



AGENDA

City Future Committee meeting Tuesday, 25 November 2025

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

Date: Tuesday, 25 November 2025

Time: 9.30am

**Location: Tauranga City Council Chambers
Level 1 - 90 Devonport Road
Tauranga**

Please note that this meeting will be livestreamed and the recording will be publicly available on Tauranga City Council's website: www.tauranga.govt.nz.

**Marty Grenfell
Chief Executive**

Terms of reference – City Future Committee

Common responsibility and delegations

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

Responsibilities of standing committees

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

Delegations to standing committees

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

Terms of reference – City Future Committee

Membership

Chair	Cr Marten Rozeboom
Deputy chair	Cr Rod Taylor
Members	Deputy Mayor Jen Scoular Cr Hautapu Baker Cr Glen Crowther Cr Rick Curach Cr Steve Morris Cr Kevin Schuler Cr Hēmi Rolleston Mayor Mahé Drysdale (ex officio) Arthur Flintoff - Tangata Whenua Representative
Non-voting members	(if any)
Quorum	<u>Half</u> of the members present, where the number of members (including vacancies) is <u>even</u> ; and a <u>majority</u> of the members present, where the number of members (including vacancies) is <u>odd</u> .
Meeting frequency	Six weekly

Role

The role of the City Future Committee is:

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

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

Scope

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

Power to Act

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

Power to Recommend

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

Chair and Deputy Chair acting as Co-Chairs

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

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

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1 OPENING KARAKIA

2 APOLOGIES

3 PUBLIC FORUM

3.1 Fireworks in the City

ATTACHMENTS

Nil

- 4 ACCEPTANCE OF LATE ITEMS**
- 5 CONFIDENTIAL BUSINESS TO BE TRANSFERRED INTO THE OPEN**
- 6 CHANGE TO ORDER OF BUSINESS**

7 CONFIRMATION OF MINUTES

7.1 Minutes of the City Future Committee meeting held on 14 October 2025

File Number: A19346452

Author: Caroline Irvin, Governance Advisor

Authoriser: Sarah Holmes, Team Leader: Governance & CCO Support Services

RECOMMENDATIONS

That the Minutes of the City Future Committee meeting held on 14 October 2025 be confirmed as a true and correct record.

ATTACHMENTS

1. Minutes of the City Future Committee meeting held on 14 October 2025



DRAFT MINUTES

**City Future Committee meeting
Tuesday, 14 October 2025**

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**MINUTES OF TAURANGA CITY COUNCIL
CITY FUTURE COMMITTEE MEETING
HELD AT THE TAURANGA CITY COUNCIL CHAMBERS, LEVEL 1 - 90 DEVONPORT ROAD,
TAURANGA
ON TUESDAY, 14 OCTOBER 2025 AT 9.30AM**

MEMBERS PRESENT: Cr Rod Taylor (Chair), Cr Marten Rozeboom, Cr Hautapu Baker, Cr Glen Crowther, Cr Rick Curach, Cr Kevin Schuler, Cr Hēmi Rolleston, Deputy Mayor Jen Scoular, Mayor Mahé Drysdale, Tangata Whenua Representative Mr Arthur Flintoff

IN ATTENDANCE: Christine Jones (General Manager: Strategy, Partnerships & Governance), Barbara Dempsey (GM: Operations & Infrastructure (City Ops & S&P)), Sarah Omundsen (General Manager: Regulatory & Community Services), Anahera Dinsdale (Governance Advisor), Caroline Irvin (Governance Advisor)

EXTERNAL: Public Forum Speakers:
Scott Adams (via Teams), Geoffrey Ford (via Teams), Jacqui-Ellen Price, Kate McAuley, Kaye Greenshields and Bryan Sanson.

Timestamps are included at the start of each item and signal where the agenda item can be found in the recording of the meeting held on 14 October 2025 on [Tauranga City Council YouTube Channel](#).

Deputy Chair chairing this meeting

In accordance with the Terms of Reference, the Chair vacated the chair to enable the Deputy Chair to chair this meeting. The Chair will stay and participate in the meeting, unless they declare a conflict of interest in an item, in which case they would not participate or vote on an item.

1 OPENING KARAKIA

Cr Hautapu Baker opened the meeting with a karakia.

2 APOLOGIES

APOLOGY

COMMITTEE RESOLUTION CFC/25/6/1

Moved: Cr Rick Curach

Seconded: Cr Marten Rozeboom

That the apology for absence received from Cr Steve Morris be accepted.

CARRIED

The Chair congratulated Ms Hannah Berry on her achievement of placing fourth at the Ironman Triathlon in Hawaii.

3 PUBLIC FORUM

Timestamp: 7 minutes

3.1 Scott Adams - Te Tumu

Mr Adams presented online via Teams.

Key Points

Mr Adams highlighted the following points:

- Significant progress had been made in the last six months on technical reports, assessments, and planning for Te Tumu, more than in the previous three years. He stressed the need to maintain momentum and keep all planning pathways open.
- He emphasised the Committee's crucial role in examining strategic issues and opportunities to determine the best pathway for Te Tumu urban development, including housing, commercial, industrial, and social infrastructure needs.
- There had been increased collaboration among landowners, including work to reduce Council's capital burden (e.g., decentralised wastewater systems, cross-boundary cost sharing).
- Council was urged to select and adhere to a clear planning pathway by the first quarter of 2026, warning against previous delays and leapfrogging in favour of other projects
- He mentioned an upcoming meeting with Minister Bishop to advocate for a clear, distraction-free pathway for Te Tumu, aiming to address the city's housing supply crisis.
- A legislative approach, similar to the Housing Accords and Special Housing Areas Act (2013/2014), was suggested to enable housing supply without the complexities of the Resource Management Act, ideally tailored for the Western Bay.
- Mr Adams stated that landowners were ready to fund and deliver infrastructure efficiently, but needed certainty and enabling planning tools from Council and government.
- Frustration was expressed over past deferrals and the need to avoid wasted resources if major changes occurred, advocating for Council and developers to share costs and risks if the planning pathway changed.
- Mr Adams stressed that the ultimate goal was to deliver housing quickly and efficiently, with Council's support and clear government direction.

Mr Adams responded to questions at the end of the Te Tumu presentations.

Timestamp: 14 minutes

3.2 Geoffrey Ford - Te Tumu

Mr Ford presented online via Teams.

See attached PowerPoint presentation.

Key Points

Mr Ford highlighted the following points:

- Mr Ford presented the original Te Tumu concept plan from 2004, noting that despite 25 years, the core vision remained relevant and unchanged except for minor refinements.

- He expressed frustration over repeated delays and the need to avoid “marking time” without progress, emphasising the skills and readiness of landowners to deliver development if enabled.
- He advocated for high-level rules from Council and central government, allowing landowners to propose cost-effective infrastructure solutions, particularly for wastewater and the Kaituna link.
- He stated that Te Tumu should be the anchor project for the regional deal due to its scale and potential economic impact. This was urgent given New Zealand’s economic situation.
- Mr Ford pointed out that engagement with iwi (EV consultation) was a major outstanding obligation for Council and must be completed to advance the plan change.
- Future urban zoning did not provide certainty for development; the main risk ~~was~~ consenting delays, especially for key infrastructure like bridges, which ~~can~~ could be costly and time-consuming
- Landowners were willing to handle infrastructure efficiently but were reluctant to fund Council-led processes due to perceived inefficiency and higher costs.
- Mr Ford called for a bold, broadened plan that maximized Te Tumu’s opportunities and allowed landowners to act with consent and not be hampered by excessive regulation. He supported ongoing collaboration with Council to resolve outstanding issues and move the project forward, with a focus on practical solutions and timely delivery.

Questions of the Committee were responded to by both Mr Adams and Mr Ford as follows:

- Mr Adams noted that he preferred a legislative approach similar to the Housing Accords and Special Housing Areas Act, which enabled housing supply without the complexities of the Resource Management Act. He suggested a regionally tailored, empowering tool to avoid being held back by broad national policy statements.
- Mr Ford emphasised the need for high-level rules from central government and Council, allowing landowners to propose solutions within those parameters, rather than being constrained by detailed Council-driven planning.
- If Council led, the cost-sharing would need to be clear. Mr Ford expressed reluctance to fund Council-led processes, citing inefficiency and higher costs compared to private approaches.
- Mr Adams stated the biggest cost was wastewater infrastructure, which landowners were willing to handle to remove the burden from Council. He requested planning tools from the Crown to enable rezoning and development, and if possible, financing tools, but emphasised the need for urgent, enabling legislation. Mr Ford highlighted the need for certainty, not just future urban zoning, and stressed that consenting risk (e.g., for the Kaituna link) the main barrier. He called for Government support to de-risk and expedite the consenting process.
- Mr Adams personally felt there was not much left to do, as iwi were well-informed, but acknowledged that the formal RMA process was Council’s responsibility and needed to be completed.
- Mr Ford noted that the main risk was consenting delays and uncertainty, not capital or infrastructure delivery, as landowners were ready to proceed efficiently if given certainty.

Attachments

- 1 3.1 - Geoffrey Ford - Te Tumu Vision A3

Timestamp: 29 minutes

3.3 Jacqui-Ellen Price - Principal, Pillans Point School - Student Safety on Grange Road.

Key Points

- Ms Price spoke as principal of Pillans Point School, representing students, families, and staff to address safety and wellbeing concerns, specifically regarding Grange Road safety.
- She highlighted ongoing community efforts and her support for proactive community members working on the issue and emphasized that Grange Road was a vital route for children's active travel (walking, biking, scootering) to school, noting increased use and the critical need for enhanced safety measures.
- A safe, dedicated crossing on Grange Road was the most urgent concern, underlining it as essential infrastructure for children's independence and safety, not a luxury.
- She highlighted the school and community's commitment to working with Council to find and implement a timely, appropriate crossing solution, and to be part of the solution rather than just raising problems.
- The request was seen as an investment in a healthier, more connected, and sustainable community, benefiting all residents, not just students.

Ms Price responded to questions at the end of the Grange Road presentations.

Timestamp: 33 minutes

3.4 Kate McAuley - Safety Concerns on Grange Road

Key Points

- Ms McAuley expressed that crossing Grange Road with her three children for eight years had been unsafe, highlighting the lack of pedestrian crossings and footpaths on one side, making safe crossing impossible.
- The crossing was especially dangerous during peak times due to traffic, parked cars, and delivery trucks. Children also faced extra risks and distractions.
- The Council-supported programs (Wednesday Challenge, Feet First) were acknowledged and encouraged active travel, however, safety concerns undermined these efforts.
- Ms McAuley expressed her anxiety about her children biking to school, including her son's direct quote about feeling worried and nearly being run over due to busy, fast traffic.
- Many parents, elderly neighbours, and kindergarten parents shared similar concerns about crossing Grange Road.
- It was hoped that, by the time her youngest was old enough to bike independently, a safer crossing would be in place.

Ms McAuley responded to questions at the end of the Grange Road presentations.

Timestamp: 36 minutes

3.5 Kaye Greenshields - Safety Concerns on Grange Road

Key Points

- Ms Greenshields noted she is a concerned resident of Ōtūmoetai, focusing on pedestrian

safety along Grange Road and the Vale Street corner. She emphasised the risks for all residents, including children, elderly, and disabled.

- Council crash data showed 16 crashes on Grange Road from 2020–2024, including serious injuries and vehicles ending up in drains, with recent incidents involving power pole damage.
- Residents had daily experiences of speeding, poor visibility, and lack of safe crossings, noting that official data likely underrepresented the true danger because many avoided walking or biking.
- Over 170 Pillans Point students had to cross Grange Road daily, and many parents did not feel safe letting their children walk or bike, leading to more congestion and less active travel.
- Survey results showed 94% of parents would allow active travel if safe crossings/footpaths existed, with top requests being a footpath along Vale Street and raised crossings at key intersections.
- Council was asked to fund and deliver a footpath along Vale Street beside the golf course and raised pedestrian crossings at Milton Road, Hanawa, and Coach Drive. These were seen as urgent, low-cost, high-impact safety measures.
- Residents requested Council allocate funding for these safety measures in the next Annual Plan and to engage with the community to ensure well-designed, supported projects.

Ms Greenshields responded to questions at the end of the Grange Road presentations.

Timestamp: 42 minutes

3.6 Bryan Sanson - Safety Concerns on Grange Road

Key Points

- Mr Sanson is a registered landscape architect and Ōtūmoetai resident, with two children at Pillans Point School, making the issue both professional and personal.
- He highlighted significant daily barriers to safe commuting for families and children, especially with increased population and housing intensification.
- Grange Road and Vale Street were classified as primary/secondary collectors but lacked adequate pedestrian/cycling infrastructure. Traffic surveys showed Vale Street carried 7,300 vehicles per day, exceeding its classification, and average speeds were above the legal limit.
- Practical, low-cost solutions for shared pathways and raised crossings were possible, with Council staff confirming a high benefit-cost ratio (6.7:1) for the Vale Street shared pathway.
- Improvements would create universally accessible routes, reduce congestion, connect to existing infrastructure, and align with Council's vision for sustainable transport and growth.
- There was strong support from surveys, submissions, schools, and kindergartens, with many residents present at the meeting.
- Council was requested to include pedestrian crossings and the shared pathway in the budget for the 2026/27 Annual Plan, and to prioritise implementation to reconnect the community.

Mr Sanson responded to questions at the end of the Grange Road presentations.

In response to questions

- The Committee asked about the safety of pedestrians and cyclists using the proposed

shared path, especially given the camber and narrowness of Grange Road near Vale Street. Mr Sanson explained that the design would move the path off the carriageway, requiring stormwater mitigation and retaining structures to ensure safety.

- The Committee questioned whether the crossing should be placed on the Brinkley side or the Pennywise side of Milton Road, considering access to shops and kindergarten. Mr Sanson noted the challenges with driveways and parking, and said the recommended location provides the most direct access, but was open to community feedback and alternative suggestions.
- The Committee asked about the impact of converting Windsor Road to one-way and the effect on parallel parking. Mr Sanson clarified that the design could maintain some parking, but constraints would require some removal, and school bus needs would be considered.
- When asked if the bidirectional cycleway could fit without removing parallel parking on both sides, Mr Sanson confirmed that some parking could be maintained, but there would still be constraints and some loss of parking.

4 ACCEPTANCE OF LATE ITEMS

Nil

5 CONFIDENTIAL BUSINESS TO BE TRANSFERRED INTO THE OPEN

Nil

6 CHANGE TO ORDER OF BUSINESS

The Chair advised that supplementary item 9.8 would be addressed after item 9.1.

7 CONFIRMATION OF MINUTES

7.1 Minutes of the City Future Committee meeting held on 12 August 2025

COMMITTEE RESOLUTION CFC/25/6/2

Moved: Cr Marten Rozeboom

Seconded: Cr Glen Crowther

That the Minutes of the City Future Committee meeting held on 12 August 2025 be confirmed as a true and correct record.

CARRIED

8 DECLARATION OF CONFLICTS OF INTEREST

Tangata Whenua Representative Mr Arthur Flintoff declared a conflict of interest in relation to item 9.8: 'Te Tumu Planning Pathways' and took no part in the discussion or voting on the matter.

9 BUSINESS

Timestamp: 1 hour and 10 minutes

9.1 Vale Street, Windsor Road and Grange Road Safety Improvement Options

Staff Karen Hay, Team Leader: Engineering Services
Mike Seabourne, Head of Transport

Action

- That staff provide the Committee with a report that includes an up-to-date list of every project included in the current Annual Plan, and by year, in the Long Term Plan, including where projects have been bundled and the details of projects in those bundles also listed in the report.

COMMITTEE RESOLUTION CFC/25/6/3

Moved: Cr Glen Crowther

Seconded: Cr Hautapu Baker

That the City Future Committee:

- (a) Receives the report "Vale Street, Windsor Road and Grange Road Safety Improvement Options".
- (b) Thanks, Mr Sanson, Pillans Point School principal and local community members, for their contribution to this report and the effort and time taken to support the initiatives.
- (c) Endorses the following recommended options:
 - (i) On-road path along Vale Street using existing shoulder and a pedestrian refuge near Grange Road. Estimated cost ~\$443 to~\$497K.
 - (ii) Convert Windsor Road to one-way southbound with a bi-directional cycleway on the eastern side. ~200k
 - (iii) Install a zebra crossing near Milton Road to support vulnerable users. ~ \$150-\$170K
 - (iv) Undertake further design to determine the possibility of a crossing upgrades at Grange–Pillans–Hinewa intersection, noting the current constraints.
- (d) Notes that the following are not recommended at this stage but will be monitored.
 - (i) A pedestrian crossing at Vale–Landscape intersection and
 - (ii) The upgrade of the pedestrian island at Grange-Coach as it is deemed appropriate given traffic volumes.
- (e) Endorses the inclusion of the recommended safety improvement projects in the transport capital programme. Due to the scale of the programme and existing budget constraints, these projects will be prioritised against other projects and considered through the Annual Plan and Long-Term Plan processes.
- (f) Targets delivery at least by 2026/27 financial year, subject to prioritisation and funding approval.
- (g) Funding of these projects is expected to be fully covered by Council, as NZTA is unlikely to contribute 51%, given current government priorities.

