



# **MINUTES**

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

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

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

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

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

**1 OPENING KARAKIA**

Cr Hēmi Rolleston opened the meeting with a karakia.

**2 APOLOGIES**

Nil

**3 PUBLIC FORUM**

Nil

**4 ACCEPTANCE OF LATE ITEMS**

Nil

**5 CONFIDENTIAL BUSINESS TO BE TRANSFERRED INTO THE OPEN**

Nil

**6 CHANGE TO THE ORDER OF BUSINESS**

Nil

## 7 CONFIRMATION OF MINUTES

Nil

## 8 DECLARATION OF CONFLICTS OF INTEREST

Nil

## 9 DEPUTATIONS, PRESENTATIONS, PETITIONS

Nil

## 10 RECOMMENDATIONS FROM OTHER COMMITTEES

Nil

## 11 BUSINESS

### 11.1 Annual Plan 2025/26 and Local Waters Done Well – Hearing of Submitters

Time Stamp: 5.40

Gerald Greig and Kevin Male – Pāpāmoa Sports Club

#### Key Points

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

#### In response to questions

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

Time Stamp: 15.30

Barry Scott:

#### Key Points

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

#### In response to questions

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

Time Stamp: 26.30

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

**Key Points**

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

**In response to questions**

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

Time Stamp: 38.40

- Emma Cronin – Bay Conservation Alliance (online)

**Key Points**

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

Time Stamp: 44.40

Neil Pollett

**Key Points**

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

Time Stamp: 55.00

Maaka Nelson

**Key Points**

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

Time Stamp: 1:01.00

Luke Meys

**Key Points**

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

**In response to questions**

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

Time Stamp: 1:07.00

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

**Key Points**

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

**In response to questions**

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

At 10.45 am the meeting adjourned.

At 10.50 am the meeting reconvened.

Time Stamp: 1:20.48

Dion Seeling - Judea Community Sports Club

**Key Points**

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

**In response to questions**

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

Time Stamp: 1:31.10

Jan Gyenge

**Key Points**

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

**In response to questions**

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

Time Stamp: 1:42.30

Jace Dowman and Liz Davies – Social Link

**Key Points**

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

**In response to questions**

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

Time Stamp: 1:40.30

Mary Dillon – Envirohub Bay of Plenty

**Key Points**

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

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

Time Stamp:

Ian Dustin: 2:00.10

**Key Points**

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

**In response to questions**

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

Time Stamp: 2:11.30

Tim Maltby

**Key Points**

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

Time Stamp: 2:23.20

Suzanne Edmonds

**Key Points**

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

Time Stamp: 2:35.10

Garry Webber

**Key Points**

- Noted the number of expired resource consents for other authorities who may join with TCC for Water Done Well.
- Financial contributions should cover additional costs of three waters on each of the lots and the cost of maintenance of infrastructure when adding additional capacity.
- The reliance on river water for drinking was likely to become a questionable exercise in the



medium term. A CCO with Western Bay was sensible as it gave more accessibility to sources of water.

**In response to questions**

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

Time Stamp: 2:42.20

Mark Kenyon-Slade

**Key Points**

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

Time Stamp: 2:48.13

Nick Jones and Leah Sutton – Pāpāmoa Rugby Club Supporters

Presentation attached

**Key Points**

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

**In response to questions**

- Court sports were a possibility if space allowed.

Time Stamp: 2:59.10

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

**Key Points**

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

**In response to questions**

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

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

At 1.24 pm the meeting adjourned.

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

Time Stamp: 4:04.00

Nigel Tutt and Greg Simmons – Priority One

**Key Points**

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

**In response to questions**

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

Time Stamp: 4:13.40

Kathy Webb and Michael Mills – Neighbourhood Support WBOP

**Key Points**

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

**In response to questions**

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

Time Stamp: 4:24.20

Mary Dillon

**Key Points**

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

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

**In response to questions**

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

Time Stamp: 4:38.00

Michel Galloway

**Key Points**

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

Time Stamp: 4:47.00

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

**Key Points**

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

Time Stamp: 4:53.22

Derek Stemberge – presentation attached

**Key Points**

- Noted the issues with traffic volume, flow and congestion with problem being the merging of traffic in the Welcome Bay and SH29A areas.
- Offered three practical solutions and alternative suggestions as to how this could be

alleviated including taking the roadway down to a single lane.

