



MINUTES

**City Future Committee meeting
Monday, 17 February 2025**

Order of Business

1	Opening karakia	3
2	Apologies	3
3	Public forum	3
4	Acceptance of late items	3
5	Confidential business to be transferred into the open	3
6	Change to order of business	4
7	Declaration of conflicts of interest	4
8	Business	4
8.1	Fifteenth Avenue to Welcome Bay Upgrade - Procurement Strategy	4
8.2	Cameron Road Stage 2 - Project Progression Options.....	6
8.3	Major Transport Projects Update.....	7
8.4	Quarterly Update - Growth, Land Use Planning and Transport Strategy Projects - February 2025.....	8
8.5	Residential Development Feasibility Assessment (Intensification & Greenfields)	8
8.7	Psychoactive Substances (Local Approved Products) Policy 2018 review	9
8.8	Tauranga Wayfinding & Interpretation Signage Strategy for Parks and Reserves.....	10
8.6	2025/26 Development Contributions Policy - Growth Funding Opportunities.....	11
9	Discussion of late items	12
10	Public excluded session	12
	Confidential Attachment 2 8.1 - Fifteenth Avenue to Welcome Bay Upgrade - Procurement Strategy	13
	Confidential Attachment 3 8.4 - Quarterly Update - Growth, Land Use Planning and Transport Strategy Projects - February 2025.....	13
11	Closing karakia	13

**MINUTES OF TAURANGA CITY COUNCIL
CITY FUTURE COMMITTEE MEETING
HELD AT THE BAY OF PLENTY REGIONAL COUNCIL CHAMBERS,
1 ELIZABETH STREET, TAURANGA
ON MONDAY, 17 FEBRUARY 2025 AT 9.30AM**

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

IN ATTENDANCE: Marty Grenfell (Chief Executive), Barbara Dempsey (General Manager: Community Services), Nic Johansson (General Manager: Infrastructure), Christine Jones (General Manager: Strategy, Growth & Governance), Sarah Omundsen (General Manager: Regulatory & Compliance), Wally Potts (Director: Waters), Chris Farnsworth (Senior Project Manager: Major Projects), Chris Barton (Programme Director: Major Projects), Jason Spencer (Transport Programme Manager – Major Projects), Richard O’Kane (Senior Project Manager), Andy Mead (Manager: City Planning & Growth), Stacey Mareroa-Roberts (Manager: Strategic Engagement), Claudia Hellberg (Team Leader: Strategy, Growth & Governance), Ben Corbett (Team Leader: Growth Funding), Sandy Lee (Policy Analyst), Ana Hancock (Senior Project Manager), Coral Hair (Manager: Democracy & Governance Services), Anahera Dinsdale (Governance Advisor)

EXTERNAL: Veros – Michael Kemeys and Morgan Jones

Timestamps are included beside each of the items and relate to the recording of the meeting held on 17 February 2025 at [City Future Committee Meeting - 17 February 2025](#)

1 OPENING KARAKIA

Cr Baker opened the meeting with a karakia.

2 APOLOGIES

Nil

3 PUBLIC FORUM

Nil

4 ACCEPTANCE OF LATE ITEMS

Nil

5 CONFIDENTIAL BUSINESS TO BE TRANSFERRED INTO THE OPEN

Cr Curach queried the rationale of the Confidential Attachment to Item 8.1 – Fifteenth Avenue to Welcome Bay Upgrade – Procurement Strategy to which General Manager: Infrastructure responded that the Strategy included commercial information that could compromise Council’s position. He noted that he would review the attachment to see if it could be released to the public

with or without redactions. It was further discussed in the meeting during the Item and a resolution was included to reflect that.

6 CHANGE TO ORDER OF BUSINESS

The chair noted that there was an external presenter attending at 1pm to speak to Item 8.5. If required, the agenda will be moved to suit.

7 DECLARATION OF CONFLICTS OF INTEREST

Nil

8 BUSINESS

8.1 Fifteenth Avenue to Welcome Bay Upgrade - Procurement Strategy

Staff Nic Johansson, General Manager: Infrastructure
 Chris Farnsworth, Senior Project Manager: Major Projects
 Chris Barton, Programme Director: Major Projects

Timestamp: 6 minutes 04 seconds

- A resolution was included to reflect discussion about potentially releasing into public Attachment 2 with or without redactions. It was currently in public excluded due to commercial sensitivity.
- A further resolution was added relating to the Chief Executive's accountability for the project.