CARRIED

At 11.21am the meeting adjourned.

At 11.31am the meeting reconvened.

Timestamp: 2 hours and 6 minutes

9.8 Te Tumu Planning Pathways

Staff Andrew Mead, Head of City Planning and Growth
Brad Bellamy, Principal Planner (Structure Planning)
Christine Jones, General Manager: Strategy, Partnerships & Governance

COMMITTEE RESOLUTION CFC/25/6/4

Moved: Cr Marten Rozeboom

Seconded: Mayor Mahé Drysdale

That the City Future Committee:

- (a) Receives the report "*Te Tumu Planning Pathways*".
- (b) Endorses Council's continued commitment to rezoning Te Tumu, either through the current Resource Management Act system, the proposed new Resource Management system or an alternative pathway should one become available, whichever is ultimately determined to be the most appropriate by Council in consultation with the landowners.
- (c) Recognises that progressing a Council-initiated plan change under Part 1; Schedule 1 of the Resource Management Act 1991 would require an exemption application to be approved by the Minister for the Environment under Section 80V of the RMA.
- (d) Notes that current information and timeframes available in relation to proposed Resource Management Reform create uncertainty about whether the existing process under the Resource Management Act would provide the most efficient and effective pathway to achieve operative zoning for Te Tumu.
- (e) Does not make a decision on the preferred planning pathway for Te Tumu at this time, and requests that staff report back to the City Future Committee in the first quarter of 2026 when further information is available, including:
 - (i) details on the Resource Management reform related Bills (proposed to be introduced to parliament in late 2025); and
 - (ii) any details on implementation timeframes and transition provisions arising from the Bills.
- (f) Notes that until final decisions are made, staff will:
 - (i) continue to progress technical workstreams and planning provisions with landowners; and
 - (ii) not work on the drafting of a detailed section 32 evaluation report which is specific to the RMA plan change option.
- (g) Recognises the importance of engagement and working in partnership with tangata whenua throughout any rezoning or plan change process for Te Tumu and confirms that this remains a key focus for staff in progressing the rezoning.

- (h) Notes that a key consideration of an exemption pathway is whether it would accelerate delivery of housing and urban development outcomes. This requires other critical matters to be progressed by landowners in collaboration with TCC, including:
 - (i) Compensation agreements associated with access and infrastructure corridors, including agreement from TK14 Trust registered owners;
 - (ii) Agreement on affordable wastewater, stormwater, and landform solutions; and
 - (iii) Commitment from landowners to co-fund and deliver internal infrastructure, including high level agreed terms between themselves.

CARRIED

Timestamp: 2 hours and 25 minutes

9.2 Harbour Drive Safety Improvement Options

Staff Karen Hay, Team Leader: Engineering Services
Mike Seabourne, Head of Transport

Actions

- That staff provide a report back to the City Delivery Committee on the maintenance response for boulders and the use of agrochemicals along Harbour Drive, including alternatives to chemical use.

COMMITTEE RECOMMENDATIONS

That the City Future Committee:

- (a) Receives the report "Harbour Drive Safety Improvement Options".
- (b) Approves the short-term option to:
 - (i) install boulders
 - (ii) change angle parking to parallel parking
 - (iii) upgrade areas where cars park to reduce rutting
- (c) Approves that the \$35,000–\$38,000 to fund the short term option will be funded using savings from Transport's existing FY26 budget, noting this is solely Council funded.
- (d) Endorses Option 3 as the preferred option at an estimate of \$2.3M that includes:
 - (i) Replacing the exiting path to between 3.5m and 4m along its length
 - (ii) Includes provision of approximately 32 parallel parking spaces, picnic tables, traffic calming using chicanes, additional planting and 200m of boardwalk.
 - (iii) Notes the benefit cost ratio of 2 associated with this investment.
- (e) Note that the recommended medium-term option will need to be considered through the upcoming Annual Plan/ LTP deliberations. Given the current national funding priorities, it is unlikely this project will receive NZTA funding contribution.
- (f) If funding is confirmed, then engagement with the local community and hapū will be undertaken to help inform design.
- (g) Thanks Mr McHardy and residents for their time and effort to collaborate with Council

staff on this matter.

A MOTION WAS PROPOSED

Moved: Cr Rod Taylor

Seconded: Mayor Mahé Drysdale

That the City Future Committee:

- (a) Receives the report "Harbour Drive Safety Improvement Options".
- (b) Approves the short-term option to:
 - (i) install boulders
 - (ii) change angle parking to parallel parking
 - (iii) upgrade areas where cars park to reduce rutting
- (c) Approves that the \$35,000–\$38,000 to fund the short term option will be funded using savings from Transport's existing FY26 budget, noting this is solely Council funded.
- (e) Note that the recommended medium-term option will need to be considered through the upcoming Annual Plan/ LTP deliberations. Given the current national funding priorities, it is unlikely this project will receive NZTA funding contribution.
- (g) Thanks Mr McHardy and residents for their time and effort to collaborate with Council staff on this matter.

At 12:34pm

the

meeting

adjourned.

At 12:46pm the meeting resumed.

AN AMENDMENT WAS PROPOSED

Moved: Cr Glen Crowther

Seconded: Cr Rod Taylor

That the City Future Committee:

- (c) Approves that the \$35,000–\$38,000 to fund the short term option 3 (table 1) will be funded using savings from Transport's existing FY26 budget, noting this is solely Council funded.
- (e) Note that the recommended medium-term option 3 (table 2) will need to be considered through the upcoming Annual Plan/ LTP deliberations. Given the current national funding priorities, it is unlikely this project will receive NZTA funding contribution.
 - (i) Replacing the exiting path to between 3.5m and 4m along its length
 - (ii) Includes provision of approximately 32 parallel parking spaces, picnic tables, traffic calming using chicanes, additional planting and 200m of boardwalk.
 - (iii) Notes the benefit cost ratio of 2 associated with this investment.
- (f) If funding is confirmed, then engagement with the local community and hapū will be

undertaken to help inform design.

THE AMENDMENT WAS TAKEN IN PARTS IN THE FOLLOWING ORDER:

- (c) Approves that the \$35,000–\$38,000 to fund the short term option 3 (table 1) will be funded using savings from Transport's existing FY26 budget, noting this is solely Council funded.

For: Mayor Mahé Drysdale, Deputy Mayor Jen Scoular, Cr Hautapu Baker, Cr Hēmi Rolleston, Cr Glen Crowther, Cr Rod Taylor, Cr Kevin Schuler, Tangata Whenua Representative Mr Arthur Flintoff.

Against: Cr Rick Curach and Cr Marten Rozeboom

CARRIED 8/2

- (e) Note that the recommended medium-term option 3 (table 2) will need to be considered through the upcoming Annual Plan/ LTP deliberations. Given the current national funding priorities, it is unlikely this project will receive NZTA funding contribution.

- (i) Replacing the exiting path to between 3.5m and 4m along its length
- (ii) Includes provision of approximately 32 parallel parking spaces, picnic tables, traffic calming using chicanes, additional planting and 200m of boardwalk.
- (iii) Notes the benefit cost ratio of 2 associated with this investment.

For: Cr Glen Crowther and Cr Rod Taylor

Against: Mayor Mahé Drysdale, Deputy Mayor Jen Scoular, Cr Hautapu Baker, Cr Hēmi Rolleston, Cr Marten Rozeboom, Cr Rick Curach, Cr Kevin Schuler, Tangata Whenua Representative Mr Arthur Flintoff.

LOST 2/8

- (f) If funding is confirmed, then engagement with the local community and hapū will be undertaken to help inform design.

For: Cr Glen Crowther and Cr Rod Taylor

Against: Mayor Mahé Drysdale, Deputy Mayor Jen Scoular, Cr Hautapu Baker, Cr Hēmi Rolleston, Cr Marten Rozeboom, Cr Rick Curach, Cr Kevin Schuler, Tangata Whenua Representative Arthur Flintoff.

LOST 2/8

The substantive motion was put to the Committee**COMMITTEE RESOLUTION CFC/25/6/5**

Moved: Cr Rod Taylor

Seconded: Mayor Mahé Drysdale

That the City Future Committee:

- (a) Receives the report "Harbour Drive Safety Improvement Options".
- (b) Approves the short-term option to:
 - (i) install boulders
 - (ii) change angle parking to parallel parking
 - (iii) upgrade areas where cars park to reduce rutting
- (c) Approves that the \$35,000–\$38,000 to fund the short term option 3 (Table 1) will be funded using savings from Transport's existing FY26 budget, noting this is solely Council funded.
- (e) Note that the recommended medium-term option will need to be considered through the upcoming Annual Plan/ LTP deliberations. Given the current national funding priorities, it is unlikely this project will receive NZTA funding contribution.
- (g) Thanks Mr McHardy and residents for their time and effort to collaborate with Council staff on this matter.

For: Mayor Mahé Drysdale, Deputy Mayor Jen Scoular, Cr Marten Rozeboom, Cr Rod Taylor, Cr Hautapu Baker, Cr Kevin Schuler, Cr Hēmi Rolleston and Tangata Whenua Representative Mr Arthur Flintoff

Against: Cr Rick Curach

Abstained: Cr Glen Crowther

CARRIED 8/1

Timestamp: 3 hours and 23 minutes

9.3 Commercial Activities in Council Facilities Policy Review

Staff Sandy Lee, Policy Analyst
Ross Hudson, Manager: Strategic Planning & Partnerships
Barbara Dempsey, GM Operations & Infrastructure (City Ops & Spaces and Places)

COMMITTEE RESOLUTION CFC/25/6/6

Moved: Mayor Mahé Drysdale

Seconded: Cr Kevin Schuler

That the City Future Committee:

- (a) Receives the report "Commercial Activities in Council Facilities Policy Review".
- (b) Approves the recommendation to rescind the Commercial Activities in Council Facilities Policy 2010.

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

Against: Deputy Mayor Jen Scoular, Cr Glen Crowther, Cr Rick Curach, and Tangata Whenua Representative Mr Arthur Flintoff

CARRIED 6/4

Timestamp: 3 hours and 58 minutes

9.4 Prioritising Use of Indoor Facilities Policy Review

Staff Sandy Lee, Policy Analyst
Ross Hudson, Manager: Strategic Planning & Partnerships
Sarah Omundsen, General Manager: Regulatory & Community Services

External Paul Dunphy, Bay Venues Limited

COMMITTEE RESOLUTION CFC/25/6/7

Moved: Cr Marten Rozeboom
Seconded: Mayor Mahé Drysdale

That the City Future Committee:

- (a) Receives the report "Prioritising Use of Indoor Facilities Policy Review".
- (b) Approves the recommendation to rescind the Prioritising Use of Indoor Facilities Policy 2011.

CARRIED

At 1.39pm the meeting adjourned.

At 2.00pm the meeting reconvened.

At 2.00pm, Mayor Mahé Drysdale withdrew from the meeting.

Timestamp: 4 hours and 35 minutes

9.5 Updating Policy Delegations Due to Organisational Reset

Staff Sharon Herbst, Policy Analyst

Christine Jones, General Manager: Strategy, Partnerships & Governance

COMMITTEE RESOLUTION CFC/25/6/8

Moved: Cr Rick Curach

Seconded: Cr Marten Rozeboom

That the City Future Committee:

- (a) Receives the report "Updating Policy Delegations Due to Organisational Reset".
- (b) Notes the administrative updates required to policy documents following the recent organisational reset, as outlined in the attached table.
- (c) Agrees that these updates do not alter the intent or substance of the policies and therefore do not require formal consultation.
- (d) Delegates authority to the General Manager: Strategy, Partnerships & Growth to make the necessary amendments to the policy documents to reflect the updated role titles, including minor formatting amendments.

For: Cr Rod Taylor, Cr Marten Rozeboom, Cr Hautapu Baker, Cr Glen Crowther, Cr Rick Curach, Cr Hēmi Rolleston, Cr Kevin Schuler and Tangata Whenua Representative Mr Arthur Flintoff

Against: Deputy Mayor Jen Scoular

CARRIED 8/1

Timestamp: 4 hours and 43 minutes

9.6 City Future Committee Work Programme - November 2025 to June 2026

Staff Jeremy Boase, Head of Strategy, Governance & Climate Resilience
Christine Jones, General Manager: Strategy, Partnerships & Governance

COMMITTEE RESOLUTION CFC/25/6/9

Moved: Cr Marten Rozeboom

Seconded: Cr Kevin Schuler

That the City Future Committee:

- (a) Receives the report "City Future Committee Work Programme - November 2025 to June 2026".
- (b) Endorses that the following policy reviews be put on hold at this time for reasons outlined in Table 1, Option B:
 - (i) Large Water Users Policy 2019
 - (ii) Water Meters Policy 2019
 - (iii) Airport Bylaw 2016
- (c) Endorses the Committee's Proposed Work Programme, and notes that the programme

will continue be updated on an ongoing basis and reported to this Committee.

CARRIED

Timestamp: 4 hours and 49 minutes

9.7 Status Update on actions from prior City Future Committee meetings

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

Actions

- That staff prioritise and arrange a Tauranga Western Bay of Plenty Transport Committee meeting before Christmas 2025.

COMMITTEE RESOLUTION CFC/25/6/10

Moved: Cr Rick Curach

Seconded: Cr Glen Crowther

That the City Future Committee:

- (a) Receives the report "Status Update on actions from prior City Future Committee meetings".

CARRIED

10 DISCUSSION OF LATE ITEMS

Nil

11 CLOSING KARAKIA

Cr Hautapu Baker closed the meeting with a karakia.

The meeting closed at 2:22pm.

The minutes of this meeting were confirmed as a true and correct record at the City Future Committee meeting held on 25 November 2025.

.....
Councillor Rod Taylor
CHAIR

8 DECLARATION OF CONFLICTS OF INTEREST

9 BUSINESS

9.1 Level of Service Policy Review - Open Space, Active Reserves and Public Toilets

File Number: A18180029

Author: Ross Hudson, Manager: Strategic Planning and Partnerships, Spaces and Places
Vicky Grant-Ussher, Policy Analyst

Authoriser: Reneke van Soest, General Manager: Operations & Infrastructure

PURPOSE OF THE REPORT

1. To outline the issues identified during the review of policies related to open space provision and get approval to undertake targeted engagement to inform the development of an updated and consolidated draft open space provision policy for formal consultation.

RECOMMENDATIONS

That the City Future Committee:

- (a) Receives the report "Level of Service Policy Review - Open Space, Active Reserves and Public Toilets".
- (b) Notes that further targeted engagement will inform the development of recommended policy options to be provided to the Committee in early/mid 2026.

EXECUTIVE SUMMARY

2. Council staff have commenced a review of four existing policies related to open space levels of service with the aim of creating one consolidated open space provision policy.
3. It has been over a decade since the existing policies have been substantially reviewed and expectations of urban form have changed since the policies were developed. Creating an updated open space provision policy is also timely to inform Long-term Plan (LTP) development, future greenfield open space planning and to leverage proposed legislative changes to development contributions.
4. The review to date has involved feedback from several sources including:
 - Tauranga City Council business units including Spaces and Places, Community Services, Community Development, Growth Funding, City Planning, and Corporate Planning.
 - a review of community feedback and stakeholder feedback on open space (for example, Annual Plan (AP) and LTP feedback, parks engagements, feedback on strategies and plans, feedback from property developers on the targeted review of the Open Space Level of Service Policy in 2022)
 - input from Te Rangapū and the Te Rangapū policy subcommittee
 - a review of other councils' approaches and relevant research, and benchmarks (for example, Recreation Aotearoa's Yardstick and Green Flag programmes).
5. While the issues outlined in this report have been able to be informed by the wealth of existing engagement information available, further targeted engagement as outlined in

paragraphs 29 to 33 will help to fill specific information gaps prior to developing a recommended option to update the existing policies.

6. Filling information gaps related to trade-offs between different activities' functions, desire to pay, willingness to travel, and whether some functions are considered interchangeable will help staff develop a recommended option. To highlight the areas and trade-offs to explore, three different "model future wards" have been created: activity focused, nature focused and density living focused (**Attachment 1**). They are, by design, distinct options to highlight the questions staff would like to explore further through focus group and stakeholder discussions.
7. Following this engagement, staff will prepare recommended policy options based on these insights and provide a draft policy for adoption for formal consultation to the City Futures Committee in early 2026.