**In response to questions**

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

Time Stamp: 5:04.30

Jos Nagels

**Key Points**

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

**In response to questions**

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

Time Stamp: 5:16.00

Kat Macmillian

**Key Points**

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

**In response to questions**

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

Time Stamp: 5:29.00

Ron Melville

**Key Points**

- Investment into the future with water first, people second and vanity last. Spend 50% on core water services and infrastructure, 30% on parks and reserves, the balance on waste.
- Water money raised in Tauranga should stay in Tauranga and remain in-house.
- The annual plan lacked any ringfenced commitments for core upgrades in the rapidly

- growing coastal areas where a strain was being put on infrastructure and amenity services.
- Publish a Mount/Pāpāmoa project tracker with local targets and timelines and create targets for that corridor.
- Coastal strip residents were not asking for more, but were asking for their fair share.

**In response to questions**

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

Time Stamp: 5:38.40

Rob Baron

**Key Points**

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

Time Stamp: 5:40.05

Nathan York – Bluehaven

**Key Points**

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

**In response to questions**

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

At 3.27 pm the meeting adjourned.

At 3.37 pm the meeting reconvened.

Mayor Drysdale resumed the Chair

Time Stamp: 6:07.10

John Robson

**Key Points**

- Annual plan reflects Council was not operating at an acceptable level.

Council needed to “beef up” the finance team as they did not have the resources to deliver. Rate increases were too high and too close to those indicated in the LTP, when increases should be made more progressive.

- Local Waters Done Well consultation was lacking with much information absent and decisions being made with no idea of how it would play out. It would also potentially increase the size of the burden being imposed.
- It was hard enough working with Transit NZ with growth in the city, without adding a CCO for waters that would make issues more complex and become harder to get agreement to align new works.
- Modelling was important and a long way better than guestimation.

#### **In response to questions**

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

Time Stamp: 6:32.40

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

#### **Key Points**

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

#### **In response to questions**

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

Time Stamp: 6:44.00

Andy Martin and Phillip Mulligan – Otūmoetai Football Club

#### **Key Points**

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

**In response to questions**

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

Time Stamp: 6:54.40

Greg Brownless

**Key Points**

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

Time Stamp: 7:07.00

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

**Key Points**

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

Time Stamp: 7:23.00

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

**Key Points**

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

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

**In response to questions**

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

Time Stamp: 7:35.10

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

**Key Points**

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

**In response to questions**

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

Time Stamp: 7:46.40

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

**Key Points**

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



could.

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

#### **In response to questions**

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

Time Stamp: 8:00.20

Aaron Collier Matthew Largerberg and Kevin Hill – Tauriko Property Group

#### **Key Points**

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

#### **In response to questions**

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

Time Stamp: 8:14.40

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

#### **Key Points**

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

excluded in March 2024.

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

### Attachments

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

## PUBLIC EXCLUDED SESSION

### Resolution to exclude the public

#### RESOLUTION CO/25/9/1

Moved: Deputy Mayor Jen Scoular

Seconded: Cr Kevin Schuler

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

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

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
<b>Heidi Hughes Submission 27</b>	s7(2)(h) - The withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	s48(1)(a) the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

**CARRIED**

At 5.56 pm the meeting went into public excluded.

The meeting reconvened in open at 6.14 pm.

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

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

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

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

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

At 1pm the meeting reconvened.

**OPENING KARAKIA AND ACKNOWLEDGEMENT**

Cr Hautapu Baker opened the meeting with a karakia.

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

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

Moved: Cr Glen Crowther

Seconded: Cr Rod Taylor

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

**CARRIED**

**11.1 HEARING OF SUBMITTERS CONTINUED**

Time Stamp: 13.18

Tracy Walters – Tauranga Netball

**Key Points**

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

sports fields.

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

**In response to questions**

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

Time Stamp: 20.40

Tony Hope and Eva Wood – Hope Family Funerals

**Key Points**

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

**In response to questions**

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

Time Stamp: 34.14

Claudia West and Margaret – Mt Maunganui Senior Citizens Association Incorporated

**Key Points**

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

**In response to questions**

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

Time Stamp: 40.25

Chris Morris – JWL Central Limited

**Key Points**

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

**In response to questions**

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

Time Stamp: 45.15

Bryce Donne – Element IMF Limited

**Key Points**

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

**In response to questions**

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

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

Time Stamp: 57.40

Noel Hall

**Key Points**

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

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

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

**In response to questions**

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

Time Stamp: 1:11.00

Susan Hodgkinson

**Key Points**

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

Time Stamp: 1:25.00

Maree Quill

**Key Points**

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

**In response to questions**

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

Time Stamp: 1:37.40

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

**Key Points.**

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

**In response to questions**

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

At 3.17pm the meeting adjourned.