Requests from Councillors

- A resolution was included to request a workshop be held to discuss the Fifteenth Avenue to Welcome Bay Upgrade Project..

COMMITTEE RECOMMENDATION

Moved: Cr Marten Rozeboom

Seconded: Cr Hautapu Baker

That the City Futures Committee:

- (a) Receives the report "Fifteenth Avenue to Welcome Bay Upgrade - Procurement Strategy".
- (b) Endorses the Early Contractor Involvement (ECI) procurement model approach.
- (c) Delegates authority to the Chief Executive to approve award of an ECI contract following a competitive public procurement process, noting updates will be provided to the Committee at key design and contract gateway points.
- (d) **Attachment 2** can be transferred into the open following a review by the General Manager: Infrastructure with potential redactions to ensure the commercial negotiation process is not compromised.

AN AMENDMENT WAS PROPOSED:

Moved: Cr Rick Curach

Seconded: Cr Glen Crowther

- (f) Agrees to hold a workshop on the Fifteenth Avenue to Welcome Bay Upgrade - Procurement Strategy.

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

Against: Mayor Mahé Drysdale, Deputy Mayor Jen Scoular, , Cr Hautapu Baker, Cr Marten Rozeboom Cr Schuler, Cr Taylor.

THE AMENDMENT WAS PUT AND LOST.

AN AMENDMENT WAS PROPOSED:

Moved: Mayor Mahé Drysdale

Seconded: Deputy Mayor Jen Scoular

- (f) Agrees to hold a workshop on the Fifteenth Avenue to Welcome Bay Upgrade Project

THE AMENDMENT WAS PUT AND CARRIED UNANIMOUSLY.

•

A FURTHER AMENDMENT WAS PROPOSED:

Moved by: Deputy Mayor Jen Scoular

Seconded by: Mayor Mahé Drysdale

- (d) Confirms accountability of the Chief Executive for effective delivery of the Early Contractor Involvement contract for the Fifteenth Avenue to Welcome Bay Upgrade project.

Reason for amendment:

A new resolution (d) was included to reflect discussion about accountability for the effective

delivery of the contract which rested with the Chief Executive.

THE AMENDMENT WAS PUT AND CARRIED UNANIMOUSLY.

COMMITTEE RESOLUTION CFC/25/1/1

Moved: Cr Marten Rozeboom

Seconded: Cr Hautapu Baker

That the City Futures Committee:

- (a) Receives the report "Fifteenth Avenue to Welcome Bay Upgrade - Procurement Strategy".
- (b) Endorses the Early Contractor Involvement (ECI) procurement model approach.
- (c) Delegates authority to the Chief Executive to approve award of an ECI contract following a competitive public procurement process, noting updates will be provided to the Committee at key design and contract gateway points.
- (d) Confirms accountability of the Chief Executive for effective delivery of the Early Contractor Involvement contract for the Fifteenth Avenue to Welcome Bay Upgrade project.
- (e) **Attachment 2** can be transferred into the open following a review by the General Manager: Infrastructure with potential redactions to ensure the commercial negotiation process is not compromised.
- (f) Agrees to hold a workshop on the "Fifteenth Avenue to Welcome Bay Upgrade Project"

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

Abstain: Cr Clen Crowther

CARRIED

8.2 Cameron Road Stage 2 - Project Progression Options

Staff Nic Johansson, General Manager: Infrastructure
Richard O Kane, Senior Project Manager
Chris Barton, Programme Director: Major Projects

Timestamp: 1 hour 0 minutes 35 seconds

The staff report recommended the Committee confirm that the Cameron Road Stage 2 project be placed on hold, subject to further prioritisation and funding considerations in future Annual Plan, Long Term Plan and National Land Transport Programme processes.

The Committee considered that the logic for proceeding with the project was sound and had not changed and requested a report on continuing with Cameron Road Stage 2.

COMMITTEE RESOLUTION CFC/25/1/2

Moved: Mayor Mahé Drysdale

Seconded: Cr Rod Taylor

That the City Futures Committee:

- (a) Receives the report "Cameron Road Stage 2 - Project Progression Options";
- (b) Asks for a report on continuing with Cameron Road stage 2, delivering a project within the envelope of IAF, IFF and DCs that delivers the outcome of value for money with priority on enabling Housing intensity and roading throughput.
- (c) Explores opportunities to reallocate planned project IAF and IFF funding to alternative eligible Council projects.