BACKGROUND

8. This review intends to consolidate four existing policies that guide provision of open space into one overarching open space provision policy:
 - Open Space Level of Service Policy (adopted 2009 with a small change in 2022)
 - Active Reserves Level of Service Policy (2012)
 - Public Toilet Location Level of Service Policy (2011)
 - Tree and Vegetation Management Policy (in part).
9. These policies set how much open space of different types (e.g. neighbourhood reserves, sportsfields) should be provided across the city as a base standard and sets the functions and activities these spaces provide for. These policies set measurable targets that guide council investment decisions in outdoor open space and directs provision in new subdivisions¹. Combining the policies in one provision policy will assist the community, council staff and developers to know what standards are expected across the open space network in one place.
10. In reviewing the policies staff have considered feedback from several sources including:
 - Tauranga City Council business units including Spaces and Places, Community Services, Community Development, Growth Funding, City Planning, and Corporate Planning.
 - a review of community feedback and stakeholder feedback on open space (for example, AP/LTP feedback, parks engagements, feedback on strategies and plans, feedback on the small review of the Open Space Level of Service Policy in 2022)
 - input from Te Rangapū and the Te Rangapū policy subcommittee
 - a review of other council's approaches and relevant research, and benchmarks (for example, Recreation Aotearoa, Yardstick).
11. Key issues identified through the review include:
 - The minimum standards within the policies have not kept pace with community expectations for open space, and the aspirations set out through Tauranga City Council's strategic direction and Action and Investment Plans. This means that some functions/activities that the community expects, such as providing a wider range of active recreation experiences, are not required by the policy but are being provided to meet these strategic goals.
 - The expectations for urban form have changed, population growth is expected, our climate is changing and demographics and participation trends have changed, impacting the role open space needs to play now and in the future

¹ The policies provide a benchmark for open space provision and do not cover the delivery or operational aspects involved in delivering on the level of service for example, identifying specific parks for upgrades, managing conflicts between users, or setting maintenance levels.

- The policies were flexible by design, but a lack of quantifiable measures has made implementing and monitoring open space provision difficult and has led to inconsistent delivery of some aspects of open space provision.
12. Alongside these issues, a general refresh is needed to remove out of date references (for example references to superseded strategies and plans) and reflect Council's decision on charging using user fees for sportsfield use and providing line marking on behalf of sports clubs (CO4/24/23).

STATUTORY CONTEXT

13. The Local Government Act 2002 (the Act) requires local authorities to include within the Long-term Plan levels of service and associated performance measures to enable the public to assess the level of service for major aspects of groups of activities. The associated performance measures may be legislatively required² or set by Council as is the case for levels of service related to open space.
14. Section 101 and 101A of the Act requires Council to make provision for expenditure needs including meeting stated levels of service. Council is required to state factors that may impact on the council's ability to maintain existing levels of service. Any decision to significantly alter a level of service must be consulted through a Long-term Plan, or if the Long-term Plan is already adopted, through a Long-term Plan Amendment.
15. Levels of service are one part of a wider performance framework of the council. Levels of service can support Council deliver on their desired community outcomes; however, they are not the only means to achieve community outcomes. Discreet investments through strategies, plans, or business case investments may also be used to deliver on community outcomes.
16. Level of service policies are also key in enabling the collection of development contributions (DCs) under 106 (4) of the Act. DCs can only be charged if Council can demonstrate that investments are partially driven by or for the benefit of the future growth community. Having a measurable level of service benchmark therefore allows Council to measure the growth beneficiaries. The levels of service are also used as a guide when entering into development agreements and requiring developers to deliver assets or land in lieu of paying development contributions.
17. The legislative requirements for development contributions are current under review, and it is expected that proposed changes may make it simpler for councils to charge for projects associated with growth. The legislation to implement these changes is expected to be introduced in November 2025 and enacted in mid-2026. Updating the open space level of service to provide a more measurable standard of provision provides a good foundation for leveraging future changes.
18. The government is also considering changes to prioritise core services in council spending through rates capping or a rates peg. The current drafting of the Local Government (System Improvements) Amendment Bill suggests that open space provision may fall within the definition of a core service with the proposed section 11A (1) (e) including mention of reserves, and other recreational facilities.

STRATEGIC ALIGNMENT

19. This contributes to the promotion or achievement of the following strategic community outcome(s):

	Contributes
We are an inclusive city	✓
We value, protect and enhance the environment	✓

² Council must report on specific measures for water supply, sewerage and the treatment and disposal of sewage, stormwater drainage, flood protection and control, and the provision of roads and footpath.

- We are a well-planned city ✓
- We can move around our city easily ✓
- We are a city that supports business and education ✓

20. Good quality open space provision contributes to all of the strategic community outcomes. Notable contributions from quality open space provision include:

- creating an inclusive city through providing spaces that cater to a wide range of users, interests and needs
- environmental services including water attenuation and treatment, reduction in heat island effect, reducing stormwater runoff, increasing air quality
- providing open space standards for greenfield and infill areas to support planning
- providing off-road transport connections
- attracting visitors and guests to visit and stay in Tauranga.

DISCUSSION

The policy review started from an open space functions and activity led approach

21. The current open space level of service policy has five key pillars as outlined in Figure One.

Figure One: Open space level of service policy structure



22. The review has focussed on taking an activity and function led approach to the review. This has involved looking at what activities or functions could or should be provided for as a base standard within the open space network (for example, play, nature and biodiversity, culture and storytelling).

23. This activity and function led approach has been taken for several reasons including:

- an awareness that for existing areas there is a legacy footprint of open space that would be difficult to retrospectively change
- the direction within the Reserves and Open Space Action and Investment Plan to make our existing spaces work harder to provide a greater range of activities and functions
- feedback from property developers in the 2022 review about a desire to consider the quality rather than the quantity of land required.

24. Council staff are exploring options to recognise community/private provision of open space functions. At this stage of the review, we are focussing on the activities or functions we need. How these will be delivered could still be refined prior to the draft policy (e.g. acknowledgment of community partnerships/private providers and any conditions to these for example open membership or access). If partnerships could be agreed to deliver some activities or functions this would likely reduce the potential cost and land implications to provide these activities.

Community feedback has shaped our approach, but more detailed questions remain

25. Council staff have collated insights from a range of community consultations. This has informed a list of potential open space functions and activities that could have a set level of

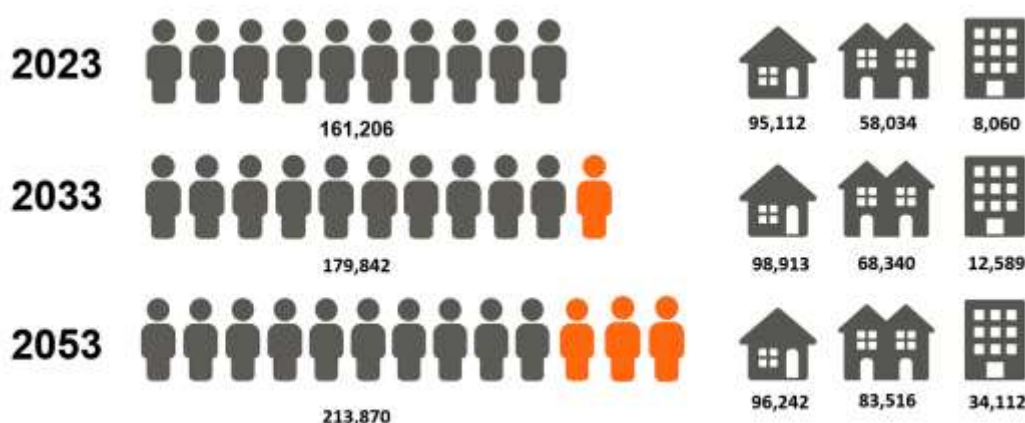
service standard. This is attached as **Attachment 2**. Examples of other council's approach to provision standards are attached as **Attachment 3**.

26. Whilst we have a lot of feedback on what activities and functions people expect, we have less information on the right amount and distribution of these activities and functions for Tauranga. Key insights council staff want to understand further include the community's perspective on willingness to trade-off between functions, desire to pay, willingness to travel, and whether some functions are considered interchangeable.

The review needs to consider future pressures on open space

27. The review also needs to plan not just for current residents but also for our future city population. Figure Two below shows forecast changes in population and urban form.

Figure Two: Forecast changes in population and urban form in Tauranga City



*Based on information from Tauranga City Council's Feasible and Reasonably Expected Development Capacity Assessment

28. A reduction in private indoor and outdoor space in future is expected to increase pressure on public open space. By 2053 more than half of Tauranga residents (55%) are expected to live in attached housing compared to 40% at present. The size of new dwellings has been reducing with an average floorplan of 107m² for attached dwellings and 183m² for single dwellings in 2024 with further reductions expected in future due to more permissive planning rules³. Updated planning rules have reduced requirements for private open space. Apartments or townhouses on the ground floor require a minimum 20m² of outdoor space, for above ground units this reduces to 8m².

We plan to further develop options through targeted engagement

29. Three high level examples of ways different open space functions and activities could be delivered have been developed to illustrate some of the different distributions of open space activities to be explored (**Attachment 1**). The examples are by design all a little different to show different options and trade-offs to explore further through targeted engagement. Examples of questions we want to explore from these examples include:
- What sort of functions and activities need to be provided as standard for open space versus those that should be more discretionary/project based?
 - What sort of travel distance is acceptable to get to certain functions/activities?
 - Would you be willing to travel further if that meant a higher quality experience was on offer?
 - Are some functions or activities interchangeable?
30. It is likely that preferences may vary across different demographic groups, those living in different housing typologies, and/or different household structures. By undertaking qualitative

³ [Gareth Kiernan \(2024\) Thirty-six thousand new homes isn't what it used to be; https://es.infometrics.co.nz/article/2024-04-thirty-six-thousand-new-homes-isnt-what-it-used-to-be](https://es.infometrics.co.nz/article/2024-04-thirty-six-thousand-new-homes-isnt-what-it-used-to-be)

research methods council staff hope to be able to ascertain the reasons behind different preferences. Working within the existing consultation budgets, a statistically representative selection will not be feasible however participants will be sought to maximise a range of perspectives, and stakeholder engagement used to supplement this information. The policy will still be subject to further public consultation through a Special Consultative Procedure which will provide more widescale feedback. The focus group participants will be recruited to target:

- A range of ages, ethnicities, nationalities and household type (for example, single people, couples, couple with children, single parent, multi-generational households)
- Residents in different housing typologies (shared flatting, single dwelling, vertical attached, horizontal attached, social housing)
- Residents from a range of suburbs and with different lengths of time living in Tauranga.

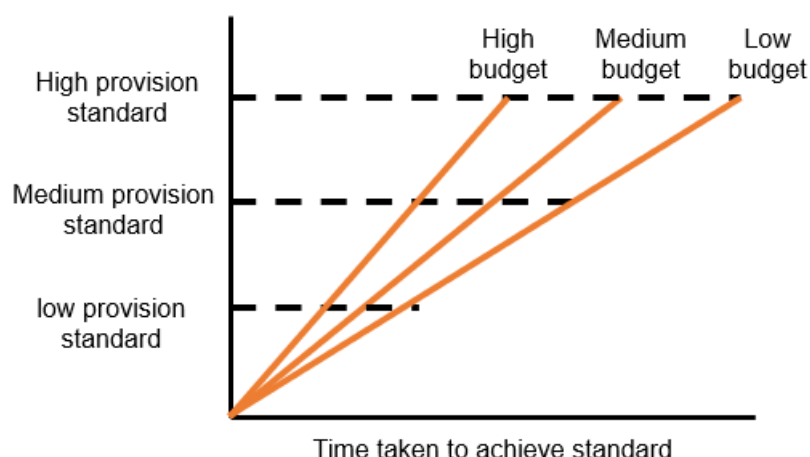
31. Council staff will also contact key stakeholders for their views on distribution options, which will help supplement the information through the focus groups. Stakeholders will include:
- community groups – for example Sport Bay of Plenty, SocialLink, Envirohub, Creative NZ, Whaioranga Trust and Priority One
 - property developer groups – Property Developers Forum, Urban Task Force, and the Property Council NZ
 - advisory groups – such as ethnic, migrant, pacific, rangatahi, disability interest groups.
32. Following focus group and stakeholder feedback, council staff will develop a draft recommended policy option (or options) informed by the feedback on the right mix and distribution of functions and activities with more detailed specifications and indicative cost implications⁴.
33. Should the committee have any further issues or opportunities not already outlined on the high-level examples that you would like to test during this targeted engagement, council staff can work to incorporate these in the engagement brief.

FINANCIAL CONSIDERATIONS

34. Targeted engagement will be done through focus group engagement and is expected to cost \$15,000 funded through existing engagement budgets for Policy and Spaces and Places teams.
35. In developing the draft policy options following targeted engagement council staff will develop options in line with existing budget assumptions for open space provision. Should these budgets change the timing/phasing required to achieve the desired level of service may need to be adjusted. Figure Three below outlines a simplified relationship between open space provision targets, budget, and delivery implications.

⁴ Given the distribution of function and activities also influence the size, amount or distribution of open space needed to accommodate desired functions/activities these implications will still be at a high level. For the purposes of the targeted engagement some high-level indications of the relative costs of different functions or activities will be provided to participants for context.

Figure Three: relationship between open space provision targets, budget, and delivery implications.



LEGAL IMPLICATIONS / RISKS

36. There are no legal implications associated with proceeding to targeted engagement ahead of preparing a draft policy.

TE AO MĀORI APPROACH

37. Council staff have met with Te Rangapū to outline the issues discussed in the report and highlight the open space functions and activities identified to explore further. Te Rangapū reconfirmed the feedback given as part of the strategic direction work including:
- the priority of caring for the environment, connection with nature and preparing for a changing climate
 - the importance of accessibility and providing for range of household types, ages and abilities
 - the recognition of historical setting and context, especially in parks and open spaces and helping people know about the cultural history of the place they are visiting
 - recognising that marae are the centre point of Māori public life.
38. Te Rangapū also provided additional feedback points including:
- interest in considering the role of Māori land in open space provision and how functions and activities provided on Māori land might be supported through the policy (relates to paragraph 24)
 - support for looking at open spaces to host large groups on a more casual basis than an event, ensuring appropriate facilities, considerations included good supporting infrastructure for example, passenger vehicle access, accessibility with the open space, toilets, adequate seating for large groups and catering options. It was noted that there would be a willingness to travel within the city for this.
 - considering the role of urupā and cemeteries.
39. Both Te Rangapū and the Te Rangapū policy subcommittee recommended that staff engage with Whaioranga Trust a Māori wellbeing organisation within Tauranga as part of the stakeholder engagement.

CLIMATE IMPACT

40. Whilst decisions on the content of the open space level of service policies contribute to all three climate goals, the decision to proceed to targeted engagement does not impact on the climate.

CONSULTATION / ENGAGEMENT

41. Council staff will undertake targeted engagement as set out in paragraph 28 to 33 prior to developing a draft policy for consideration.
42. The draft policy will be provided to the City Futures Committee for approval for consultation early/mid 2026. The draft policy will require consultation through a Special Consultative Procedure. Depending on the scale of change between the proposed level of service and the level of service signalled in the 2024 LTP the draft policy and associated LTP projects may need to be consulted on through the LTP process. Staff will provide advice on the LTP consultation requirements with the draft policy.

SIGNIFICANCE

43. The Local Government Act 2002 requires an assessment of the significance of matters, issues, proposals and decisions in this report against Council's Significance and Engagement Policy. Council acknowledges that in some instances a matter, issue, proposal or decision may have a high degree of importance to individuals, groups, or agencies affected by the report.
44. In making this assessment, consideration has been given to the likely impact, and likely consequences for:
 - (a) the current and future social, economic, environmental, or cultural well-being of the district or region
 - (b) any persons who are likely to be particularly affected by, or interested in, the issue.
 - (c) the capacity of the local authority to perform its role, and the financial and other costs of doing so.
45. In accordance with the considerations above, criteria and thresholds in the policy, it is considered that the issue is of high significance.

ENGAGEMENT

46. Taking into consideration the above assessment, that the issue is of high significance, officers are of the opinion that further engagement is required as set out in paragraph 29 to 33.

Click here to view the [TCC Significance and Engagement Policy](#)

NEXT STEPS

47. Targeted engagement with community focus groups and stakeholders will take place in early 2026, with a draft policy returning to the City Futures Committee for consideration early/mid 2026.

