty and Coromandel Peninsula. Our services range from Te Puru in the north to Murupara in the south. iK employs over 200 staff and has a turnover of over \$19 million per annum.

1.2 Tauranga's Kindergarten Association.

In the Tauranga City Council ("TCC") rohe, iK operates 12 kindertartens. Eight of those kindertartens are on land leased from TCC, making us the largest community user of TCC-managed land. All but two of our kindertartens operate solely on the early childhood education subsidy provided by government, supplemented by voluntary donations from parents.

1.3 Operating from the early 1960's – we have a proud legacy as one of New Zealand's longest serving early childhood education providers. We believe early learning is a partnership with parents and whānau. Together we seek to engage young children in authentic learning experiences with the space,

freedom and care that builds self-confidence, independence and individuality.  
Over 1100 children are enrolled in our services.

1.4 Education for Sustainability

iK is committed to a programme of education for sustainability – most of our kindergartens are involved in the EnviroSchools programme and we have developed a project which would see our kindergartens increasingly generate their own electricity. Our kindergartens also act as informal kaitiaki of adjacent parks notably Lees and Scout Parks.

1.5 Relationships with Mana Whenua

iK has regular interactions with Tauranga Moana iwi both at an organisational level through kindergarten/marae relationships and through professional learning interactions. Iwi are represented on the iK Board. Currently we are blessed to have Ngawaiata Sellars from Ngati Ranginui/Ngati Pukenga on our Board.

1.6 For more information visit [www.inspiredkindergartens.nz](http://www.inspiredkindergartens.nz)

## 2. Play Centres & Kohanga Reo

2.1 We note that in Clause 10.1 Play Centres and Kohanga Reo are to be included as 'preferred providers' under the draft policy. Both types of service are covered by the Education Act 1989, Ministry of Education Regulations including funding; and subject to Education Review Office assessments. The only explanation provided for this inclusion is that they are parent-led services. In reality both types of service are required to have trained staff onsite when tamariki are present;

The NZ Playcentre website notes:

*"For each session, all Playcentres must:*

*Ensure that at least one person takes the role of Person Responsible and holds a recognised qualification and use a supervision plan approved by Playcentre Aotearoa .....*

< <https://www.playcentre.org.nz/resource-centre/supervision-requirements/> >

- 2.2 Kohanga Reo licensed by the Ministry of Education must meet all staff requirements of the Licensing Criteria for Kohanga Reo.

< Ngā Paearu whai Raihana mō ngā Kōhanga Reo e hono ana ki Te Kōhanga Reo National Trust 2008 >

- 2.3 In reality what makes kohanga reo and Play Centre different from the majority of the sector is their non-profit status. Given that we can see no justification for the exclusion of kindergartens as we hold exactly the same status as those not-for-profit charities. Accordingly, we submit that kindergartens should be included in the policy in same manner as Play Centres and Kohanga reo.

### **3. Definitions**

- 3.1 The proposed revised definition of "Commercial Activities" is set out below:  
*"Any activity undertaken for payment or reward whether direct or indirect.*

*This includes but is not limited to:*

- (a) trading,*
- (b) advertising goods and services,*
- (c) street performing,*
- (d) promotional giveaways (activations)."*

- 3.2 This definition will create confusion when it is applied to the succeeding definition of 'community user'. Does it turn a community user e.g. a rugby

club into a commercial user because they are 'trading' by operating a bar? Do we become a commercial user as we charge fees in our long day services?

- 3.3 We propose that the existing definitions are retained or that the definitions be revised to create appropriate distinctions between community and commercial users..

#### **4. Lease Termination**

- 4.1 The draft policy requires inclusion within the leases a clause stipulating six years' notice of termination. Such a requirement is unreasonable. Even assuming that our buildings are portable, the time taken to find alternative sites, secure resource consent, removal and reinstatement could well be more than that period. It also mitigates against regular upgrading and development of facilities as simply
- 4.2 A similar provision (in our case 'of two years') has been a bone of contention in the recent re-negotiation of our leases with TCC. We are pleased to see that TCC now recognises that two years is not sufficient. However, even the proposed six-year notice period is not appropriate.
- 4.3 In our case such notice periods mean that tamariki will suffer unduly from an interruption to their early childhood care and education. We note that no comparable arrangements exist in the area of general commercial leases.
- 4.4 Given the cost of construction and noting that community organisations generally don't have access to funding for major capital expenditure, TCC should at least maintain the existing terms of leases.

#### **5. Approvals for commercial activities**

- 5.1 The problems associated with the provision for termination of leases will be exacerbated by the proposed Clause 5.4, which states that approvals for

commercial activities “must also consider existing rate paying businesses in the area”. So a bar could object to a rugby clubs lease renewal if it operates a bar?

- 5.2 Collectively, the changes create a risk that competitor objections or incumbent commercial interests could materially influence access to public land without a transparent or evidence-based process.
- 5.3 This creates a real risk that neighbouring businesses effectively gain an informal veto over temporary or competing activity on Council land, despite that land being held for wider public and community use purposes.
- 5.4 A further concern is that the policy provides no guidance on:
- what evidential threshold applies,
  - whether actual commercial harm must be demonstrated,
  - or how this is balanced against wider public benefit outcomes.
- 5.5 At the same time, the draft policy gives broad powers to authorised officers to:
- make sites unavailable for bookings (Clause 6.2),
  - impose “maximum numbers of activities” (Clause 7.9),
  - alter licence conditions with “one months’ notice” (Clause 7.9),
  - and consider “the livelihood of existing traders” when setting limits (Clause 7.10).
- 5.6 Importantly, the proposed Clause 5.4 applies broadly to “any approval to use council land”, including leases and licences to occupy. While the policy does not directly rewrite existing reserve leases, the proposed framework appears capable of materially influencing future lease approvals, renewals and occupation rights by introducing commercial impact considerations and broad discretionary powers into all TCC land approvals.