Reason for decision:

The Committee considered a further report was needed before a decision could be made to place the Cameron Road Stage 2 project on hold as it believed the logic for proceeding with the project (to enable intensification in Te Papa and roading throughput) had not changed.

CARRIED

At 10:55am the meeting adjourned.

At 11.05am the meeting reconvened.

8.3 Major Transport Projects Update

Staff Nic Johansson, General Manager: Infrastructure
Chris Barton, Programme Director: Major Projects
Jason Spencer, Transport Programme Manager – Major Projects

Timestamp: 1 hour 38 minutes 21 seconds

Requests from the Committee:

Mayor Mahé Drysdale was requested to write a letter to the Minister of Transport and New Zealand Transport Agency in support of staff who had been requesting the Pāpāmoa East Interchange on and off ramps from the eastbound lanes be opened earlier than originally scheduled in the second half of 2025.

Staff to provide final costs for the Cameron Road Stage 1 project following the end of the defects liability period for the project, including details for each component of the project (transport and waters).

COMMITTEE RESOLUTION CFC/25/1/3

Moved: Cr Rod Taylor
Seconded: Mayor Mahé Drysdale
That the City Future Committee:

- (a) Receives the report "Major Transport Projects Update".

CARRIED

8.4 Quarterly Update - Growth, Land Use Planning and Transport Strategy Projects - February 2025

Staff Christine Jones, General Manager: Strategy, Growth & Governance
Andy Mead, Manager: City Planning & Growth

Timestamp: 1 hour 50 minutes 10 seconds

Requests from the Committee:

Staff to provide information on the following:

- (a) infrastructure costs for Māori development.
- (b) risks associated with deferring the collection of development contributions to the code of compliance stage

COMMITTEE RESOLUTION CFC/25/1/4

Moved: Cr Steve Morris
Seconded: Cr Hautapu Baker

That the City Futures Committee:

- (a) Receives the report "Quarterly Update - Growth, Land Use Planning and Transport Strategy Projects - February 2025".
- (b) **Attachment 3** can be transferred into the open when development proposal is public and financial arrangements have been agreed between developer, Western Bay of Plenty District Council and Tauranga City Council.

CARRIED

At 12.17pm the meeting adjourned.

At 1pm the meeting reconvened.

8.5 Residential Development Feasibility Assessment (Intensification & Greenfields)

Staff Christine Jones, General Manager: Strategy, Growth & Governance
Andy Mead, Manager: City Planning & Growth
Claudia Hellberg, Team Leader: Strategy, Growth & Governance
Wally Potts, Director: Waters

External Michael Kemeys, Director, Veros
Morgan Jones, Managing Director, Veros

Timestamp: 3 hours 32 minutes 30 seconds

Michael Kemeys and Morgan Jones, through a powerpoint presentation outlined the feasibility for residential developments in Tauranga City. They advised that neighbourhood amenity was important for the liveability and saleability of intensified housing development.

COMMITTEE RESOLUTION CFC/25/1/5

Moved: Cr Steve Morris

Seconded: Cr Hautapu Baker

That the City Futures Committee:

- (a) Receives the report "Residential Development Feasibility Assessment (Intensification & Greenfields)".

CARRIED

Attachments

- 1 Presentation for item 8.5 - Development Feasibility pdf

At 3.06pm the meeting adjourned.

At 3.19pm the meeting reconvened.

At 3.19pm, Mayor Mahé Drysdale withdrew from the meeting.

The Chair noted there would be a change to the order of business due to time restraints so the next item of business was Item 8.7 followed by Item 8.8. with Item 8.6 taken last.

8.7 Psychoactive Substances (Local Approved Products) Policy 2018 review

Staff Sarah Omundsen, General Manager: Regulatory and Compliance

Timestamp: 5 hours 51 minutes 51 seconds

Correction;

- Staff noted that the Attachment noted in the recommendation was incorrect. It should refer to Attachment 3 not Attachment 4. This was corrected in the resolution.