ATTACHMENTS

1. **Open space model future ward examples - A19227177**  
2. **List of open space functions and activities to explore - A19226653**  
3. **Other councils' function and activity provision standards - A19226665**  



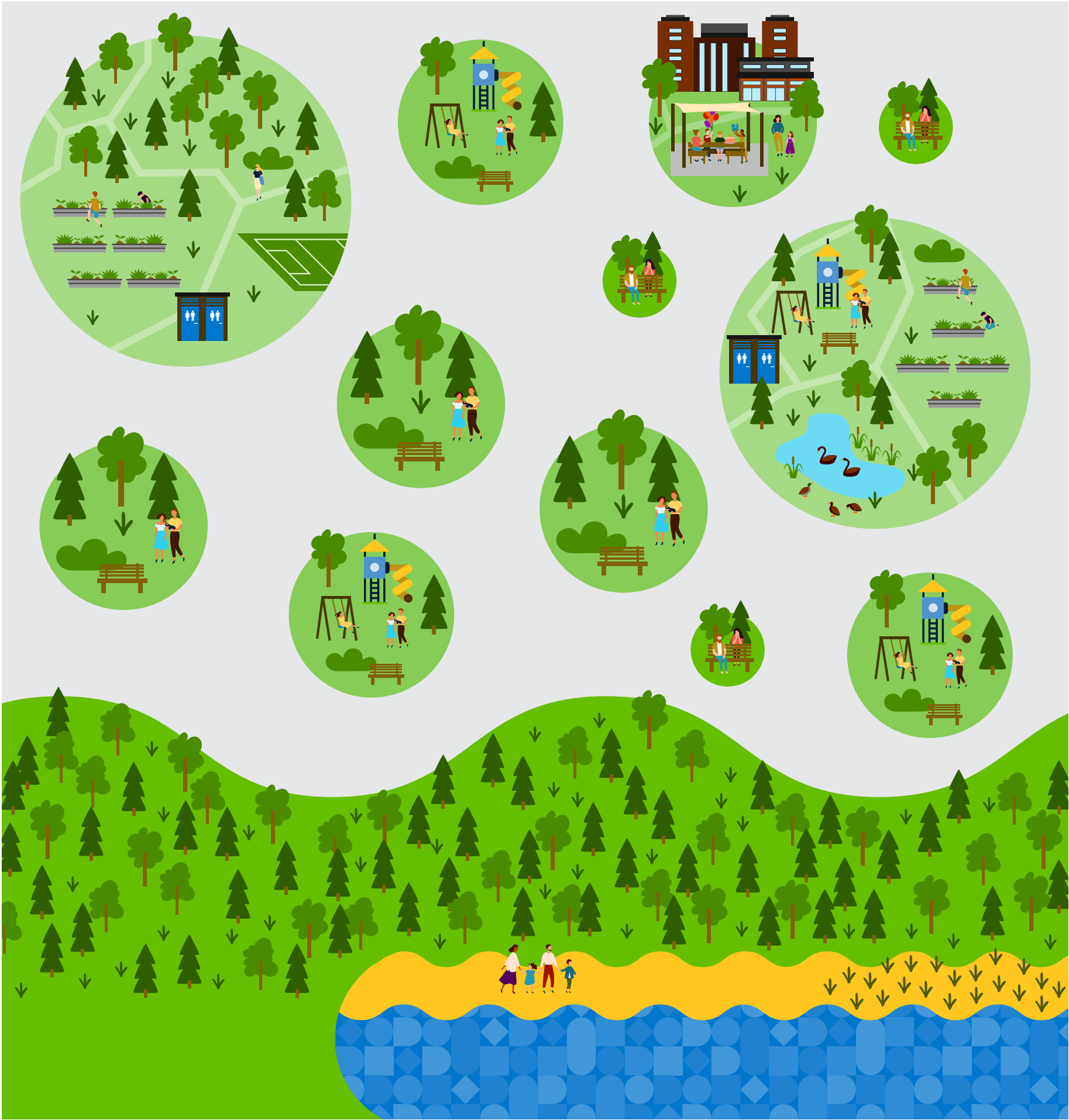
Option 1: Activity focused

This option highlights desired aspects from the Play and Active Recreation Action and Investment Plan within a community area

This option provides for:

- Small play in a short walk.
- Community activities such as basketball, skate, play for all ages, water recreation areas, culture and storytelling features, walkways and cycleways in each community area.
- Larger spaces need to be shared between sports and events.

Function/Activity	5 min walk	10-15 mins walk	20-25 mins walk	Short drive	Not standard provision
Natural play					X
Playground (small)		X			
Playground (medium)			X		
Active recreation (basketball)			X		
Active recreation (skate)				X	
Water recreation areas				X	
Walkway/cycleway				X	
Canopy cover					X
Greenspace (pocket park)					X
Greenspace (.5h park)			X		
Greenspace (10 hectare)				X	
Urban park					X
Community garden					X
Climate features					X
Social space (small)					X
Social space (large)			X		
Shared event space				X	
Dedicated event space					X
Artificial shade in parks			X		
Visitor/guest space					X
Culture, education and storytelling (small)					X
Culture, education and storytelling (large)			X		
Sportsfields				X	

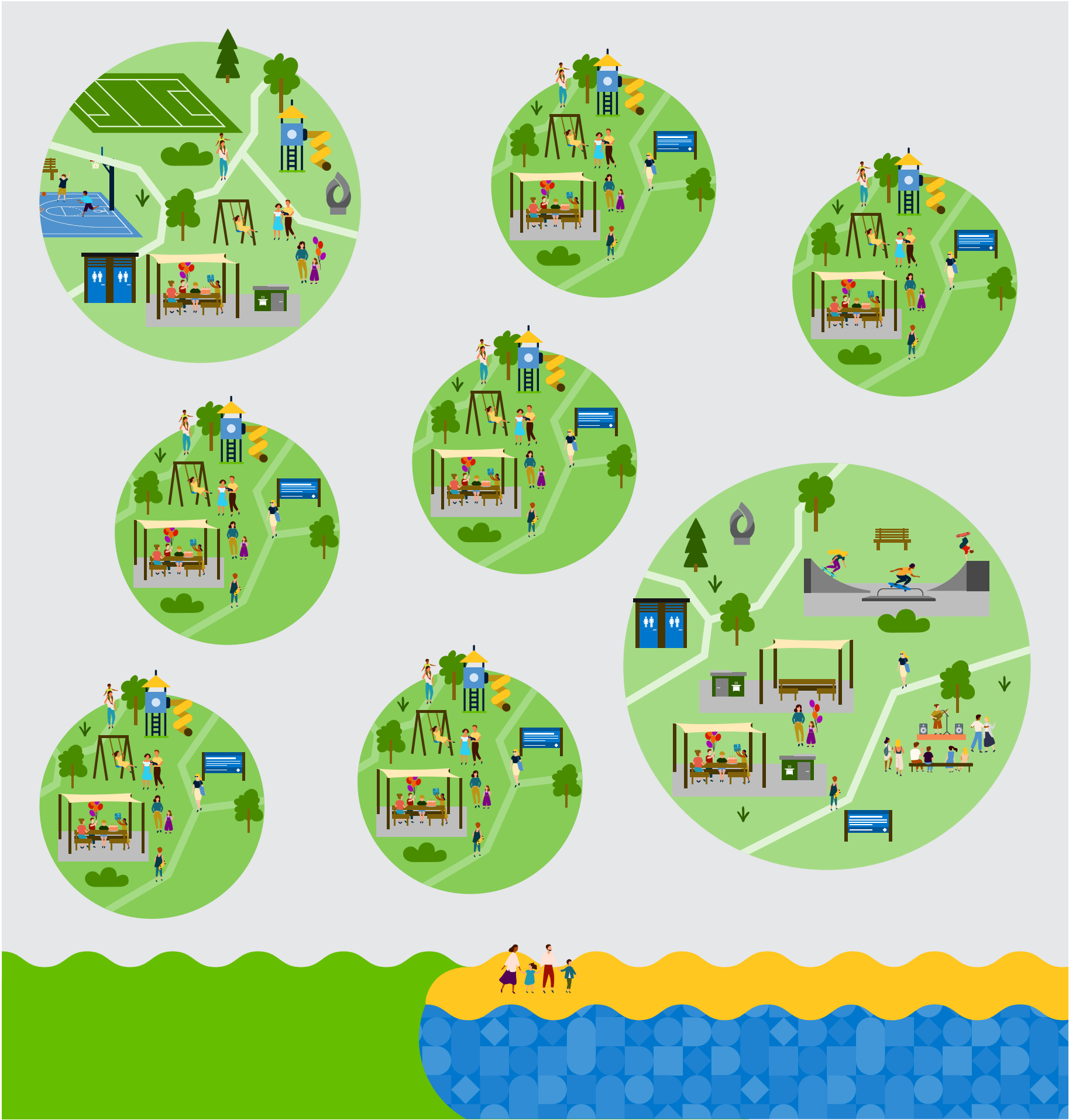


Option 2: Nature focused

This option highlights desired aspects from the Nature and Biodiversity Action and Investment Plan within a community area
This option provides for:

- Small nature spaces in a very short walk for relaxing and playing in nature.
- Formal play is provided at longer walk from home.
- All parks have canopy cover
- Larger parks have climate resilience features such as wetlands, forest areas, or dune systems and community gardens.
- Town centers have urban parks and greenery

Function/Activity	5 min walk	10-15 mins walk	20-25 mins walk	Short drive	Not standard provision
Natural play	X				
Playground (small)			X		
Playground (medium)					X
Active recreation (basketball)					X
Active recreation (skate)					X
Water recreation areas					X
Walkway/cycleway					X
Canopy cover	X	X	X	X	
Greenspace (pocket park)	X				
Greenspace (.5h park)			X		
Greenspace (10 hectare)				X	
Urban park				X	
Community garden			X		
Climate features			X		
Social space (small)					X
Social space (large)					X
Shared event space				X	
Dedicated event space					X
Artificial shade in parks					X
Visitor/guest space					X
Culture, education and storytelling (small)					X
Culture, education and storytelling (large)					X
Sportsfields				X	



Option 3: Density Living Focused

- This option highlights desired aspects from the Connected Centres Strategy:
- Larger neighbourhood open spaces well provisioned with backyard features such as play, shade, culture and storytelling and social spaces.
 - An active recreation option is provided in the community within walking/cycling distance
 - Larger spaces can host many guests or visitors, and provide dedicated spaces for events and have larger culture and storytelling features

Function/Activity	5 min walk	10-15 mins walk	20-25 mins walk	Short drive	Not standard provision
Natural play					X
Playground (small)	X				
Playground (medium)				X	
Active recreation (basketball or skate)			X		
Water recreation areas					X
Walkway/cycleway					X
Canopy cover					X
Greenspace (pocket park)					X
Greenspace (.5h park)	X				
Greenspace (10 hectare)					X
Urban park					X
Community garden					X
Climate features					X
Social space (small)	X				
Social space (large)			X		
Shared event space				X	
Dedicated event space				X	
Artificial shade in parks	X	X	X	X	
Visitor/guest space				X	
Culture, education and storytelling (small)	X				
Culture, education and storytelling (large)				X	
Sportsfields				X	

Level of service functions and activities

Theme	Associated Activities or Functions	
Play and Active Living	• Playgrounds and play spaces	✓
	• Informal Sport / Active recreation opportunities, including roller & wheely activities (e.g. skate, pump, bike), outdoor courts	~ X
	• Outdoor organised sport – outdoor grass field sports and specialised surfaces	✓
	• Access to water (coast, harbour, lake, river, beach)	X
	• Recreational walkway / cycleway	✓
	• Exercising dogs	~
Nature	• Nature & biodiversity for environmental reasons (Incl. tree/vegetation management policy content)	~
	• Connection with Nature / Greenspace	~
	• Food security (community gardens and fruit trees)	X
	• Climate resilience adaptation (water & erosion mgmt.) and stormwater management	X
Communities	• Socialising (meeting with friends) and connection (meeting new people)	~
	• Events	~
	• Amenity (shade, seating, shelter, visibility landscape buffer, lighting)	~
	• Relief from built environment	~
	• Host guests and visitors	~
	• Culture and storytelling <i>Note: Cultural functions and use will form part of other listed function for example kai gathering (food security)</i>	~
	• Education	~

Key	✓ - level of service is specified in current policy	~ - included in policy but subjective standard	~ X - optional level of service in current policy	X – level of service not specified in current policy
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Other councils' standards related to functions and activities

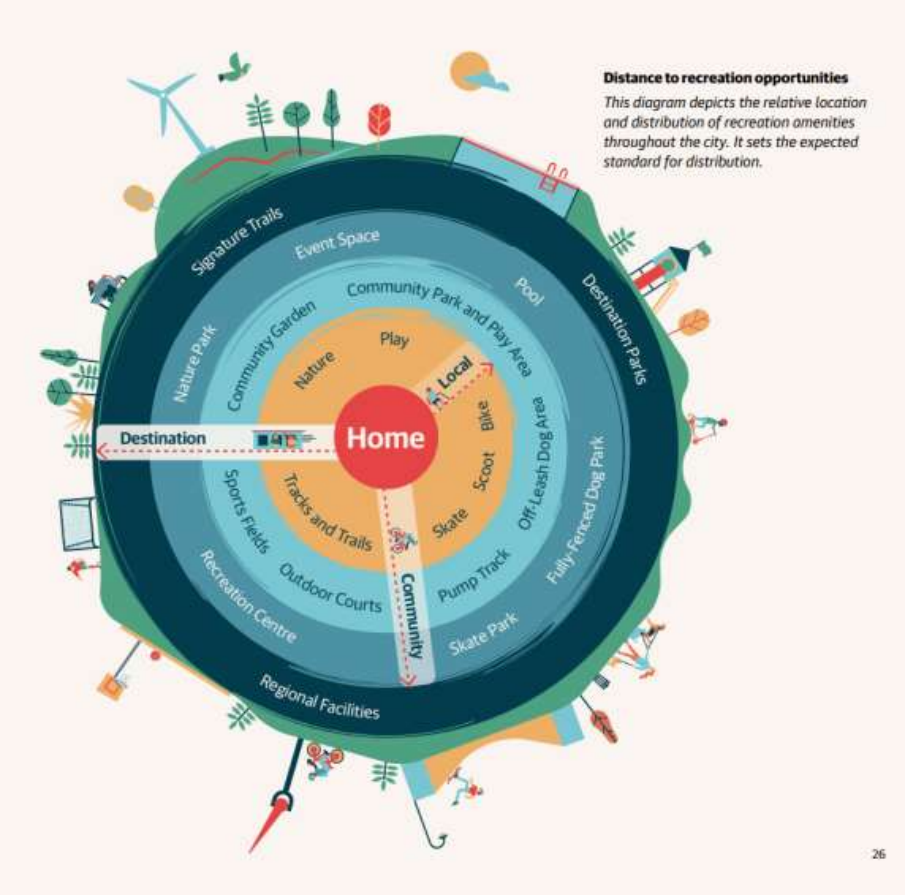
Auckland Council

Table 6: Recreation opportunities service catchments*

Service catchment		Neighbourhood	Suburb	Multi-suburb	Sub-regional	Regional
Distance and travel time		600m 8 min walk	1500m 20 min walk	5km 10 min drive	10km 20 min drive	20km 40 min drive
Radial proxy		450m	1125m	3,75km	7.5km	15km
Play and children's activity	Young children's play / neighbourhood play	X				
	Older children's play and activity		X			
	Destination play			X	X	X
Youth recreation	Local youth recreation		X			
	Destination youth recreation			X	X	X
Nature-based recreation	Land-based nature recreation		X	X	X	X
	Water-based recreation			X	X	X
General recreation and community	Local recreation and socialising	X	X			
	Longer stay recreation, socialising and picnicking			X	X	X
	Dog exercise (off leash)	X	X	X	X	X
Active recreation and sport	Exercise and fitness		X	X	X	
	Walking and cycling path-based recreation		X	X	X	X
	Social sport and active recreation	X	X	X		
	Organised sport and active recreation			X	X	X

* Opportunities provided at a larger catchment level also provide recreational opportunities for surrounding residents within smaller catchments, e.g. a suburb-level play opportunity will also meet the neighbourhood-level play needs of residents within a 600m / 8 min walk from it.

Wellington City Council



Upper Hutt City Council

Outline of current facility provisions in each of the four main types of open space

Provision	Neighbourhood park	Community park	Destination park	Natural reserve
Rubbish bins	Sometimes	Yes	Yes	Sometimes
Turf irrigation		Sometimes	Sometimes	
Amenity lighting		Sometimes	Yes	
Pathway(s)	Sometimes	Yes	Yes	Sometimes
Basic playground	Sometimes			
Intermediate playground		Yes		
Destination playground			Yes	
Sportsground(s)		Sometimes	Sometimes	
Floodlights		Sometimes	Sometimes	
Seating	Sometimes	Yes	Yes	Sometimes
Picnic table(s)	Sometimes	Sometimes	Yes	Sometimes
Barbeque(s)		Sometimes	Sometimes	
Drinking fountain		Sometimes	Yes	
Toilet(s)		Sometimes	Yes	Sometimes
Changing rooms			Sometimes	
Car park		Sometimes	Yes	Sometimes
Entry sign	Yes	Yes	Yes	Yes
Wayfinding signs		Sometimes	Yes	Sometimes
Interpretative signs			Sometimes	Sometimes

9.2 Use of Council Land Policy Review - Issues and Options

File Number: A17521601

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Authoriser: Reneke van Soest, General Manager: Operations & Infrastructure

PURPOSE OF THE REPORT

1. To provide direction on the issues and options identified through the review of the Use of Council Land Policy and to approve the draft revised policy for public consultation in early 2026.