- 5.7 The practical implications are significant:
- reduced certainty around seasonal bookings and lease renewals,
  - shortened operational lead times,
  - difficulty committing staffing and investment,
  - and increased risk of arbitrary caps or restrictions.
- 5.8 This appears inconsistent with the policy's own principles of "community benefit", "vibrancy", and "diversity" under Clauses 4.1–4.3.
6. RECOMMENDATIONS
- 6.1 THAT kindergartens should be included in the policy in same way as Play Centres and Kohanga reo.
- 6.2 THAT the definitions of community users, commercial activities and commercial users and be revised to ensure precision.
- 6.3 THAT the requirement to include a early lease termination be deleted.
- 6.4 THAT the requirement to consider existing rate paying businesses in the area when determining a lease not be proceeded with.

Naku noa, nai



Peter Monteith  
Principal/Tumuaki

<b>Name</b>	<b>Jay Banner</b>
<b>Organisation</b>	<b>Mount Business Association</b>
<b>Submission type</b>	Email & online survey
<b>Date of submission</b>	6 June 2026
<p><b>Introduction</b></p> <p>Mount Mainstreet welcomes the opportunity to provide feedback on Tauranga City Council's review of the Use of Council Land Policy. We recognise and support the important role that markets play in creating vibrancy, attracting visitors, supporting small businesses, and contributing to the social and cultural life of our community. Markets have become a valued feature of Mount Maunganui and provide opportunities for local artisans, food vendors, and visitors to connect and engage.</p> <p>However, we believe the policy review presents an important opportunity to consider how public spaces are allocated and managed to ensure an appropriate balance between different users and the long-term interests of the wider community.</p> <p><b>Need for a Balanced Approach</b></p> <p>Coronation Park occupies a unique position within the Mount Maunganui town centre. Unlike many reserve spaces, it sits directly adjacent to a high concentration of permanent retail, hospitality, and service businesses that operate year-round and make significant ongoing contributions to the local economy.</p> <p>These businesses provide local employment, pay commercial rates and rents, sponsor community initiatives, support local events, and contribute to the vibrancy of Mount Maunganui every day of the year.</p> <p>While markets generate activity and visitation, Mount Mainstreet has received ongoing feedback from retailers, hospitality operators, residents, customers, and employees regarding the cumulative effects of frequent market occupation at Coronation Park.</p> <p>Common concerns include:</p> <ul style="list-style-type: none"> <li>• Loss of customer parking throughout the town centre.</li> <li>• Increased traffic congestion and reduced accessibility.</li> <li>• Customers choosing to avoid the area during market days.</li> <li>• Reduced trade for surrounding fixed-premises businesses.</li> <li>• Markets functioning as standalone destinations rather than encouraging visitors to disperse throughout the wider retail precinct.</li> </ul> <p><b>Frequency of Use and Community Impact</b></p> <p>A particular concern is the frequency of market use at Coronation Park.</p> <p>Between 23 May and 30 September, The Little Big Markets have secured bookings for 14 out of 19 weekends at the reserve. This level of occupation effectively results in Coronation Park being unavailable for a significant proportion of weekends during this period.</p> <p>We encourage Council to consider not only the impact of individual events but also the cumulative effect of repeated bookings on accessibility, business activity, community use, and the availability of the space for other groups and activities.</p> <p><b>Access for Other Community Groups</b></p> <p>Mount Mainstreet believes public reserves should remain accessible to a diverse range of community organisations and activities.</p>	

The recent Hot Rod Show demonstrated the strong demand for different types of events, attracting more than 3,500 attendees and generating significant community participation and economic activity. The policy should ensure that public spaces remain available to a broad cross-section of the community and are not disproportionately occupied by any single event type or organiser.

#### **Alternative Locations and Event Distribution**

Mount Mainstreet encourages Council to explore opportunities to distribute larger destination-style events across a broader range of reserves and public spaces throughout the city.

Potential approaches could include:

- Reduced frequency of large-scale markets at Coronation Park.
- Seasonal rotation of market locations.
- Increased use of larger reserves such as Soper Reserve, Blake Park, Gordon Spratt Reserve, and Papamoa Domain.
- A strategic city-wide events programme that balances activation across multiple locations.

This approach would continue to support markets while reducing pressure on the Mount town centre and creating opportunities for activation in other communities.

#### **Recommended Policy Direction**

We recommend the policy include provisions that:

- Recognise the cumulative impact of repeated bookings at high-demand locations.
- Consider the effects of bookings on surrounding businesses, accessibility, and parking.
- Promote equitable access to public spaces for a diverse range of community organisations and event types.
- Encourage a balanced distribution of events across the city's reserve network.
- Ensure no single user or event category effectively dominates access to key public spaces over extended periods.

#### **Conclusion**

Mount Mainstreet supports the continued operation of markets and recognises their contribution to community life.

Our submission is not about preventing markets from occurring. Rather, it is about achieving an appropriate balance between community activation, equitable access to public space, and the long-term sustainability of the businesses and organisations that contribute to Mount Maunganui every day of the year.