At 3.27pm the meeting reconvened.

Time Stamp: 2:31.30

Joe Anderson

**Key Points**

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

**In response to questions**

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

Time Stamp: 2:37.10

Matire Duncan – Te Rangapu Mana Whenua o Tauranga

**Key Points**

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

**In response to questions**

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

Time Stamp: 2:47.50

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

**Key Points**

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

Time Stamp: 3:02.00

Felicity McGrath – Seeds Trust

**Key Points**

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

Time Stamp: 3:07.40

Domink and Maryann Wellenhofer

**Key Points**

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

**In response to questions**

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

Time Stamp: 3:21.15

Juliana Varavilno and Amanda Lawrie – Disability Advocates

**Key Points**

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

**In response to questions**

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



the controls and chair accessible to the public.

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

Time Stamp: 3:31.30

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

#### **Key Points**

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

#### **In response to questions**

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

Time Stamp: 3:43.44

Barry Brown

#### **Key Points**

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

Time Stamp: 3:54.10

Charles Russell – Arataki Sports Club

#### **Key Points**

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

#### **In response to questions**

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

Time Stamp: 4:06.00

Chris Pattison – Pāpāmoa Residents and Ratepayers Association

**Key Points**

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

**In response to questions**

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

Time Stamp: 4:15.30

Richard Kluit and Ross Thom– Bowls Matua Inc

**Key Points**

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

**In response to questions**

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

Time Stamp: 4:23.00

Chris Pattison

**Key Points**

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

spaces and suggest that Hewletts Road became a T2 road.

Time Stamp: 4:31.10

Hamish MacMillian – Mount Maunganui Cricket Club Incorporated

**Key Points**

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

**In response to questions**

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

Time Stamp: 4:41.40

Samuel Taylor

**Key Points**

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

**In response to questions**

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

Timestamp 4:56.30

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

**Key Points**

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

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

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

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

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

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

At 9.am the meeting reconvened.

Cr Baker reopened the meeting with a karakia.

**APOLOGIES**

**RESOLUTION CO/25/9/3**

Moved: Cr Hautapu Baker

Seconded: Cr Rod Taylor

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

**CARRIED**

**DECLARATION OF CONFLICT OF INTEREST**

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

**REPORT TO BE TRANSFERRED INTO THE PUBLIC**

**RESOLUTION CO/25/9/4**

Moved: Mayor Mahé Drysdale

Seconded: Cr Glen Crowther

That the Council

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

**CARRIED**

## REPORTS

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

Timestamp: 4

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

#### RESOLUTION CO/25/9/5

Moved: Cr Glen Crowther

Seconded: Cr Hautapu Baker

That the Council:

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

**CARRIED**

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

### 11.2 Authorise International Air Travel for Mayor to China

Timestamp: 11.00

**Staff** Coral Hair, Manager Democracy & Governance Services

#### RESOLUTION CO/25/9/6

Moved: Deputy Mayor Jen Scoular

Seconded: Cr Kevin Schuler

That the Council:

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

**CARRIED**

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

## 12 DISCUSSION OF LATE ITEMS

### 12.2 Tauranga Art Gallery Refurbishment Project Update

Timestamp 14.16

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

A MOTION WAS PROPOSED

Moved: Cr Marten Rozeboom

Seconded: Cr Kevin Schuler

That the Council:

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

AN AMENDMENT WAS PROPOSED:

MOVED: Cr Glen Crowther

SECONDED: Cr Rick Curach

That the Council:

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

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

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

**LOST**

**RESOLUTION CO/25/9/7**

Moved: Cr Marten Rozeboom

Seconded: Cr Kevin Schuler

That the Council:

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

**CARRIED**

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

Moved: Cr Marten Rozeboom

Seconded: Deputy Mayor Jen Scoular

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

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

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
<b>13.1 - Tauriko West Funding Agreement - Variation of Commercial Feasibility Condition</b>	s7(2)(i) - The withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
<b>Confidential Attachment 7 - 11.1 - Annual Plan 2025/26 and Local Waters</b>	s7(2)(h) - The withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage,	s48(1)(a) the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which

<b>Done Well - Hearings</b>	commercial activities	good reason for withholding would exist under section 6 or section 7
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**CARRIED**

The public were excluded at 10.17 am.

The meeting resumed in open at 10.45 am.

## **14 CLOSING KARAKIA**

Cr Steve Morris closed the meeting with a karakia.

**The meeting closed at 10.47 am.**

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

.....  
Mayor Mahé Drysdale  
**CHAIR**