RECOMMENDATIONS

That the City Future Committee:

- (a) Receives the report "Use of Council Land Policy Review - Issues and Options".
- (b) Agrees to:
 - (i) Remove the specific requirement in the policy for a permit or licence to operate and indicate instead that 'approval' is required to operate commercial activities on council land. See recommendation 1a.
 - (ii) Amend the definition of commercial activity to the proposed definition in the updated draft Street Use and Public Places Bylaw. See recommendation 1b.
 - (iii) Amend the policy to allow council land to be provided for new not-for-profit kohanga reo centres (as for playcentres). See recommendation 2a.
 - (iv) Clarify that scheduled maintenance and repair will be prioritised over bookings and include a statement about regular maintenance of sports fields being for 4-6 weeks over both the autumn and spring periods. See recommendation 3a.
 - (v) Include a statement that booking prioritisation will also be informed by any relevant site-specific masterplans and reserve management plans. See recommendation 3b.
 - (vi) Amend the termination clause to a standard of 2 to 4 years maximum for community leases on reserves and clarify that the extension to 7 years is for exceptional circumstances only and will be considered on a case-by-case basis by the CE. See recommendation 4a.
 - (vii) Amend the policy to require community gardens to obtain written approval rather than a Licence to Occupy from the council. See recommendation 5b.
 - (viii) Exclude the airport land from the scope of the policy. See recommendation 6a.
 - (ix) Exclude TECT Park and Huharua Park from the scope of the policy. See recommendation 6b.
 - (x) Exclude Bay Venues Limited from the scope of the policy. See recommendation 6c.
 - (xi) Retain the status quo and use the existing policy principle of vibrancy, inclusivity and diversity to support a range of commercial activities in an area. See recommendation 7b.
- (c) Approves the draft Use of Council Land Policy for public consultation.
- (d) Authorises the General Manager: Operations and Infrastructure to make any necessary

minor drafting or presentation changes to the draft Use of Council Land Policy before consultation.

EXECUTIVE SUMMARY

2. Tauranga City Council's Use of Council Land Policy was adopted in December 2022 as an amalgamation of 10 previous council policies related to the use and activities on council land. The policy provides a framework for managing the public use of council owned and administered land, setting out what activities may take place and the approvals (booking, lease, licence to occupy, or licence/permit to operate) that are required depending on the activity.
3. When the policy was adopted, there was a resolution that it be reviewed in three years. We commenced a review of the policy earlier this year to see how the policy is working. In reviewing the policy, we spoke to the council business units that implement the policy and engaged with key stakeholders, including:
 - those who had had some formal approval to use council land in the past year, including booked users, lease and licence holders, and those with a permit/licence to operate
 - those with an interest in how public land is used and managed, including the mainstreet organisations, regional industry bodies (Sport BoP, Film BoP, and Tourism BoP), Bay Venues Limited (BVL), Heritage New Zealand, Department of Conservation (DOC), Bay of Plenty Regional Council and Western Bay of Plenty District Council
 - Te Rangapū Mana Whenua o Tauranga Moana.
4. Twenty-two stakeholders provided feedback on the policy and the feedback from both staff and stakeholders indicated that the policy is generally working well. The recommendations in the report are relatively minor amendments to certain provisions in the current policy as well as some clarification of existing provisions. Other drafting amendments have also been made to update and simplify the policy document to make it more user friendly.
5. This policy does not cover fees and charges. Any changes to user fees that are related to activities managed under this policy will be addressed through the standard user fees and charges process.
6. There are no legal risks associated with the recommendations in this report.
7. The public and stakeholders will have an opportunity to provide feedback on the proposed changes to the policy during the public consultation process in early 2026 if the committee approve the draft policy for consultation.

BACKGROUND

8. In 2019 work began on consolidating several policies related to the use and activities on council land into the lead Community, Private and Commercial Use of Council Administered Land Policy. The policies were: Community Gardens, Donation of Memorial Seats from Corporate and Others, Encroachments onto Reserves, Events, Operation of Mobile Shops, Network Operator Licences, Operation of Markets and Stalls, Outdoor Spaces Booking, Sponsorship Signage on Reserves, and Temporary Commercial Activities on Reserve Land.
9. Many of these policies were on specific matters and had been developed by various previous councils, and some were out-dated with inconsistencies across them. The intention of amalgamating the policies was to provide an overarching framework to inform decision-making on the management and use of council land.
10. The 2022 policy sets out what types of approvals (booking, lease, licence to occupy, or licence/permit to operate) are required for different activities and specifies 10 principles: five

that inform what outcomes the council seeks to achieve through the activities that take place on council land, and five that inform the approach the council will take to managing use⁵.

Review of the policy

11. In reviewing the policy, we spoke to the teams who use the policy, including Spaces and Places, Venues and Events, and Property Leasing. We also sought feedback from key stakeholders, including those who have some formal approval to use council land over the past year, such as event and market organisers, leaseholders, licence or permit holders, and those with a licence to occupy council land, as well as Te Rangapū Mana Whenua o Tauranga Moana, the Mainstreet organisations, regional industry bodies, BVL, Heritage New Zealand and DOC, as well as the regional and district council.
12. The feedback from staff and stakeholders did not raise any major issues, but indicated some provisions could be clarified⁶. Leasing staff also suggested that the existing provisions could be simplified to be clearer for the public and suggested minor amendments to make certain aspects operationally more efficient⁷. There have also been amendments to the drafting and layout of the policy to simplify the policy, update old references, and ensure consistency in terminology⁸.

STATUTORY CONTEXT

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

STRATEGIC ALIGNMENT

14. This contributes to the promotion or achievement of the following strategic community outcome(s):

	Contributes
We are an inclusive city	✓
We value, protect and enhance the environment	✓
We are a well-planned city	☐
We can move around our city easily	☐
We are a city that supports business and education	✓

15. The recommended changes to the policy contribute to the following community outcomes:
 - An inclusive city – by enabling some flexibility in the type of approval required makes the process simpler for the public and more adaptable depending on the specific operation of the activity.
 - Value, protect and enhance the environment – by clarifying that any approval to use council land will be considered in relation to the principles of the policy, which includes a specific environment principle.
 - A city that supports business and education – by ensuring greater fairness across the different commercial and educational activities that are supported on council land.

⁵ The current policy is here: <https://www.tauranga.govt.nz/Portals/0/data/council/policies/files/use-of-council-land-policy.pdf>

⁶ See Attachment 1 for a summary of the feedback from stakeholders during the engagement.

⁷ See Attachment 2 for the draft revised policy.

⁸ See Attachment 3 for a full list of the drafting amendments made to the policy.

OPTIONS ANALYSIS

Issue 1: Approvals for Commercial Activities on Council Land

16. Section 7.1 of the current policy specifies several activities that require a permit or licence to operate: mobile shops, fitness classes, commercial activities, and tour operators. However, a permit/licence might not always be the most appropriate approach for the activity.
17. For example, staff highlighted there are variations in how fitness classes operate on council land, such as those that use a park as their regular site for classes (for example bootcamps), or those that run one-off classes on public land⁹, but both operations would currently require a permit or licence.
18. Sport Bay of Plenty also raised concern that, as written, fitness classes that are provided without any exchange of funds may be negatively impacted by the requirement to have a permit and suggested a clear delineation between commercial, profit-based fitness classes and community ones.
19. The intention is that activities that operate for-profit must have a permit/licence, enabling better management by the council by specifying the site of operation, setting terms and conditions, and establishing fees to help recuperate some of the costs of maintaining the land¹⁰.

Table 1: Options for approvals for commercial activities on council land

	Options	Advantages	Disadvantages
1a.	Remove the specific requirement in the policy for a permit or licence to operate and indicate instead that 'approval' is required to operate commercial activities on council land. See clause 5.2 and 7.1 of the draft revised policy. Recommended.	- Makes it clear for both the public and staff that these activities require some type of approval. - Enables a more flexible approach for staff to determine which type of approval is appropriate for any type of activity based on how it is operated.	May lead to less consistency in the specific approval for particular commercial activities.
1b.	Amend the definition of commercial activity to the proposed definition in the updated Street Use and Public Places Bylaw: Any activity undertaken for payment or reward whether direct or indirect. This includes but is not limited to: (a) Trading (b) Advertising goods and services (c) Street performing	- Differentiates between these types of activities that are run on a commercial, for-profit basis and those that are free for the community. - Mitigates against any of the activities being run on a community basis being treated like those that are run	None.

⁹ One off, casual non-exclusive use of council land would currently require a booking under clause 6.2 of the current policy but the specific reference to fitness classes in s7.1 and the absence of a definition has created some uncertainty.

¹⁰ Tourism Bay of Plenty (TBOP) and Te Rangapū policy subcommittee also raised questions in relation to what constitutes cultural tour operations and when the policy would apply. Further discussions with TBOP and Te Rangapū will take place during the public consultation period before any proposed changes in regards to this matter in the policy are brought back for deliberations by the Committee.

	(d)Promotional giveaways Recommended.	for profit. Defines what constitutes 'commercial activities'	
1c.	Status quo. Keep the current definition of commercial activity.	None.	May lead to some activities run for community purposes being permitted as commercial ones and charged accordingly.

Issue 2: Early Childcare Education (ECEs) Centres on Council Land

20. Under the current policy, council land will not be provided for any new early childcare education facilities (ECE), but there are provisions to consider whether to provide a new lease for an existing ECE when the lease expires. The current policy also excludes playcentres from the definition of ECE as they are parent-led centres and considered to be more like community groups¹¹. There are currently fourteen not-for-profit ECEs that lease council land: eight kindergartens, four playcentres, and two kohanga reo¹².
21. Feedback from staff and stakeholders was mixed in relation to whether council land should continue to be provided for ECEs. Staff in the Spaces and Places Planning team indicated there are opportunity costs of providing land for ECE purposes particularly with population growth increasing the need and demand for open spaces.
22. On the contrary, one stakeholder (Inspired Kindergartens) questioned the current policy position and insisted instead that quality ECEs are important community services that should be supported. They also insisted that, as a not-for-profit kindergarten, they should be supported on council land much like playcentres are¹³.
23. The Te Rangapū policy subcommittee highlighted that kohanga reo are similarly parent/whanua-led centres and therefore there is an equity issue with supporting playcentres only. They also indicated that having the option of council land for new facilities would be useful given the development of the city and the potential need for more kohanga reo in the future.

Table 2: Options for ECEs on Council Land

	Options	Advantages	Disadvantages
2a.	Amend the policy to allow council land to be provided for new not-for-profit kohanga reo centres (as for playcentres). See clause 10.1 of the draft revised policy. Recommended.	- Consistent approach to all types of parent-led not-for-profit ECE centres. - Addresses the equity issue raised by Te Rangapū subcommittee. - Supports the provision	- Puts greater demand on council land where the need for open space already exceeds availability. - Not-for-profit kindergartens may consider it unfair that they are not included.

¹¹ This exception of playcentres was made during the 2015 review of the Community, Private and Commercial Use of Council-Administered Land Policy, when the Council of the day decided it was not the council's role to provide land for ECEs. This was informed by advice from the Ministry of Education that while the council could provide land for this purpose, it was not a requirement.

¹² See Attachment 4 for the list of all the ECEs on Council land and for a comparison between for-profit ECEs, kindergartens, and playcentres.

¹³ There are other councils that support not-for-profit ECEs on public land, including Wellington City Council and Auckland Council.

		of different cultural models of parent-led ECEs that are financially accessible for the community. • Still continues to support other not-for-profit ECEs currently on council land and allows their leases to be considered for extension when they come up for renewal.	
2b.	Amend the policy to allow council land to be provided for new not-for-profit kohanga reo AND kindergartens (like playcentres).	• Addresses the concern from Inspired Kindergartens and Te Rangapū policy subcommittee. • Supports the provision of financially accessible ECEs to the community as the population grows.	• Puts greater demand on council land where the need for open space already exceeds availability. • Other not-for-profit kindergartens and ECEs may consider it unfair that they are not included also. • Not-for-profit kindergartens operate in a quasi-commercial manner compared to parent-led ECE centres.
2c.	Remove the policy provisions for ECEs to allow decision-making on this activity to be informed by the principles of the policy on a case-by-case basis.	• Enables flexibility in decision-making informed by the specific circumstances of each ECE request.	• May lead to inconsistencies in what types of ECEs are allowed on council land. • No clear direction to staff when renewing leases or reviewing requests.
2d.	Amend the policy to no longer allow council land to be provided for new playcentres but continue with provisions for considering new leases for all existing not-for-profit ECE facilities.	• Consistent and equal approach to all types of not-for-profit ECE facilities. • Still provides for the existing facilities on council land.	• May impact the availability of new playcentres in the future. • Does not acknowledge the different parent-led model of not-for-profit ECEs.
2e.	Status quo. Continue to not allow council land to be provided for new not-for-profit ECE facilities, apart from playcentres, and continue with the provisions for considering new	• Supports the provision of new playcentres to the community as the population grows.	• Does not address the inequity of allowing council land to be provided for some types of not-for-profit,

	leases for existing ECE facilities on council land.	Continues to enable leases for existing not-for-profit ECEs facilities to be considered on a case-by-case basis.	parent-led centres and not others.
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Issue 3: Prioritising sports field use

24. There is often high demand for the 15 active reserves that have bookable sports fields owned and managed by the council. While the demand and conflicts are generally manageable with guidance from the policy principles (s3 of the current policy) and sports use prioritisation (clause 6.19-6.22 of the current policy), staff indicated they do encounter some reoccurring challenges.
25. The transition period from summer to winter season sports often sees winter codes starting pre-season training ahead of their competition season, which increases booking conflicts. This issue is compounded by the reduction in the number of fields available due to regular maintenance with some fields being offline for 4-6 weeks in the autumn and spring and booked users often complain about the interference. Maintenance and repair are necessary to ensure the quality of the fields is maintained to meet the demand for use and there could be greater clarity in the policy that this work will be prioritised over bookings.
26. Staff also indicated there is often high demand on several specific fields for various activities, including community sports, major sporting events and tournaments (including high-performance sports), and non-sporting events¹⁴. With the growing size and diversity of the population, new and emerging sports, as well as non-traditional users, are also becoming popular, and staff recognise the need to enable new sports to also be accommodated for on sports fields¹⁵.
27. While community sport would be prioritised in line with the 'community benefit' principle in the policy, exceptions are also often made for specific parks informed by relevant masterplans and reserve management plans. This could be clarified in the policy to accommodate these different activities.

Table 3: Options for prioritising sports field use

	Options	Advantages	Disadvantages
3a.	Clarify that scheduled maintenance and repair will be prioritised over bookings and include a statement about regular maintenance of sports fields being for 4-6 weeks over both the autumn and spring periods. See clause 6.5 and 6.16 in the draft revised policy. Recommended.	- Makes current practices explicit in the policy. - Users are aware of when the maintenance generally take place.	None.
3b.	Include a statement that booking prioritisation will also be informed by any relevant site-specific masterplans and reserve management plans. See clause 6.9 in the draft revised policy.	- Makes current practices explicit in the policy. - Enables flexibility for key fields to accommodate major	None.

¹⁴ Particularly on Blake Park, Gordon Spratt Reserve, Tauranga Domain and Bay Oval.

¹⁵ The current 'vibrancy, inclusivity and diversity' principle in the policy will be used to guide decision-making to support the accommodation of new and emerging sports, and non-traditional users, when necessary.

	Recommended.	events and tournaments.	
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Issue 4: Community leases terms

28. Nine leaseholders (out of more than 100 community lease and licence to occupy holders) provided feedback on the policy, with one (Mount Maunganui Lifeguard Service) insisting that the length of leases should reflect the community benefit they provide and two (Tauranga Mini Golf and Racing Tauranga) suggesting they reflect the capital investment made. Two (Racing Tauranga and Inspired Kindergartens) of them also expressed specific opposition to the 2-year termination clause¹⁶.
29. The current policy on community leases does allow for these individual considerations with the intention being to strike a balance between the need for community groups to have some security to plan for and fund their activities and the need for the council to be able to reassess the plans for the site if community needs and priorities change in the future. As such, the policy allows the length of term for leases, including any renewals, to be made on a case-by-case basis depending on the specific leaseholder, while specifying renewal periods of no more than 10 years, including termination clauses for a standard of 2 years, and setting a maximum total lease term of 33 years (clause 8.4 of current policy)¹⁷.
30. Leasing staff highlighted that, due to how the current provision allowing extensions on the 2-year termination clause is written, it leads to most leaseholders requesting an extension, and each request needs to be elevated to the Chief Executive (CE) for consideration (see clause 8.5 of the current policy) which is a time-consuming process. Similarly, noting the 33-year maximum leads to many groups requesting a 33-year lease. They suggested instead that the policy be clarified so that these are for exceptional circumstances only and will be considered on a case-by-case basis.