We encourage Council to use this policy review as an opportunity to ensure that Coronation Park and other key public spaces remain accessible, diverse, and responsive to the needs of the wider community.

#### *Q2. Early childcare education facilities*

*Under section 8.8 of the current policy, Council land is not for the purpose of providing early childcare education facilities, but new not-for-profit Playcentres are an exception.*

*We are proposing to allow council land to be provided for new kōhanga reo centres in the same way council land may be provided for Playcentres, as they are also not-for-profit, parent/whānau led centres and operate like community groups.*

Q3. Do you agree with this proposed change?		Q4. Do you have any comments or feedback on this change?	
Agree		-	
<p><b>Q5. Termination clauses for community leases</b></p> <p><i>Under section 8.5 of the current policy, all community leases on reserves must include a termination clause with a standard notice period of 2 years and extensions of up to 7 years may be considered by the Chief Executive where the scope of capital investment, term of the lease, and nature of the site use justify a longer termination notice period.</i></p> <p><i>We are proposing to amend the termination clause to a standard notice period of between 3 and 6 years maximum to align with the Long-term Plan.</i></p>			
Q6. Do you agree with this proposed change?		Q7. Do you have any comments or feedback on this change?	
Agree		-	
<p><b>Q8. Exclusions from the policy</b></p> <p><i>The current policy applies to the management and use of all Council owned and Council administered land, unless there are specific exclusions made under section 2.2.</i></p> <p><i>We are proposing to exclude some additional sites and activities from the policy, specifically:</i></p> <ul style="list-style-type: none"> <li>• <i>Airport land, as airport activities are governed by different legislation</i></li> <li>• <i>TECT and Huharua Parks, as these are sub-regional parks co-managed with Western Bay of Plenty District Council</i></li> <li>• <i>Leases to Bay Venues Limited, as the details of leases to this Council-Controlled Organisation are typically made through Council resolutions.</i></li> </ul>			
Q9. Do you agree with the proposed exclusion of the airport land from the policy?	Q10. Do you agree with the proposed exclusion of TECT and Huharua Parks from the policy?	Q11. Do you agree with the proposed exclusion of leases to Bay Venues Limited from the policy?	Q12. Do you have any comments or feedback on these changes?
Strongly agree	Strongly agree	Strongly agree	-
<p><b>Q13. Approvals for commercial activities</b></p> <p><i>Under the current policy, commercial activities—like all other proposed activities on Council land—must be assessed against the policy principles, any relevant Council plans, bylaws, strategies and policies, and any applicable statutory requirements.</i></p> <p><i>We are proposing an additional requirement to consider existing rate paying businesses in the area when approving new commercial activities.</i></p>			
Q14. Do you agree with this proposed change?		Q15. Do you have any comments or feedback on this change?	

Strongly agree	Absolutely permanent businesses provide local employment, pay large commercial rents and rates and contribute to the vibrancy of main centres. A commercial operation such as Little Big Markets also needs to be paying a fair fee when using the parks because permanent businesses cannot compete due to large overheads.
<p><i>Q16. Other minor policy changes</i></p> <ul style="list-style-type: none"> <li>• <i>clarifying that maintenance and repair work on sports fields are prioritised over bookings,</i></li> <li>• <i>clarifying that relevant site-specific plans will also inform how sports field bookings are prioritised,</i></li> <li>• <i>clarifying that some type of written approval from council is required for any commercial activity and community garden on Council land,</i></li> <li>• <i>requiring community gardens to have some type of written approval from council rather than specifying that a Licence to Occupy is required.</i></li> </ul> <p><i>Drafting and formatting changes, including updates to definitions, have also been made to simplify the document and make it more user-friendly.</i></p>	
<p><i>Q17. Do you have any comments or feedback on these minor changes?</i></p>	
<p>-</p>	

<b>Name</b>	<b>Jo Warren</b>	
<b>Organisation</b>		
<b>Submission type</b>	Online survey	
<b>Date of submission</b>	7 June 2026	
<p><b>Q2. Early childcare education facilities</b>  <i>Under section 8.8 of the current policy, Council land is not for the purpose of providing early childcare education facilities, but new not-for-profit Playcentres are an exception.</i></p> <p><i>We are proposing to allow council land to be provided for new kōhanga reo centres in the same way council land may be provided for Playcentres, as they are also not-for-profit, parent/whānau led centres and operate like community groups.</i></p>		
<b>Q3. Do you agree with this proposed change?</b>	<b>Q4. Do you have any comments or feedback on this change?</b>	
Disagree	-	
<p><b>Q5. Termination clauses for community leases</b>  <i>Under section 8.5 of the current policy, all community leases on reserves must include a termination clause with a standard notice period of 2 years and extensions of up to 7 years may be considered by the Chief Executive where the scope of capital investment, term of the lease, and nature of the site use justify a longer termination notice period.</i></p> <p><i>We are proposing to amend the termination clause to a standard notice period of between 3 and 6 years maximum to align with the Long-term Plan.</i></p>		
<b>Q6. Do you agree with this proposed change?</b>	<b>Q7. Do you have any comments or feedback on this change?</b>	
Agree	-	
<p><b>Q8. Exclusions from the policy</b>  <i>The current policy applies to the management and use of all Council owned and Council administered land, unless there are specific exclusions made under section 2.2.</i></p> <p><i>We are proposing to exclude some additional sites and activities from the policy, specifically:</i></p> <ul style="list-style-type: none"> <li>• <i>Airport land, as airport activities are governed by different legislation</i></li> <li>• <i>TECT and Huharua Parks, as these are sub-regional parks co-managed with Western Bay of Plenty District Council</i></li> <li>• <i>Leases to Bay Venues Limited, as the details of leases to this Council-Controlled Organisation are typically made through Council resolutions.</i></li> </ul>		