COMMITTEE RESOLUTION CFC/25/1/6

Moved: Cr Rick Curach

Seconded: Cr Rod Taylor

That the City Future Committee:

- (a) Receives the report "Psychoactive Substances (Local Approved Products) Policy 2018 review".
- (b) Adopts a draft updated Psychoactive Substances (Local Approved Products) Policy but waits until a psychoactive product is approved by the Regulatory Authority before formally considering when to commence public consultation on it.
- (c) Approves the following proposed changes to the draft updated policy:
 - (i) Edit the definition of 'sensitive sites' with broad categories of sites and include medical facilities, social welfare facilities, and places of cultural significance as types of sensitive sites. See 'sensitive site' definition on page 2 of the updated policy and the updated map in Attachment 3.
 - (ii) Update the mapped locations of sensitive sites, removing those that are no longer there and adding those that are newly developed, or developing. See the updated map in Attachment 3.
 - (iii) Remove the map in Schedule One of the policy and provide the information on the council website instead.
 - (iv) Maintain the current 75m minimum distance of retail premises from sensitive sites and 50m minimum between retail premises. See Attachment 3 for updated map showing 75m buffer for all sensitive sites.
- (d) Delegates to the General Manager: Regulatory Services the authority to make minor editorial or presentation changes to the draft updated policy for correction or clarity prior to the information going onto the council website.

CARRIED

8.8 Tauranga Wayfinding & Interpretation Signage Strategy for Parks and Reserves

Staff Barbara Dempsey, General Manager: Community Services
Ana Hancock, Senior Project Manager

Timestamp: 5 hours 56minutes 30 seconds

Requests from Committee

- That the costings and signage replacement information be sent to Elected Members.

COMMITTEE RESOLUTION CFC/25/1/7

Moved: Cr Kevin Schuler

Seconded: Cr Glen Crowther

That the City Future Committee:

- (a) Receives the report "Tauranga Wayfinding & Interpretation Signage Strategy for Parks and Reserves".
- (b) Adopts "Option 1: Adopt the Signage and Interpretation Strategy"

CARRIED

8.6 2025/26 Development Contributions Policy - Growth Funding Opportunities

Staff Christine Jones, General Manager: Strategy, Growth & Governance
Andy Mead, Manager: City Planning & Growth
Ben Corbett, Team Leader: Growth Funding

Timestamp: 6 hours 15 minutes 26 seconds

Requests from Committee

- That a workshop be held once Central Government provides direction on the funding and financing tools.

At 4:17pm, Cr Hautapu Baker withdrew from the meeting.

COMMITTEE RESOLUTION CFC/25/1/8

Moved: Cr Rick Curach

Seconded: Cr Marten Rozeboom

That the City Future Committee:

- (a) Receives the report "2025/26 Development Contributions Policy - Growth Funding Opportunities".
- (b) Approves the inclusion of new local development contributions catchments for Tauriko Business Estate Stage 4, Tauriko West and Upper Ohauti.
- (c) Notes that further work is underway on the benefit / potential need to utilise development contributions for the funding of internal infrastructure within Tauriko West, and this will be reported for decision-making alongside the draft Development Contributions Policy at an upcoming Council meeting.
- (d) Approves including growth funding for two components of the Te Maunga Wastewater Treatment Plan upgrade and the Cambridge Road Reservoir upgrade in the draft Development Contributions Policy 2025/26.
- (e) Approves including updated growth funding allocations for the Memorial Park Aquatic Centre and the Central Library in the draft Development Contributions Policy 2025/26 to align funding decisions with assumptions made in the draft Annual Plan 2025/26.
- (f) Notes that this Development Contribution Policy is a mechanism to provide for growth to pay for growth.
- (g) Notes that staff will report the 2025/26 draft Development Contributions Policy to Council in March 2025 incorporating the outcome of upcoming Council decisions relating to the draft Annual Plan 2025/26.

CARRIED

9 DISCUSSION OF LATE ITEMS

Nil

10 PUBLIC EXCLUDED SESSION

Resolution to exclude the public

COMMITTEE RESOLUTION CFC/25/1/9

Moved: Cr Marten Rozeboom

Seconded: Deputy Mayor Jen Scoular

Timestamp: 6 hours 48 minutes 48 seconds

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

The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48 of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
Confidential Attachment 2 - 8.1 - Fifteenth Avenue to Welcome Bay Upgrade - Procurement Strategy	<p>s7(2)(b)(ii) - The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information</p> <p>s7(2)(h) - The withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities</p>	s48(1)(a) the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
Confidential Attachment 3 - 8.4 - Quarterly Update - Growth, Land Use Planning and Transport Strategy Projects - February 2025	<p>s7(2)(b)(ii) - The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information</p> <p>s7(2)(i) - The withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	s48(1)(a) the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

CARRIED**11 CLOSING KARAKIA**

Cr Morris closed the meeting with a karakia.

The meeting closed at 4:29pm.

The minutes of this meeting were confirmed as a true and correct record at the City Future Committee meeting held on 31 March 2025.

.....
Cr Marten Rozeboom
CHAIRPERSON