Table 4: Options for community lease terms

	Options	Advantages	Disadvantages
4a.	Amend the termination clause to a standard of 2 to 4 years maximum for community leases on reserves and clarify that the extension to 7 years is for exceptional circumstances only and will be considered on a case-by-case basis by the CE. See clause 8.4 of the draft revised policy. Recommended.	- Provides an option for a slightly longer termination clause for community leases for those leaseholders who want a bit more certainty. - Does not impact leaseholders' likelihood of receiving funding¹⁸. - Still enables flexibility to consider lease terms, including renewals, on a case-	May still be considered too much uncertainty for some leaseholders.

¹⁶ The 2-year termination clause was considered an appropriate notice period for community leaseholder after a decision has been made by the council to terminate a lease. Depending on the significance of the decision to terminate, there may have already been public engagement and consultation on the proposal to change the use of the site and therefore, in those circumstances, the existing leaseholder would have been notified much earlier of the potential change.

¹⁷ Public consultation on the proposal in 2022 highlighted that the public were mainly supportive of the 33-year maximum, while some were concerned that 33 years is too long.

¹⁸ Funding specialists (TECT and BayTrust) indicated in 2022 when the 2-year termination clause was being proposed that it would not impact their likelihood of funding activities.

		by-case basis.	
4b.	Status quo. Keep the current policy on community leases but clarify that the extension to 7 years is for exceptional circumstances only and will be considered on a case-by-case basis by the CE.	- Enables flexibility to consider lease terms, including renewals, on a case-by-case basis. - Does not impact leaseholders' likelihood of receiving funding. - May help to reduce the number of requests for extensions that need to be considered by the CE.	- May still be considered too much uncertainty for some leaseholders. - Does not address the specific opposition to the 2 year termination clause raised by two stakeholders.

Issue 5: Approval for community gardens

31. Community gardens must have a Licence to Occupy (LTO) under the current policy. The LTO enables the community group that holds the licence to place garden beds on the site and tend to them, but it does not give the licence holder the ability to control access to the site. Staff have indicated that LTOs are a costly process for a community garden as LTOs have specific requirements under the Reserves Act 1977 (section 74), such as public notice and hearings, to ensure transparency, public participation and time limits.
32. Staff indicated they now issue a Memorandum of Understanding (MOU) for this type of activity instead¹⁹ as it still allows the council to manage the site while supporting public engagement/consultation on a proposed community garden that is led by the community rather than by the council.

Table 5: Options for approval for community gardens

	Options	Advantages	Disadvantages
5a.	Amend the policy to require community gardens to have a Memorandum of Understanding rather than a Licence to Occupy from the council.	- Reflects present-day practices. - Much easier to establish than an LTO for the scale of the activity.	- MOUs would not be legally binding like Licences to Occupy are under the Reserves Act. - No fees charged. - Inconsistent with the approvals for previous community gardens.
5b.	Amend the policy to require community gardens to obtain written approval rather than a Licence to Occupy from the council. See clause 5.2 of the draft revised policy.	Enables flexibility for staff to consider which type of approval is most appropriate to achieve its purpose, which can include MOUs.	May lead to some inconsistencies, including whether fees are charged, depending on the type of approval.

¹⁹ There are currently eight community gardens on council land, 2 of which have MOU agreements.

	Recommended.	Simplifies the policy making it easier for the public and staff to use.	
5c.	Status quo. Keep the requirement of an LTO for community gardens.	- Legally binding and enables enforcement if there are any issues with the licence holder. - Fee charged (under council's user fees and charges)	Time-consuming and costly process for the council to issue an LTO for the size of the activity.

Issue 6: Exclusions from the policy scope

33. Requests were made for several sites and activities to be specifically excluded from the scope of the policy, these were: the airport, sub-regional parks, and land leased by BVL. Airport staff highlighted that the airport is governed by the Civil Aviation Act 2023 and is operated commercially²⁰, which is therefore contrary to the community focus of public land under the Reserves Act.
34. Western Bay of Plenty District Council (WBOPDC) indicated that the agreement between TCC and WBOPDC was that the district council would oversee the operation of the parks jointly owned by the two organisations, specifically TECT Park and Huharua Park, (as recorded in the Sub-Regional Parks Relationship Agreement July 2019), and therefore requested these parks be excluded from the scope of the policy.
35. Bay Venues Limited (BVL) currently have seventeen leases on and/or of council land to provide and operate recreational facilities for the community on the Council's behalf. As a Council Controlled Organisation their operations, including their lease terms, are directed through Council resolution rather than informed by the lease provisions in this policy.

Table 6: Options for exclusions from the policy scope

	Options	Advantages	Disadvantages
6a.	Exclude the airport land from the scope of the policy. See clause 2.2 of the draft revised policy. Recommended.	- Acknowledges the different legislation that informs the airport activities. - Avoids potentially constraining the commercial operation of the airport.	None.
6b.	Exclude TECT Park and Huharua Park from the scope of the policy. See clause 2.2 of the draft revised policy. Recommended.	Consistent with the formal agreement made between the two councils.	None.
6c.	Exclude Bay Venues Limited from the scope of the policy. See clause	Acknowledges the different approach to decision-making in	None.

²⁰ The previous Airport Authorities Act 1966 required airports to be operated or managed as commercial undertakings (s4(3)). This legislation was replaced by the Civil Aviation Act 2023 which provides some exceptions for airports that are operated by local authorities (see s226(1)(a) of the Act).

	2.2 of the draft revised policy. Recommended.	regards to activities by BVL as a CCO. Aligns with current practice.	
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Issue 7: Commercial activities on council land competing with established businesses

36. Some concerns were raised about commercial activities being permitted on council land that directly compete with local businesses. For example, some staff indicated that local businesses may take issue with community organisations leasing reserve land in desirable locations setting up a small commercial activity (such as a coffee kiosk) within their facility.
37. There was also feedback from two of the mainstreet associations in relation to markets. One was concerned about markets being in direct competition with some of the mainstreet businesses and that the markets have an unfair advantage given the low fees they pay to operate on council land²¹. The other recognised the contribution markets make to activating otherwise quiet spaces but did also recognise that some food trucks do directly compete with some of the hospitality businesses and questioned whether the policy could help ensure a diversity of offerings.
38. When considering competition, as raised during the initial stakeholder engagement, it is important to note that Council cannot exclude certain activities solely on the grounds of it competing with other businesses (i.e. protecting existing business from competition), as this would be seen as anti-competitive. A more holistic approach can help inform whether or not an activity should be permitted.

Table 7: Commercial activities on council land competing with established businesses

	Options	Advantages	Disadvantages
7a.	Include 'competition issues' as a consideration in the decision-making for commercial activities on council land in the policy.	- Demonstrates that the Council is mindful of other businesses in the area. - Prompts consideration of competition issues as another factor alongside the principle outcomes sought from the use and activities on council land. - Still allows case-by-case decision-making.	- May have the potential to be seen as anti-competitive behaviour if a decision is perceived to be made on the sole basis of avoiding competition. - A more complicated approval process, including knowledge of offerings and potential market impact. - Will increase the level of caution being applied, potentially lessening diversity of offering and the responsiveness of Council to its community.

²¹ Any consideration of fees will be dealt with through the council's user fees and charges process.

7b.	Status quo. Use the existing policy principle of vibrancy, inclusivity and diversity to support a range of commercial activities in an area. Recommended.	• Does not risk the potential of being seen as 'anti-competitive'. • Can still achieve the same outcome by diversifying offerings where possible.	• None.
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FINANCIAL CONSIDERATIONS

39. The cost of the public consultation on the draft revised policy will be funded from the existing policy and bylaw budget.
40. Any associated changes to fees will be worked through as part of the user fees and charges process.

LEGAL IMPLICATIONS / RISKS

41. There are no legal risks associated with the recommendations in this report.

TE AO MĀORI APPROACH

42. The recommendation in the report to allow council land to be provided for new kohanga reo centres supports the *Te Reo Māori* principle as it helps make it easier for new centres to be provided in the future.
43. Other minor clarifications in the policy, including clarifying that relevant iwi and hapū management plans must be considered in any formal approval from the council to use council land also helps support the principle of *rangatiratanga* by prompting engagement with appropriate iwi and hapū takes place where necessary.

CLIMATE IMPACT

44. The policy includes an 'environment' principle that all activities and uses of council land is to be considered against, alongside the other outcomes and approach principles, when deciding whether to give approval for an activity. The clarification of this requirement in the draft revised policy supports the protection, recognition and valuing of environmental values which contributes to climate resilience.

CONSULTATION / ENGAGEMENT

45. Engagement with external stakeholders took place from July to August 2025 where event and market organisers, sports clubs, leaseholders, licence or permit holders, and any others who had previously booked to use council land were invited to provide feedback on the policy through an online survey.
46. Other interested stakeholders, including Te Rangapū Mana Whenua o Tauranga Moana, the Mainstreet organisations, regional industry bodies (Sport BoP, Film BoP, and Tourism BoP), Bay Venues Limited, Heritage New Zealand and DOC, as well as the regional and district council were contacted by email and invited to provide feedback over email or a meeting.
47. Te Rangapū requested that landowner approvals and iwi and hapū management plans be referenced in the policy. A hapū member also requested that services be considered for mobile shops to allow cultural practices such as miri miri and romiromi to be provided.
48. A follow-up meeting took place with the Te Rangapū policy subcommittee where discussions took place about kohanga reo and tour operations. A request was made to consider allowing new kohanga reo on council land as they are also parent/whanau-led like playcentres. The discussion about cultural tour operations indicated that there needed to be more discussions to understand what the impacts and implications are of the current policy or if it were to be

changed. The hapū member present highlighted that there are various 'cultural tours' that include sites on Māori land (such as marae) as well as other council-owned cultural sites, and therefore the approval for such activities should be from the appropriate landowners.

49. The Mount Business Association raised concerns about the Little Big Markets at Coronation Park taking away business from some of the shops on the main street. Some of the businesses insist that there are market stalls in direct competition that have an unfair advantage given the comparatively low fees they pay to operate there on a weekly basis, and requested the council do something about this.
50. Downtown Tauranga and Sport BoP were generally happy with the policy, with the only minor concern raised by Sport BoP about ensuring a delineation between community-run and commercial fitness classes so as not to prohibit community led physical activity.
51. Tourism Bay of Plenty questioned what type of cultural tour would require a permit under the policy as they work with various mana whenua operators who drive people around to different sites.

SIGNIFICANCE

52. The Local Government Act 2002 requires an assessment of the significance of matters, issues, proposals and decisions in this report against Council's Significance and Engagement Policy. Council acknowledges that in some instances a matter, issue, proposal or decision may have a high degree of importance to individuals, groups, or agencies affected by the report.
53. In making this assessment, consideration has been given to the likely impact, and likely consequences for:
 - (a) the current and future social, economic, environmental, or cultural well-being of the district or region
 - (b) any persons who are likely to be particularly affected by, or interested in, the decision.
 - (c) the capacity of the local authority to perform its role, and the financial and other costs of doing so.
54. In accordance with the considerations above, criteria and thresholds in the policy, it is considered that the matter is of high significance, however the decision proposed in this report is of medium significance.

ENGAGEMENT

55. Taking into consideration the above assessment, that the decision is of medium significance, officers are of the opinion that the following consultation/engagement is appropriate under the Local Government Act.
56. In addition to online consultation with the general public and stakeholders who were contacted for initial feedback on the policy, targeted engagement will be undertaken with not-for-profit ECEs, including kohanga reo, kindergartens and playcentres, and with community leaseholders. Further engagement will also be undertaken with Te Rangapū and Tourism Bay of Plenty.
57. The consultation will be scheduled to commence in February 2026.

Click here to view the [TCC Significance and Engagement Policy](#)

NEXT STEPS

58. Any minor changes to the draft revised policy will be made, if required, before the policy goes out for public consultation. Public consultation will be in accordance with the engagement details above.

ATTACHMENTS

1. **Summary of stakeholder engagement feedback - A19295717** [↓](#) 
2. **Draft revised Use of Council Land Policy 2025 - clean version - A19329638** [↓](#) 
3. **Drafting amendments made to the Use of Council Land Policy - A19295641** [↓](#) 
4. **ECEs on Council Land - A19295631** [↓](#) 
5. **Draft revised Use of Council Land Policy 2025 - tracked changes doc - A19329845** [↓](#) 

Summary of feedback from key stakeholders 21 July – 20 August 2025

Stakeholder	Feedback Method	Policy Section	Summary of Feedback
Mt Cats and Yaks	Online survey	Licence or permit to operate (section 7)	Provisions seem okay, but too much focus on tender amount and not the actual activity. Would prefer operators with a long history to have a longer trading period – 3 years worked well when it was available.
Western Bay of Plenty Softball Assn	Online survey	Sports club & association bookings (section 6.18-6.22)	Agree with how booking decisions are made and the prioritisation criteria in the policy.
Tauranga City AFC and FC Tauranga Moana	Online survey	Sports club & association bookings (section 6.18-6.22)	Timeframes for “seasons” don’t align with clubs like ours as National League & NRLFL preparations start earlier and NZF Accredited junior and youth programmes operate year-round. The role of RSOs will be to schedule the use of sportsfields for all competitions across the city, including for the new artificial turf, as discussed with TCC. The current policy does not currently align with these recent conversations.
Mount Maunganui Lifeguard Service	Online survey	Leases (section 8)	Lease requirements are poorly thought out as they don’t recognise the unique and wide ranging community benefits provided by surf clubs as emergency service agencies. Simply identifying them as sports clubs is totally incorrect. Change the leases with surf clubs to a minimum 30 year lease term, provide peppercorn lease terms, and provide land and water rates relief to reflect the requirements to deliver an emergency rescue service. It is completely unacceptable to treat volunteer lifeguards who work tirelessly to keep community and tourists safe as second-class citizens. Council needs to change its approach and fully support local volunteers and emergency service partners.
Legion of Frontiersmen J Squadron	Online survey	Lease and licence to occupy (section 8)	Council needs to uphold our perpetual lease terms regardless of changes in policies. When dealing with leases, take into consideration charity groups and clubs may find it hard to pay full market rent at the moment. LTO charges should not be based necessarily on market rates alone.
Tauranga Mini Golf	Online survey	Leases (section 8)	Term of lease and any rights to renew must be proportionate to the capital investment in the operation; ie 20 year term (10 + 10 right of renewal).
Otumoetai Railway Garden	Online survey	Lease and licence to occupy (section 8)	Significant concern about the potential increase in rent through user fees that will consume the small income we receive from the rent of plots and which is currently used to cover

			existing costs of maintenance, water rates, public liability insurance and rent. Any increase will make the organisation financially insolvent.
Tauranga Model Marine and Engineering Club Incorporated	Emailed document	Leases (section 8)	The previous 10 year lease held by the club expired 31 March 2022 and the club is now operating under a month-to-month lease. An extension has not been provided due to the discussions that were taking place about the proposed redevelopment of Memorial Park. The club has been affected to the extent that all major works required (e.g., club house maintenance, planned track work extensions, increased storage) have been deferred until a long term lease is signed. The club believes we meet the obligations and expectations in the policy and would like to continue to do so with a minimum 10 year lease and maximum termination period of 7 years, or to negotiate longer periods.
Tauranga Pony Club	Online survey	Licence to occupy (section 8)	It would be great to get funding to improve the facilities, which is not possible with funding organisations due to the short term of a licence to occupy. Have a long term licence to occupy so improvements can be made with the help of grants and funding. It is awesome that we have access to so many areas that are owned by the council.
Bowls Matua Inc	Online survey	Licence to occupy (section 8)	Organisations and clubs that own the building on leased land invest significant time and money into maintaining the facility. The timeframe for lease tenures may be restrictive when seeking external funding, i.e., funders want surety of continuation but there's no guarantee of lease extension until the renegotiation takes place. Suggest ability to secure early renewal or lease extension, or guarantee, to be provided to funders.
Racing Tauranga	Emailed document	Leases (section 8)	We strongly oppose leases on operational council land include a standard two-year termination clause, even with the option of extension to seven years. This makes it virtually impossible for leaseholders to undertake long-term planning, investment, or infrastructure development with any confidence. Recommend council adopt a more flexible and fair approach to tenure security by removing default 2 year termination clause; including lease provisions to reflect the scale of use, nature of investment and length of tenure history; and aligning with the Reserves Act 1977, permitting 33-year leases with the provision for renewal for 1 or more further similar terms to racing clubs which would align with current lease arrangements, national best practice and enable appropriate long-term investment.
Inspired Kindergartens	Emailed document	Lease and licence to occupy (section 8)	We find it hard to understand why Council would not be willing to provide land for quality ECEs. We note that kindergartens are treated differently to playcentres which are excluded

			from the policy definition, but we are also not-for-profit organisations and should be treated the same as playcentres. The requirement for leases to include a 2 year termination clause is unreasonable. The time taken to find alternative sites, secure resource consent, remove and reinstate the land would be more than that period. Council should at least maintain the existing terms of leases given the cost of construction and community organisations generally don't have access to funding for major capital expenditure.
Tourism Bay of Plenty	Online meeting		What types of cultural tours would come under the policy? We work with multiple cultural tour operators who are mana whenua who drive people around different sites and talk about the area. They don't spend that much time at each location. Would Tourism BoP need a licence from council to operate a mobile i-site that would go around the city following events and providing information on events, promoting local businesses and selling packages? What if it also sold merchandise from the mobile shop? There are sometimes issues with events encroaching onto port areas that are outside the area they are meant to operate in (e.g. bikes for triathlon events), and disrupting the use of the port area by others, including visitors coming on cruise ships.
Downtown Tauranga	Online meeting		Policy generally looks pretty good. Only question is whether there is any protection for hospitality businesses in the city centre with all the events, e.g. Little Big Markets on a Sunday and the foodtrucks they have, and whether there could be something included in the policy around ensuring a diversity of offerings so that the foodtrucks during events don't directly compete with the local businesses. No complaints from the local businesses but just aware that its been difficult for the hospitality industry at the moment. Council is doing a good job managing different demands. The LBM on the waterfront on Sundays help to activate the space at a time when the city centre is very quiet.
Mount Business Association	Online meeting	Bookings	Mainstreet retailers (particular clothing and merchandise) are concerned about the Little Big Markets taking away customers as there are market stalls in direct competition. LBM also operate on key trading day on Saturday, and sometimes Sunday as well, but the fee they pay to be at the park pales in comparison to the commercial fees and rates of the mainstreet businesses. Parking is also a big issue during the markets with a lot of the parking spots taken up by market goers. Would like to see more varied events in/around the mainstreet, some way of controlling the frequency of the LBM on that site, addressing the inequity in terms of the fees they pay, and a solution to the parking issue.