Q9. Do you agree with the proposed exclusion of the airport land from the policy?	Q10. Do you agree with the proposed exclusion of TECT and Huharua Parks from the policy?	Q11. Do you agree with the proposed exclusion of leases to Bay Venues Limited from the policy?	Q12. Do you have any comments or feedback on these changes?
Agree	Agree	Agree	-
<p>Q13. Approvals for commercial activities</p> <p><i>Under the current policy, commercial activities—like all other proposed activities on Council land—must be assessed against the policy principles, any relevant Council plans, bylaws, strategies and policies, and any applicable statutory requirements.</i></p> <p><i>We are proposing an additional requirement to consider existing rate paying businesses in the area when approving new commercial activities.</i></p>			
Q14. Do you agree with this proposed change?	Q15. Do you have any comments or feedback on this change?		
Strongly agree	I agree, The mobile vendors on marine parade pay a small amount in comparison to the shops across the road. as the shops are struggling at the moment to pay all their outgoings due to low customer numbers it doesnt seem fair.		
<p>Q16. Other minor policy changes</p> <ul style="list-style-type: none"> <li>• <i>clarifying that maintenance and repair work on sports fields are prioritised over bookings,</i></li> <li>• <i>clarifying that relevant site-specific plans will also inform how sports field bookings are prioritised,</i></li> <li>• <i>clarifying that some type of written approval from council is required for any commercial activity and community garden on Council land,</i></li> <li>• <i>requiring community gardens to have some type of written approval from council rather than specifying that a Licence to Occupy is required.</i></li> </ul> <p><i>Drafting and formatting changes, including updates to definitions, have also been made to simplify the document and make it more user-friendly.</i></p>			
Q17. Do you have any comments or feedback on these minor changes?			
-			

<b>Name</b>	<b>Hamish Carter</b>	
<b>Organisation</b>	<b>Oscar &amp; Otto</b>	
<b>Submission type</b>	Online survey	
<b>Date of submission</b>	7 June 2026	
<p><i>Q2. Early childcare education facilities</i>  <i>Under section 8.8 of the current policy, Council land is not for the purpose of providing early childcare education facilities, but new not-for-profit Playcentres are an exception.</i></p> <p><i>We are proposing to allow council land to be provided for new kōhanga reo centres in the same way council land may be provided for Playcentres, as they are also not-for-profit, parent/whānau led centres and operate like community groups.</i></p>		
<i>Q3. Do you agree with this proposed change?</i>	<i>Q4. Do you have any comments or feedback on this change?</i>	
Agree	-	
<p><i>Q5. Termination clauses for community leases</i>  <i>Under section 8.5 of the current policy, all community leases on reserves must include a termination clause with a standard notice period of 2 years and extensions of up to 7 years may be considered by the Chief Executive where the scope of capital investment, term of the lease, and nature of the site use justify a longer termination notice period.</i></p> <p><i>We are proposing to amend the termination clause to a standard notice period of between 3 and 6 years maximum to align with the Long-term Plan.</i></p>		
<i>Q6. Do you agree with this proposed change?</i>	<i>Q7. Do you have any comments or feedback on this change?</i>	
Agree	-	
<p><i>Q8. Exclusions from the policy</i>  <i>The current policy applies to the management and use of all Council owned and Council administered land, unless there are specific exclusions made under section 2.2.</i></p> <p><i>We are proposing to exclude some additional sites and activities from the policy, specifically:</i></p> <ul style="list-style-type: none"> <li>• <i>Airport land, as airport activities are governed by different legislation</i></li> <li>• <i>TECT and Huharua Parks, as these are sub-regional parks co-managed with Western Bay of Plenty District Council</i></li> <li>• <i>Leases to Bay Venues Limited, as the details of leases to this Council-Controlled Organisation are typically made through Council resolutions.</i></li> </ul>		

<p>Q9. Do you agree with the proposed exclusion of the airport land from the policy?</p>	<p>Q10. Do you agree with the proposed exclusion of TECT and Huharua Parks from the policy?</p>	<p>Q11. Do you agree with the proposed exclusion of leases to Bay Venues Limited from the policy?</p>	<p>Q12. Do you have any comments or feedback on these changes?</p>
<p>Agree</p>	<p>Agree</p>	<p>Agree</p>	<p>-</p>
<p>Q13. Approvals for commercial activities</p> <p><i>Under the current policy, commercial activities—like all other proposed activities on Council land—must be assessed against the policy principles, any relevant Council plans, bylaws, strategies and policies, and any applicable statutory requirements.</i></p> <p><i>We are proposing an additional requirement to consider existing rate paying businesses in the area when approving new commercial activities.</i></p>			
<p>Q14. Do you agree with this proposed change?</p>	<p>Q15. Do you have any comments or feedback on this change?</p>		
<p>Strongly agree</p>	<p>There can be so many positive benefits of holding events and activities in our community's public spaces. It can bring vibrancy and engagement, but it's critical to be weighing up the impact on those nearby including rate-paying businesses.</p> <p>At a personal level we have long been fans of events like the Little Big Markets, for their interesting offering. But when considering what events can go ahead in public spaces it is critical to think about the impact they will have on nearby businesses. This is both for commercial events - like Little Big Market - or other community events which often bring with them offerings that directly compete with nearby businesses.</p> <p>There is a common misconception that any event that attracts people to the CBD, or anywhere else for that matter, will inevitably benefit everyone. But its almost always the opposite. Speaking from experience we know that whenever the Little Big Market is held in the CBD that sales at Oscar &amp; Otto will be half their normal level - sometimes as little as 40%. As you will appreciate this is extremely frustrating as a business owner paying \$300 a week for CBD rates, to have our lunch eaten by free-loaders.</p> <p>Why is it that our sales are hit so hard? It's the double-edged sword of bringing in other F&amp;B operators at the events, and our regulars being unable to find a carpark. Food stalls and caravans at the events soak up all the coffee and food sales of those attending - so no trickle down for the likes of us - meanwhile regular customers give up on coming to our cafe because they can't find a park!</p> <p>We are optimistic and positive about all initiatives downtown, however want to once again express our frustration with events downtown directly penalising us with significantly lower sales. Cafe sales have been significantly directly impacted by these events including the Little Big Market - for the last year or so.</p> <p>To elaborate what I mean about being 'penalised' this is our experience: We work very hard to provide a consistently great product and great customer service to our customers. This has earned us a reputation as one of</p>		

	<p>the city's top cafes and lots of loyal customers who come back again and again. It has earned us consistent sales, but even the most loyal customers give up on going to their favourite cafe when they can't find a car park. And that is the experience we have when Little Big Markets come to town, or there are other events on the nearby waterfront green space. It literally kills us. There were no car parks available last Saturday and many of our regulars gave up after looking for 10 minutes, driving on to spend their money elsewhere.</p> <p>But surely it generates new customers, who are attending these events? NO. This is an absolute simplistic fallacy, but something the Council / Events team don't accept. When I have told this to people from the Events team previously they respond dumbfounded in disbelief, struggling to accept that all businesses are not benefitting, let alone being penalised.</p> <p>It's an indisputable fact. Causation, not correlation.</p> <p>Our sales are pretty consistent, with limited variation week to week - except when there are events like this. As such it's clearly attributable. A big drop in sales like this from an event is very significant for us, particularly in the current environment when the CBD is still limping along and everyone is tightening their belts with the impending recession.</p> <p>TCC needs to review its policy regarding events so businesses are not penalised. In the current situation it seems like the classic situation where two sides of the same coin at TCC with similar aspirations are working a little at odds with each other. A clear goal of the TCC is to help reactivate the CBD (demonstrated by 90 Devonport, and Te Manawataki .. ) but allowing these events downtown that directly take money out of our cash registers is doing the exact opposite. There is clearly something wrong when fundamentally good businesses (that pay high CBD rates) are penalised by free-loaders who come in and steal their trade. In short it's not fair and needs to be changed.</p> <p>Given how much it is penalising daytime F&amp;B operators like ourselves I believe all events that include food / coffee offering should be held elsewhere - eg at Memorial Park. Even if this was done for a limited period, waiting until the CBD had recovered beyond its still very fragile state - before these events return to be held in the CBD.</p> <p>Failing to act on this risks the ongoing viability of good businesses like ours. In all honesty business remains extremely challenging and we're starting to question if it's worth hanging on for the long promised CBD.</p>
<p><i>Q16. Other minor policy changes</i></p> <ul style="list-style-type: none"> <li>• <i>clarifying that maintenance and repair work on sports fields are prioritised over bookings,</i></li> <li>• <i>clarifying that relevant site-specific plans will also inform how sports field bookings are prioritised,</i></li> <li>• <i>clarifying that some type of written approval from council is required for any commercial activity and community garden on Council land,</i></li> <li>• <i>requiring community gardens to have some type of written approval from council rather than specifying that a Licence to Occupy is required.</i></li> </ul> <p><i>Drafting and formatting changes, including updates to definitions, have also been made to simplify the document and make it more user-friendly.</i></p>	
<p><i>Q17. Do you have any comments or feedback on these minor changes?</i></p>	
<p>-</p>	

<b>Name</b>	<b>Martin Kalabza</b>
<b>Organisation</b>	
<b>Submission type</b>	Email
<b>Date of submission</b>	7 June 2026
<p>I would like to share my experience with The Little Big Market, and I would also like to speak to my submission at the City Futures Committee hearing on 30 June.</p> <p>I have been a regular vendor at The Little Big Market in Coronation Park, Mount Maunganui, for the past three years. TLBM gave me a place to begin. It gave me a place to test my ideas, meet customers face to face, receive feedback, and slowly understand what I was actually building.</p> <p>In my first year, I tried almost every market within reach — from Whakatāne to Rotorua, Waihi Beach, Pāpāmoa, Taupō, and even Auckland.</p> <p>Some markets, especially Taupō and Auckland, were good experiences. But none of them came close to The Little Big Market in Mount Maunganui when it comes to organisation, atmosphere, activities, and promotion. TLBM stands on a completely different level. What began as a side hustle has now become my main focus. My products ,made in Tauranga, are now available in almost one hundred retail stores across New Zealand, and I am preparing to expand further.</p> <p>It has taken years of hard work. Really hard. Seven days a week, twelve hours a day. No holidays, no shortcuts, just work, pressure, mistakes, learning, and trying again.</p> <p>And I know my story is not the only one.</p> <p>There are many more success stories that have started, or are still starting, at The Little Big Market.</p> <p>I am deeply thankful to the hardworking team behind The Little Big Market for creating a stable foundation for small businesses like mine. A foundation where people can begin with almost nothing but an idea, some courage, and a folding table. I am also thankful to Tauranga City Council for supporting the market over the years.</p> <p>But I have now grown beyond that first foundation, and I am slowly stepping away from the local market scene. Because of this, the proposed changes may not affect me as much personally.</p> <p>But I am writing this because I know exactly what that market can mean to someone at the beginning.</p> <p>I know what it feels like to stand behind your stall, not knowing if anyone will care.</p> <p>I know what it feels like to put your own work out in front of strangers and hope that someone sees value in it.</p> <p>I know what one small sale can do to a person's confidence.</p> <p>Over the years, I have seen many brave young people take their first steps at The Little Big Market.</p> <p>I remember seeing two sisters. Very young, very brave. Coming to the market for the first time. One stitched handmade accessories, and the other created beautiful art prints featuring native flowers. They shared the same stall so they could split the cost.</p> <p>They were nervous. You could see it. But they were also brave enough to show up.</p> <p>Their sales that day did not even cover the market fee.</p> <p>But that day, they made their first sale.</p> <p>And you should have seen their faces.</p>	