Department of Conservation	In-person meeting	References (section 17)	Update references to all relevant council strategies, plans and policies.
Sport Bay of Plenty	Email	Licence or permit to operate (section 7)	The reference to fitness classes is interesting, the way we would look at this would be to delineate between profit focused organisations/activities and community activities. There is a growing community of fitness classes and activities that are delivering activities in a wellbeing led sense with no exchange of funds. Our concern is that licensing or mandating permits on those providers would be prohibitive to some of the great community led physical activity opportunities available to the community.
Western Bay of Plenty District Council	Email	Policy Scope (section 2.2)	When this policy was developed, it was our understanding that jointly owned property would be expressly excluded, specifically TECT Park and Huharua Park which are jointly owned by our respective organisations, with operational oversight sitting with WBOPDC. This is recorded in the 2019 Sub-Regional Parks Relationships Agreement between the Councils. The processes outlined in this policy do not apply to these assets.
Film Bay of Plenty	Email		Reached out to other regional film offices and provided the Auckland Council Trading Events and Filming Bylaw 2022 to assist in the policy review.
Let's Roll Coaching	Email		The process for notifying council of an event is long-winded and there are too many forms to fill out.
Bay Venues Limited	Email	Policy Scope (section 2.2)	How does the policy apply to council owned land that is leased or operated by Bay Venues? For example Baypark, where council owns the land and Bay Venues owns the buildings. Could this be added to the policy exclusions?
Te Rangapū Mana Whenua o Tauranga Moana	Online meeting		Landowner approvals not in the policy, please include that in there. Iwi and hapu management plans – set out specifically who should be engaged with, would like that to be included in the policy as a document to be used for approvals. Miri miri and romiromi – if we could look into the definition of mobile shops and allow services as miri miri and romiromi are cultural practices and provide cultural benefits and some practitioners have had ACC accreditation. Health and safety checks would be necessary. Fees and charges – how does that work here?

DRAFT REVISED USE OF COUNCIL LAND POLICY 2025



Policy type	City		
Authorised by	Council		
First adopted	6 December 2005	Minute reference	M05/140
Revisions/amendments	9 May 2016 5 December 2022	Minute references	M16/25.3 SFR13/22/7
Review date	3 years		

1 PURPOSE

- 1.1 To provide a **decision-making framework to support a** consistent approach to the management and use of Tauranga City Council's (council) **outdoor spaces**.
- 1.2 To set clear expectations about how council land may be used.
- 1.3 To give effect to the principles of the Treaty of Waitangi.

2 SCOPE

- 2.1 This policy applies to:
 - the management and use of council-owned and/or administered land **and buildings** except where specifically excluded below
 - the use of roadways and road berms by mobile shops, events or promotions and giveaways.
- 2.2 This policy excludes:
 - Public art on council land
 - the management and use of Mauao
 - the use of roadways and road berms (except by mobile shops, events or promotions or giveaways as outlined above)
 - **airport land**
 - **TECT Park and Huharua Park**
 - **leases to Bay Venues Limited**

3 DEFINITIONS

Activation	Temporary use of a site by commercial activities to raise awareness of a brand or product through giveaways or promotional activities.
Booking	An agreement that secures use of council-owned and/or administered land.
Casual Use	The informal use of council-administered land which is usually a one-off occurrence or on an irregular basis.
Commercial Activities	Any activity undertaken for payment or reward whether direct or indirect. This includes but is not limited to: (a) trading, (b) advertising goods and services, (c) street performing, (d) promotional giveaways (activations).
Community Users	Not for profit organisations including but not limited to community groups and charities using council-administered land.
Commercial Users	Individuals or businesses using council-administered land to make a profit or financial gain.
Community Garden	An area of land cultivated collectively by a group of people for growing fruit and vegetables for personal use, and not for commercial gain.
Community Sport	Local not for profit organised physical activity within the Tauranga City Council district.
Council	Tauranga City Council or any person authorised or delegated to act on its behalf.
Council Land	Land that is owned and/or administered by Tauranga City Council, including Crown land which council is responsible for managing, but excludes Mauao.
Cultural Tour Operators	Māori cultural tour or tours including a site of cultural significance as identified in the Tauranga City Plan
Early Childhood Education Facility	Premises used regularly for the education and/or care of children aged from 0 to 5 years old, excluding Playcentres and kohanga reo , but including and not limited to: • kindergartens • education and care centres.
Encroachment	An unauthorised occupation, development or use of council land for private benefit.
Events	For the purposes of this policy, means a temporary, organised activity that takes place on one or more days in a public place, and may include community, cultural, commemorative, recreational, sporting, artistic, educational, or entertainment activities. Events do not include markets, fairs, regularly scheduled sport and recreation activities, weddings and other family celebrations, or commercial activities, activations or attractions on reserves.
Event Signage	Signage related to an event occurring on a site, this includes identification signage and promotional signage.
Exclusive Use	Land or facility used exclusively by the lease or licence holder where the general public are excluded, or a site that is reserved for the sole control and management of the designated user or group for a specified period, during which no other parties may use it for an unrelated purpose.
Junior Sports Code	Junior division of a sports code, the age of which is defined by the related regional or national sports organisation.
Lease	A lease gives the lessee the exclusive use of the property. Lease agreements may include rights of renewal, and provisions for reviewing the rent over the term of the lease.
Licence or Permit to Operate	A short-term right to operate a commercial activity on a site. Licence or permit agreements may include conditions of operation.
Licence to Occupy	Usually, a short-term right to occupy a property for a particular purpose, and it does not give any right to exclusive occupation.

Market	Any publicly accessible outdoor activity where goods are offered for sale, which consists of a number of stalls grouped together.
Masterplan	Is a plan for the future use of sites, developed by council alongside site users and formally approved by Council.
Mobile Shop	A vehicle from which goods or services are offered for sale or hire in a public place, including where payment is made electronically, remotely, or in advance of the goods or services being transferred.
Non-exclusive Use	The land or facility is used by the permit or licence holder but the general public may still access the land or facility.
Operator	The person or organisation carrying out business by means of a mobile shop, a commercial activity or a tour.
Outdoor Space	As per the definition of Reserve in the Street Use and Public Places Bylaw: any land which is vested in or under the control of Tauranga City Council and which is set aside for public enjoyment as a reserve, park, garden or greenspace, whether or not that land has been vested a reserve under the Reserves Act 1977. For the purposes of this policy, includes stormwater reserves.
Park	A park held under the Local Government Act 2002.
Public Benefit	For an activity to be considered to have a public benefit the activity must have a benefit that would; help meet the principles of this policy, be capable of being identified and defined, and be aimed at the general public or a sufficient section of the community.
Regular Competition	Are games and competition re-occurring weekly for a minimum of 10 weeks or 10 re-occurring monthly occurrences per year.
Regular Training	Activity for the purpose of developing knowledge and skills of a sport re-occurring weekly for a minimum of 10 weeks or 10 re-occurring monthly occurrences per year.
Road Berm	The shoulder of the roadway or strip of land adjoining the roadway.
Roadway	The portion of the road used for vehicular traffic in general, including parking spaces.
Site	Location within an outdoor space suitable for activities, may be an entire outdoor space or a portion of an outdoor space .
Stall	Includes any stationary yet moveable stand or similar structure on or at or from which goods and services are sold or exposed for sale.
Sponsorship	Signage which is aimed at acknowledging the partnership between the user of council-owned or administered reserves and a commercial entity.
Signage	It is not signage which is dedicated to advertising a commercial entity.
Sports fields	Council operated and managed grass, hybrid or artificial playing surfaces for sports use, including competitions, regular trainings and regular fixtures.

4 PRINCIPLES

Outcomes sought from the use of council land

- 4.1 **Community Benefit** - council land is primarily for community use; however council land may be used for private or commercial purposes where this provides a public benefit, and is consistent with relevant plans, strategies and policies.
- 4.2 **Environment** - council recognises and protects the environmental values associated with council land. Areas with high ecological and landscape value are recognised, valued, and protected.
- 4.3 **Vibrancy, Inclusivity and Diversity** - council recognises the role of council land in providing for a range of uses and activities that contribute to community connection, vibrancy, and diversity.
- 4.4 **Cultural Significance** - council recognises the customary and traditional connection that mana whenua has to the land. Council will work with mana whenua on the

management and use of council land to give effect to the principles of the Treaty of Waitangi, and the relationship protocols it has with iwi and hapū. Areas with high cultural, archaeological, and historical value are recognised, valued, and protected.

- 4.5 **Health and Wellbeing** - council recognises the role of council land in promoting and supporting health, wellbeing, and active communities.

Approaches to managing council land

- 4.6 **Purposeful** - council-owned and administered land will be managed and used for its stated purpose, as outlined in the Tauranga Reserve Management Plan, the Reserves Act and the Long-Term Plan and Annual Plan.
- 4.7 **Partnership** - council will work in partnership with users of the land, mana whenua and key stakeholders to achieve the outcomes of this policy. Users will work with council to care for sites to ensure sites are returned in good condition for future community use.
- 4.8 **Network Approach** - council applies a network approach to the development, management and use of outdoor spaces to ensure that activities are accommodated on the most suitable space for the type of use, and to minimise the impact on infrastructure, the environment, and other users.
- 4.9 **Knowledge and Insight** - council will actively monitor the use of outdoor spaces to inform decision-making. Council will share available information on spaces, including their history, cultural, ecological, and environmental values and their potential uses with the community.
- 4.10 **Fairness** - in setting fees and charges, council will balance the public value of the use of council land against any private benefits accrued.

5 POLICY STATEMENT

- 5.1 One-off, casual recreational use of council land, with no infrastructure or requirement for facilities by individuals or for community use does not require approval from the council. However, users are recommended to advise council which allows council to update potential users if an approved booking arises or planned works need to be undertaken.
- 5.2 Both community and commercial users wishing to undertake activities on council land must seek prior approval from the council if any of the following apply:
- filming and photography sessions
 - any commercial activities or use
 - promotions or giveaways (activations)
 - events (through events approval process)
 - wedding ceremonies
 - markets
 - stalls
 - sports use, meaning for sports competitions, regular trainings, or regular fixtures
 - community gardens
 - signage
 - maintenance, repair, and/or development work
 - planting
 - telecommunications facilities

5.3 Approval will be in the form of written permission including, but not limited to:

- Booking
- Licence or Permit to Operate
- Lease
- Licence to Occupy
- Landowner approval

5.4 Any approval to use council land will be considered in relation to and must align with:

- the principles in section 4 of this policy and relevant policy clauses for the activity
- relevant Council plans, bylaws, strategies and policies
- the zoning in the City Plan unless a designation or resource consent has been granted, where relevant
- relevant iwi and hapū management plans
- any other relevant statutory requirements

5.5 Any activity that has received approval must:

- adhere to the conditions specified in the written approval, this may include requiring a bond
- only operate on sites outlined in the written permission
- not create a nuisance or encourage offensive behaviour
- be lawful and safe

5.6 Fees and charges for any approval to use council land, including but not limited to booking fees, licence or permit fees and lease and licence to occupy charges, will be set through the council's user fees and charges process. In setting fees, the council will have regard to clause 4.10.

6 BOOKINGS

6.1 Bookings are required for activities on council land where:

- Community or commercial users want exclusive use, and/or
- Community users want non-exclusive use on an on-going or one-off basis, and/or
- Commercial users want one-off, casual non-exclusive use, and/or

Sites that are temporarily unavailable for use

6.2 The council may specify times at which sites are unavailable for bookings to ensure that the sites are managed for the wellbeing and enjoyment of the community, this includes allowing appropriate time for a site to prepare or recover to an acceptable standard for use.

6.3 Any decision by the council to make a site unavailable for booking will be made with regard to the principles of this policy and agreed site-specific masterplans.

6.4 The council will consider users prior track record caring for sites when making booking decisions.

6.5 In some circumstances council may be required to undertake unscheduled work or regular scheduled maintenance on an outdoor space that is booked by a user. The council will take all reasonable steps to minimise but if it does occur, the maintenance and work will take priority.

6.6 If sites are made temporarily unavailable per 6.2 and 6.5, the council will explore opportunities for relocation of the user including consideration of alternative sites, times, or dates for the activity.

- 6.7 The council reserves the right to refuse to consider a booking where the booking request is outside of the relevant booking timeframe required.

Booking conflicts

- 6.8 If multiple booking requests are made for the same site, date, and time, the council will first work with the users to:
- explore options for accommodating both activities at the identified site, or
 - explore relocation of one of the users to another **site**.
- 6.9 If an acceptable resolution is not achieved, bookings **will be prioritised in line with:**
- the principles of the policy,
 - **any relevant site-specific masterplans, and**
 - **reserve management plans**
- 6.10 If the booking request clashes with another booking or booking request and the process in 6.9 has not achieved an acceptable resolution, or if the booking request relates to a significant booking, then the booking request will instead be considered by the Bookings Approval Panel of staff as delegated by the Chief Executive.

Sports field bookings for sports use

- 6.11 The following policy provisions only apply to bookings for sports use of sports fields, **including grass, hybrid, and artificial playing surfaces.**
- 6.12 Priorities of use:
- in season sports codes receive priority over out of season sports codes
 - the council will set season timeframes and sport code priorities based on patterns of use.
- 6.13 The seasons are as follows:
- winter season: runs from 1 April to 30 September
 - summer season: runs from 1 October to 31 March.
- 6.14 Junior sports codes receive priority on weekdays before 7pm and weekends before 12pm, unless specific alternative arrangements are in place as agreed with council.
- 6.15 For regular competition and training:
- priority will be given to bookings from Tauranga based organisations
 - bookings made by regional sports organisations and clubs have priority over bookings made by schools
 - regular competition has priority over regular training except for Tuesday, Wednesday and Thursday evenings where training has priority
- 6.16 Maintenance periods for sports fields are generally for 4-6 weeks over both the autumn and spring, during which any field that is undergoing maintenance work will not be available for use, as per 6.5.**

Stalls

- 6.17 Individual stalls will only be permitted:
- for the specific purpose of fundraising for a community or charitable organisation, or
 - as part of an event or market.

7 LICENCE OR PERMITS TO OPERATE

- 7.1 **Commercial activities require a licence or permit to operate on council land, unless a booking, lease or licence to occupy is more suitable for the type of operation.**

7.2 The council may tender licences or permits for specified trading sites. Only activities with a tendered licence or permit may trade from these sites.

7.3 In addition to the requirements specified in 5.4 and 5.5, licences or permits for commercial activities will need to be in accordance with the relevant provisions in clauses 7.4 – 7.9.

Applications for a licence or permit

7.4 **Commercial operators** must provide to the council as part of their application:

- a) their proposed trading sites
- b) a completed waste management plan in a form prescribed by the council
- c) information to satisfy that the commercial activity is compliant with their health and safety obligations, including any adventure activities requirements under the Health and Safety at Work Act and Health and Safety at Work (Adventure Activities) Regulations 2016 where applicable.