That one small sale meant so much more than money. It was proof. Proof that something they had created with their own hands had value to another person. Proof that maybe they were not crazy for trying. Proof that maybe this dream was worth following.

That moment matters.

For a young creator, that first sale can stay in their heart for years. It can become the moment they start believing in themselves. It can be the beginning of a business, a career, or a completely new direction in life.

From there, they adjust. They improve. They come back the next week. They learn what people like. They learn how to speak to customers. They learn how to price their work. They learn how to stand proudly behind what they have made.

Trial and error. Trial and error. And eventually, trial and success.

One week they lose money. Another week, they break even. Then one day, they make a small profit. And with that profit, they buy better fabric, better tools, better materials. They improve again. They grow again.

That is how small businesses are born.

Not in perfect offices. Not with huge budgets. Not with council funding and connections. Not with investors and polished business plans. They often begin quietly, under a gazebo, in the wind and the rain, with nervous hands, handmade products, and a dream that is still too fragile to explain properly.

Young creators like this do not have many good opportunities in this region to showcase their work. In a good month, they may only get five hours of trading a week, and even that depends on the weather. Those few hours are precious. They are not just selling hours. They are learning hours. Confidence-building hours. Life-changing hours.

The short cycle of trying, learning, improving, and trying again is crucial.

Who knows who these young people may become?

Maybe one of them will build a successful fashion label. Maybe one of them will become a well-known local artist. Maybe their designs will one day decorate homes, cafés, galleries, and businesses across our whole region.

But at this stage, they cannot rent a commercial space. They can only dream about having their own shop. They may not yet have the confidence, the money, or the experience to take bigger risks.

At this stage, they are fragile flowers.

And fragile flowers need fertile soil. They need time. They need care. They need protection from being stepped on before they have had the chance to bloom.

The Little Big Market is one of the few places where someone can arrive with a dream, a small table, and a box of handmade products — and begin.

You can also regularly see young boys gathered around the 3D printing stall, passionately discussing future technology, possibilities, ideas, and inventions. You can see their minds opening. You can see that something is being sparked in them.

That spark matters too.

It is not only young people who need a place to begin. Sometimes the bravest first steps are taken later in life, when people finally give themselves permission to try something they have carried quietly for years. TLBM gives those dreams a real place to start.

Markets like this are not only about shopping. They are about inspiration. They are about community. They are about showing people that creating something from nothing is possible.

Every product has hours of work behind it.

Every stall has a story behind it.

And some of those may become the future creative businesses, local brands, employers, artists, designers, makers, and innovators of our region.  
The Little Big Market is not just a market.  
It is a starting line.  
It is a training ground.  
It is a place where people learn courage.  
It is a place where small dreams are given a real chance to become something bigger.  
And I believe those chances are worth protecting.  
All of these vendors are living examples that it is possible to build something from zero, from the ground up.  
They are our future. But future talent only stays where it feels supported. If we want these people to build their dreams here, we have to create the right climate for them. Otherwise, one day they may start looking across the Tasman for a place that gives them the chance they could not find at home.  
Together, we need to find a win-win solution that serves the whole community — and I truly believe it is possible.

<b>Name</b>	<b>Brent Warner</b>	
<b>Organisation</b>	<b>Mount Maunganui Life Guard Service</b>	
<b>Submission type</b>	Online survey	
<b>Date of submission</b>	8 June 2026	
<p><i>Q2. Early childcare education facilities</i>  <i>Under section 8.8 of the current policy, Council land is not for the purpose of providing early childcare education facilities, but new not-for-profit Playcentres are an exception.</i></p> <p><i>We are proposing to allow council land to be provided for new kōhanga reo centres in the same way council land may be provided for Playcentres, as they are also not-for-profit, parent/whānau led centres and operate like community groups.</i></p>		
<i>Q3. Do you agree with this proposed change?</i>	<i>Q4. Do you have any comments or feedback on this change?</i>	
Strongly agree	-	
<p><i>Q5. Termination clauses for community leases</i>  <i>Under section 8.5 of the current policy, all community leases on reserves must include a termination clause with a standard notice period of 2 years and extensions of up to 7 years may be considered by the Chief Executive where the scope of capital investment, term of the lease, and nature of the site use justify a longer termination notice period.</i></p> <p><i>We are proposing to amend the termination clause to a standard notice period of between 3 and 6 years maximum to align with the Long-term Plan.</i></p>		
<i>Q6. Do you agree with this proposed change?</i>	<i>Q7. Do you have any comments or feedback on this change?</i>	
Strongly agree	Our strong view is Surf Life Saving Clubs should be exempt from this clause. The scale of investment these critical volunteer services are making in building and maintaining lifesaving facilities is between \$ 4 and \$ 10 million this combined with the fact that there is very limited options to relocate these critical community services means it is simply not practical to have a termination clause this short and this should be recognised and embedded in the land use policy with a specific section relevant to Surf Life Saving Clubs which guarantees a minimum lease period.	
<p><i>Q8. Exclusions from the policy</i>  <i>The current policy applies to the management and use of all Council owned and Council administered land, unless there are specific exclusions made under section 2.2.</i></p> <p><i>We are proposing to exclude some additional sites and activities from the policy, specifically:</i></p> <ul style="list-style-type: none"> <li><i>• Airport land, as airport activities are governed by different legislation</i></li> </ul>		

<ul style="list-style-type: none"> <li>• <i>TECT and Huharua Parks, as these are sub-regional parks co-managed with Western Bay of Plenty District Council</i></li> <li>• <i>Leases to Bay Venues Limited, as the details of leases to this Council-Controlled Organisation are typically made through Council resolutions.</i></li> </ul>			
Q9. Do you agree with the proposed exclusion of the airport land from the policy?	Q10. Do you agree with the proposed exclusion of TECT and Huharua Parks from the policy?	Q11. Do you agree with the proposed exclusion of leases to Bay Venues Limited from the policy?	Q12. Do you have any comments or feedback on these changes?
Strongly agree	Strongly agree	Agree	Our view is Surf Life Saving Clubs should be treated as critical emergency services and should be excluded and treated as per critical infrastructure like the airport.
<p>Q13. <i>Approvals for commercial activities</i></p> <p><i>Under the current policy, commercial activities—like all other proposed activities on Council land—must be assessed against the policy principles, any relevant Council plans, bylaws, strategies and policies, and any applicable statutory requirements.</i></p> <p><i>We are proposing an additional requirement to consider existing rate paying businesses in the area when approving new commercial activities.</i></p>			
Q14. Do you agree with this proposed change?	Q15. Do you have any comments or feedback on this change?		
Strongly disagree	Surf Clubs should be exempt from this clause because they are volunteer organisations with members working to raise funds to save lives. In a number of cases surf live saving clubs could run commercial entities to generate funds directly attributable to saving lives which morally and ethically overrides a rate paying business making profit.		
<p>Q16. <i>Other minor policy changes</i></p> <ul style="list-style-type: none"> <li>• <i>clarifying that maintenance and repair work on sports fields are prioritised over bookings,</i></li> <li>• <i>clarifying that relevant site-specific plans will also inform how sports field bookings are prioritised,</i></li> <li>• <i>clarifying that some type of written approval from council is required for any commercial activity and community garden on Council land,</i></li> <li>• <i>requiring community gardens to have some type of written approval from council rather than specifying that a Licence to Occupy is required.</i></li> </ul> <p><i>Drafting and formatting changes, including updates to definitions, have also been made to simplify the document and make it more user-friendly.</i></p>			
Q17. Do you have any comments or feedback on these minor changes?			
We strongly believe the council should consider exempting Surf Life Saving Clubs from this change.			

<b>Name</b>	<b>Malcolm Smith</b>
<b>Organisation</b>	<b>Athletics Tauranga Inc.</b>
<b>Submission type</b>	Email
<b>Date of submission</b>	8 June 2026
<p>Athletics Tauranga Incorporated (AT) has a particular interest in Tauranga Domain, home to the region's only all weather athletic track with regard to the review of the Use of Council land policy. AT members are regular users of the track, for competition and training. AT supports the purpose of the Use of Council land policy to provide a consistent approach to the management and use of TCC outdoor spaces. The local clubs (via Tauranga Millenium Track Trust) raised over \$1 Million to build the track and continue to part fund its maintenance via a levy on all registered athletes. The track is heavily booked for athletic activities by the 3 athletic clubs that call this place their home, plus coaching and training groups associated with member athletes. Maintaining regular access for training and competition is vital to our marquee international athletes, our many nationally ranked athletes and the hundreds of younger athletes eager to participate. Some local primary schools and most of the regions secondary schools hold their competitions here also. In recent years we've hosted the Colgate Games, attracting 1000's of young families from around the North Island, New Zealand secondary Schools track and field champs, plus multiple regional events for children, schools, senior and masters level and events for para sport.</p> <p>In recent times there have been increasing conflicts between users. Several commercial entities (gyms, personal trainer groups, private 'run clubs') and groups from other sporting codes descend on the track in numbers despite bookings for club nights or training. The club recognises that as a community funded facility on public land it is appropriate to provide for and encourage wide useage, but the current lack of awareness/management of bookings, combined by inconsiderate behaviour is frustrating and dangerous. Frequently these groups are simply walking or jogging in a way that could be done in any park, preventing competitive athletes from undertaking their training in a safe manner. These groups contribute significantly to the wear of the track, do not pay any fees, are often ignorant of etiquette and ignore Council's policy that commercial entities must be licensed to use Council land. We suggest that Council may wish to upgrade the "Peace Mile" at the Domain to shift some use off the track, while providing a measured distance for those who wish to undertake timed distances. With the on going closure of Mauao, this maybe a welcome addition for the fitness community.</p> <p>In addition to the conflicts on the track, our coaches have noticed that a lack of respect by in field users (rugby in partiuclar) to the track surface. Teams have been seen warming up on the track in rugby boots, or allowing spectators to access the in field with footwear that is damaging to the surface etc. We would like to explore solutions with Council to work with other users and insure there is awareness of requirements for using the Domain.</p> <p>AT notes the importance of enabling community groups (such as sporting clubs) reasonable signage on Council owned land as sponsorship is important in supporting the club's financial viability. Therefore, we support Policy 14.1 Community groups may be allowed to have identification signs and sponsorship signage on reserves, parks, and greenspace where the signs comply with Tauranga City Council's signage guidelines and have received approval from the authorised officer, providing approval is not unreasonably withheld.</p> <p>AT seeks:</p> <ul style="list-style-type: none"> <li>• Retaining the policy 7.1 Commercial activities require a licence or permit to operate on council land.</li> <li>• Specifically identifies athletics as the priority sport on the Domain track, recognising that it is the only track in the BOP and vital to all levels of athletics, particularly competitive levels</li> </ul>	

- Erecting signage and undertaking appropriate communications/enforcement to ensure commercial activities (excluding coaching directly associated with community based clubs) are required to obtain a licence, pay a fee and respect normal etiquette in the facilities they wish to use. For example for the track, this may include recognising that where a booking is held, club athletes have priority over the track.
- When other codes have use of the in field at the Domain, they commit to ensuring that their use (and spectators) actively avoid using footwear or equipment that damages the track.
- Retention of Policy 14.1 regarding signage, plus reasonable assessment of suitability

<b>Name</b>	<b>Crystal Pokaia and Turuki Tiananga</b>
<b>Organisation</b>	<b>Pipi's Icecream</b>
<b>Submission type</b>	Email
<b>Date of submission</b>	8 June 2026
<p>We are writing as a regular vendor with The Little Big Markets to provide our feedback on the Draft Revised Use of Council Land Policy 2026.</p> <p>1. Opposition to Commercial Protectionism (Sections 5.4 &amp; 7.4)</p> <p>We are concerned about the requirement to consider ""existing ratepaying businesses"" when approving activities on public land. We are of the opinion that Public land is ""primarily for community use,"" and decisions should not favour one type of commercial business over the broader public benefit.</p> <p>Our Impact:</p> <p>Our business, Pipi's Icecream has been established for approximately 10 years in Mt Maunganui, 4.5 years under our ownership. We have traded at The Little Big Markets every scheduled market during this time. We have also traded summer seasons from Marine Parade. Trading at the markets is essential to our livelihood. It provides a vital opportunity to earn an income on the weekend around raising a family. For us, the markets are survival.</p> <p>We strongly believe The Little Big Markets need to be protected.</p> <p>As a community we have lost so much this year; and these markets are so much more than an opportunity for small businesses to trade - they are a hub for our community to gather, connect and support each other.</p> <p>They bring so much value, in so many ways to our community as a whole.</p> <p>2. Demand for Evidence-Based Limits (Section 7.10)</p> <p>The policy allows officials to limit events based on the ""livelihood of existing traders"". Any decision to cap events must be based on independent economic data, not subjective complaints from competitors. We support a policy that ensures fairness and transparency for all operators.</p> <p>3. Recognition of Proven Track Records (Section 7.7)</p> <p>We support the recommendation that operators with a compliant history and demonstrated community outcomes, like The Little Big Markets, should be given meaningful weighting and longer-duration permits. This would provide us with the certainty we need to continue investing in our business and the community.</p> <p>Conclusion</p> <p>Public land delivers its greatest value when it remains active and community-focused. We urge the Council to ensure this policy protects the vibrant event culture that makes our city a great place to live and visit.</p>	



**WE NEED YOUR HELP**

Kia ora,

For 17 years, The Little Big Markets have been part of the fabric of this community. Every month, thousands of you have shown up, to browse, to connect, to support local makers and growers, to bring the whānau, and just be part of something good.

Right now, that's **under threat**. And we need your help.

Tauranga City Council is reviewing its Use of Council Land Policy, the rules that determine who gets to use public spaces like Coronation Park and how. One of the proposed changes would require council staff to prioritise the commercial interests of fixed-premises businesses when deciding whether community events like ours can operate.

In plain terms: a neighbouring business could raise a complaint about us, and under this policy, council would be required to give that complaint significant weight, with no obligation to measure it against the very real community value our markets create.

No independent evidence required. No consideration of the thousands of people who show up. No recognition of the local makers, food vendors, charities and community groups who call our markets home.

We believe public land belongs to the public. It should be active, accessible and community-focused, not handed over to commercial interests behind closed doors.

We've lodged a formal submission with council making exactly that case. But submissions carry more weight when they reflect the voice of the community, not just the organisations within it.

**That's where you come in.**

Take two minutes to email council directly and tell them what The Little Big Markets mean to you. Why you come. What you'd lose if they weren't there. It doesn't need to be long, it just needs to be yours.

**Email your feedback to:** [policy@tauranga.govt.nz](mailto:policy@tauranga.govt.nz)  
Subject line: Submission on the Draft Revised Use of Council Land Policy 2026

Or complete their online survey linked below.

Consultation closes 8 June 2026.

**Please don't leave it too late.**

Thank you for being part of this community. It has always been built by the people who show up and right now, showing up looks like this.

[fill in the Survey here](#)



Unit 7b / 22 Hull Road  
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**9 DISCUSSION OF LATE ITEMS**

**10 CLOSING KARAKIA**