7.5 Cultural tour operators must provide evidence of engagement with appropriate iwi / hapū representatives on the content of their tour.

7.6 Operators offering surf lessons or coaching must be registered as an approved surf school with Surfing New Zealand. If Surfing New Zealand withdraws a surf school's registration, council may revoke their licence or permit with immediate effect.

7.7 Council will consider operators past track record when making decisions on the use of council land.

7.8 The council may issue a licence or permit for a specified period up to a maximum of two years in duration (excluding leases) but must include an annual review.

Minimum requirements for licence or permit agreements

7.9 Licence or permit agreements must include provisions that state:

- approved trading sites, duration of trade, and conditions of trading, including any noise restriction levels and any requirements under the Waste Management and Minimisation Bylaw 2022. Operators may request to vary trading sites on their licence subject to approval by council
- that licences or permit agreements are personal to the operator and may not be transferred
- the council reserves the right to suspend or restrict trade by commercial activities on sites during an event or market that has been approved by council
- the council reserves the right to alter the terms and condition of the licence or permit with one months' notice in writing
- that any breach of the terms and conditions of the licence or permit may result in the licence or permit being revoked
- maximum numbers of activities, or types of **commercial** activities that may operate at one time in specified **outdoor space** as determined by the Manager: Spaces & Places **Assets & Environment***.

Setting maximum limits for activities in outdoor spaces

7.10 When setting maximum numbers under clause 7.9, the Manager: Spaces & Places **Assets & Environment*** will consider how the maximum would contribute to / or impact on the achievement of the principles of this policy and have regard to:

- the level of public benefit gained from the activities on offer and the level of demand for commercial activities at the **outdoor space**
- the effect the maximum limit would have on:
 - the availability of car parking
 - impact on other users of the **outdoor space**
 - impact on the environment
 - impact on the infrastructure of the **outdoor space**
- the impact of the maximum limit on the variety of operators/activities on offer for **outdoor space** users
- feedback from iwi and hapū and the community on the operation of commercial activities on the **outdoor space**
- the effect a maximum limit would have on the livelihood of existing traders and the ease of entry for new operators on council land.

* Or any equivalent role in future.

8 LEASE AND LICENCE TO OCCUPY

8.1 Council will not issue any leases in perpetuity for use of council-administered land for any purpose.

8.2 **Leases can be provided for council land only or for council land and building.**

Commercial Leases

8.3 **In addition to the requirements specified in clause 5.4 and 5.5, all council property leased on commercial terms will:**

- return a market rental or offer comparable returns for council e.g. through reduced maintenance costs, or other benefits received.
- be consistent with the council's intentions for the property, the lease length may be the maximum acceptable while still achieving the intentions of the property

Community Leases

8.4 **In addition to the requirements specified in clause 5.4 and 5.5, community leases on reserves will:**

- be for a **total** period, **including renewals**, of no longer than 33 years
- include **renewal** periods no longer than 10 years in duration
- include a termination clause allowing council to terminate the lease with a standard **notice** period of two **to four** years
- extensions **on the notice period** to up to seven years **will be for exceptional circumstances only** and **requests** will be considered **by** the Chief Executive **on a case-by-case basis, taking into consideration** the scale of capital investment on the land, term of the lease, or nature of the use of the site.

Licence to Occupy

8.5 **In addition to the requirements specified in clause 5.4 and 5.5, any licence to occupy council land must include a termination clause allowing council to terminate the licence with **at least** one month's notice.**

9 LANDOWNER APPROVAL

9.1 **Any activities that impact the current use of council land, such as, but not limited to, planting, repairs, development work, and easements must have written approval by the council and appropriate asset owner.**

- 9.2 Approval will be considered in relation to the requirements specified in clause 5.4.
- 9.3 Activities undertaken without prior written approval will be treated as encroachments and managed in accordance with section 13 of this policy.

10 EARLY CHILDHOOD EDUCATION (ECE) FACILITIES

- 10.1 In general, Council land will not be provided for new ECE facilities, however, council land may be provided for new playcentres and kohanga reo.
- 10.2 Not-for-profit ECE facilities may only be allowed on council land in the following circumstances:
- the ECE occupies an existing ECE facility and has a current lease on council land, or
 - the ECE leases a portion of a facility in which they are not the primary tenant.

Existing ECE facilities on council land

- 10.3 When a lease for an existing ECE facility expires the council will consider the factors in clause 8.11 before entering a new lease arrangement.
- 10.4 If an existing ECE facility wants to expand their facility the council will consider the factors in clause 8.11 before agreeing to an expansion.
- 10.5 Factors to be considered when deciding whether to grant or amend a lease for an ECE facility:
- demand for the site from other uses and / or users
 - impact on the purpose of owning the land, including the role of the site in the council's network of land holdings
 - level of service requirements
 - the relevant reserve management plan (if applicable)
 - alternative options for the site
 - council and the ECE facility's organisational, financial and future plans
 - the historical association of the ECE facility with the site
 - the role of the ECE facility within the community
 - the legal status of the land.
- 10.6 If a new lease is not offered to an existing ECE facility, the council is not required to fund or provide alternative land to facilitate the re-location of that facility.

11 MEMORIALS ON COUNCIL LAND

- 11.1 The scattering of ashes on council land is prohibited, however memorial areas are provided in Tauranga Cemeteries for this purpose.
- 11.2 Council land is generally not provided for memorials however commemorative trees can be planted to remember a loved one, celebrate a birth, anniversary or special event, honour someone or express appreciation.
- 11.3 Family and friends can plant or help plant the tree. Council staff need to be present at all tree plantings. Plaques are not permitted for the planted trees. Trees may be recorded on the council website where this is desired for the public record.

11.4 The cost for a memorial tree will be set in the council user fees and charges. The cost will cover the planting and initial care and maintenance over its lifetime. Trees that die or are vandalised within two years are replaced for free.

11.5 The council may offer limited provision for memorial seats with commemorative plaques subject to infrastructure needs in the **outdoor space** network. Memorial seats are in place for 10 years or the lifetime of the seat. Any other memorial requests would be considered by relevant council staff on a case-by-case basis.

12 STORMWATER

12.1 Infrastructure and levels of service for stormwater reserves will support community aspirations for stormwater reserves, provided this can be accommodated without compromising the primary purpose of the reserve.

13 ENCROACHMENTS ONTO COUNCIL LAND

13.1 The council will have a planned programme to remove of existing encroachments subject to funding availability.

13.2 The council may charge the private landowner for some, or all, of the costs associated with removal of the encroachment under the Street Use and Public Places Bylaw. When considering the level of charge council will have regard to the contribution of the property owner to the establishment, or expansion, of any encroachment.

13.3 Highest priority for removal will be encroachments on:

- sites where significant damage to the natural character of the dunes, indigenous flora or reserves has occurred
- sites where the maintenance or enhancement of public access or other amenity values are compromised by physical or psychological barriers to public use
- sites where structures or other developments increase the risk of erosion or other damage during storm conditions.

13.4 Some existing accessways from private properties may be allowed to remain for practical reasons and some shared accessways will be encouraged in consultation with council. The council will facilitate a process to encourage shared accessways for private landowners adjoining reserves.

13.5 The council may decide that an existing encroachment may be regarded as sufficiently minor to be left as is.

14 SIGNAGE ON COUNCIL LAND

14.1 Council may allow community groups to have identification signs and sponsorship signage on reserves, parks, and greenspace where the signs comply with council signage guidelines and have received approval from the Manager: Spaces & Places **Assets & Environment***.

14.2 Event signage will be assessed and approved through the events approval process on the council website.

14.3 In setting sponsorship signage guidelines, the council will have regard to the role of sponsorship signage in supporting community groups' financial sustainability alongside the impact on the landscape values of reserves, parks, and greenspace.

* Or any equivalent role in future.

- 14.4 Those erecting signage are responsible for ensuring full compliance with council's bylaws and all appropriate legislation, including the Building Act and Resource Management Act.

15 RELEVANT DELEGATIONS

- 15.1 The Chief Executive or their nominee has delegated authority for the implementation of this policy.

16 REFERENCES AND RELEVANT LEGISLATION

- Reserves Act 1977
- Street Use and Public Places Bylaw
- Local Government Act 2002
- Resource Management Act 1991
- Telecommunications Act 1987
- Tauranga City Plan
- Street Use and Public Places Bylaw
- Resource Management Act 1991
- Traffic and Parking Bylaw 2012
- Waste Management and Minimisation Bylaw 2022
- Sponsorship Signage Guidelines on Parks and Reserves
- Iwi and hapū management plans

Drafting amendments made to the Use of Council Land Policy

- Consolidated purpose statements into 3 key purposes.
- Updated relevant definitions, including to align with new definitions proposed in the draft Street Use and Public Places Bylaw, removed unused definitions, and provided a definition of 'outdoor space' as the umbrella term for the network or parks, reserves, greenspace, etc in the policy.
- Included a new section (section 5) with all the general requirements for all types of approvals (including, for example, consistent with relevant District Plan zoning, consistent with relevant plans, strategies and policies, lawful and safe), removing the need to state them under each of the different approval types.
- Included a section on landowner approvals to clarify it is a type of approval required for certain activities, which were mentioned under 'encroachments on council land'.
- Removed strategic property section as it is an operational distinction that is not relevant for the public and replaced it with commercial leases as most the provisions were already covered by strategic property leases.
- Operational property leases were replaced with community leases and the provisions simplified.
- Clarified the one month's notice period to terminate a licence to occupy is a minimum of one month.
- Removed sections of the policy that were no longer relevant, including 'network operator licences' (telecommunications listed as needing approval in section 5 instead), transitional arrangements, statement about community gardens and the purpose coastal reserves.
- Included additional references under References and Relevant Legislation.

Not-for-profit Early Childcare Education Facilities on Council land

Brookfield Kindergarten – Lees Park

Avenues Kindergarten – Scout Reserve

Maarawaewae Kindergarten – 171 Greerton Road*

Maungatapu Kindergarten – 187 Te Hono Street*

Gwen Rogers Mount Maunganui Kindergarten – Macville Park

Ōtumoetai Kindergarten – Karaka Reserve

Inspired Kindergartens – 9 Darraghs Road*

Maunganui All Day Kindergarten – 19 Miro Street (next to Maunganui Road Reserve)

WBOP Playcentre Assn - Tauriko Playcentre

WBOP Playcentre Assn - Papamoa Playcentre - 303 Dickson Rd

WBOP Playcentre Inc - Otumoetai Playcentre 75 Windsor Rd

Te Whanau Tupu Ngatahi O Aotearoa Playcentre - 62-64 Golf Rd

Te Kohanga Reo Ki Arataki - 21 Te Maunga Lane

Te Kohanga Reo O Te Akau – Hartford Ave

* on land held as reserve but not a green space

Early Childcare Education comparison

	For-Profit ECEs (e.g. BestStart, Future Focus, Kindercare)	Kindergartens (e.g. Inspired Kindergartens)	Playcentres
Ownership	Private individuals or companies	Community trust or associations	Parent-led cooperatives
Governance	Business owners or corporate boards	Managed by boards or associations	Managed by parents committees, supported by Playcentre Aotearoa
Educators	Qualified, paid teachers and staff	Qualified, paid teachers	Some paid coordinators
Curriculum	Te Whāriki	Te Whāriki	Te Whāriki (with strong emphasis on child-led play)
Funding	Government funding (20hrs ECE, equity funding)	Government funding (20hrs ECE, equity funding)	Government funding (20hrs ECE, playcentre support)
Fees	Often higher fees, especially for full-day care	Low or no parent fees	Usually free or low-cost
Role of parent	Optional (mostly as clients)	Encouraged to engage	Required to participate and help run sessions
Age range	0-5 years	2-5 years	0-6 years
Session length	Full day, flexible hours	Half day or full day	2.5-4hrs
Learning style	Play-based, may include structured learning or premium offerings	Play-based, teacher-guided	Play-based, child-led, community-focused
Community focus	Variable (depends on provider)	Strong	Very strong

DRAFT REVISED USE OF COUNCIL LAND POLICY 2025



Policy type	City		
Authorised by	Council		
First adopted	6 December 2005	Minute reference	M05/140
Revisions/amendments	9 May 2016 5 December 2022	Minute references	M16/25.3 SFR13/22/7
Review date	3 years		

1 PURPOSE

- 1.1 To provide a **decision-making framework to support a** consistent approach to the management and use of Tauranga City Council's (council) **outdoor spaces**.
- 1.2 To set clear expectations about how council land may be used.
- 1.3 To give effect to the principles of the Treaty of Waitangi.

2 SCOPE

- 2.1 This policy applies to:
 - the management and use of council-owned and/or administered land **and buildings** except where specifically excluded below
 - the use of roadways and road berms by mobile shops, events or promotions and giveaways.
- 2.2 This policy excludes:
 - Public art on council land
 - the management and use of Mauao
 - the use of roadways and road berms (except by mobile shops, events or promotions or giveaways as outlined above)
 - **airport land**
 - **TECT Park and Huharua Park**
 - **leases to Bay Venues Limited**

3 DEFINITIONS

Activation	Temporary use of a site by commercial activities to raise awareness of a brand or product through giveaways or promotional activities.
Booking	An agreement that secures use of council-owned and/or administered land.
Casual Use	The informal use of council-administered land which is usually a one-off occurrence or on an irregular basis.
Commercial Activities	Any activity undertaken for payment or reward whether direct or indirect. This includes but is not limited to: (a) trading, (b) advertising goods and services, (c) street performing, (d) promotional giveaways (activations).
Community Users	Not for profit organisations including but not limited to community groups and charities using council-administered land.
Commercial Users	Individuals or businesses using council-administered land to make a profit or financial gain.
Community Garden	An area of land cultivated collectively by a group of people for growing fruit and vegetables for personal use, and not for commercial gain.
Community Sport	Local not for profit organised physical activity within the Tauranga City Council district.
Council	Tauranga City Council or any person authorised or delegated to act on its behalf.
Council Land	Land that is owned and/or administered by Tauranga City Council, including Crown land which council is responsible for managing, but excludes Mauao.
Cultural Tour Operators	Māori cultural tour or tours including a site of cultural significance as identified in the Tauranga City Plan
Early Childhood Education Facility	Premises used regularly for the education and/or care of children aged from 0 to 5 years old, excluding Playcentres and kohanga reo , but including and not limited to: • kindergartens • education and care centres.
Encroachment	An unauthorised occupation, development or use of council land for private benefit.
Events	For the purposes of this policy, means a temporary, organised activity that takes place on one or more days in a public place, and may include community, cultural, commemorative, recreational, sporting, artistic, educational, or entertainment activities. Events do not include markets, fairs, regularly scheduled sport and recreation activities, weddings and other family celebrations, or commercial activities, activations or attractions on reserves.
Event Signage	Signage related to an event occurring on a site, this includes identification signage and promotional signage.
Exclusive Use	Land or facility used exclusively by the lease or licence holder where the general public are excluded, or a site that is reserved for the sole control and management of the designated user or group for a specified period, during which no other parties may use it for an unrelated purpose.
Code	Junior division of a sports code, the age of which is defined by the related regional or national sports organisation.
Lease	A lease gives the lessee the exclusive use of the property. Lease agreements may include rights of renewal, and provisions for reviewing the rent over the term of the lease.
Licence or Permit to Operate	A short-term right to operate a commercial activity on a site. Licence or permit agreements may include conditions of operation.
Licence to Occupy	Usually, a short-term right to occupy a property for a particular purpose, and it does not give any right to exclusive occupation.

Market	Any publicly accessible outdoor activity where goods are offered for sale, which consists of a number of stalls grouped together.
Masterplan	Is a plan for the future use of sites, developed by council alongside site users and formally approved by Council.
Mobile Shop	A vehicle from which goods or services are offered for sale or hire in a public place, including where payment is made electronically, remotely, or in advance of the goods or services being transferred.
Non-exclusive Use	The land or facility is used by the permit or licence holder but the general public may still access the land or facility.
Operator	The person or organisation carrying out business by means of a mobile shop, a commercial activity or a tour.
Outdoor Space	As per the definition of Reserve in the Street Use and Public Places Bylaw: any land which is vested in or under the control of Tauranga City Council and which is set aside for public enjoyment as a reserve, park, garden or greenspace, whether or not that land has been vested a reserve under the Reserves Act 1977. For the purposes of this policy, includes stormwater reserves.
Park	A park held under the Local Government Act 2002.
Public Benefit	For an activity to be considered to have a public benefit the activity must have a benefit that would; help meet the principles of this policy, be capable of being identified and defined, and be aimed at the general public or a sufficient section of the community.
Regular Competition	Are games and competition re-occurring weekly for a minimum of 10 weeks or 10 re-occurring monthly occurrences per year.
Regular Training	Activity for the purpose of developing knowledge and skills of a sport re-occurring weekly for a minimum of 10 weeks or 10 re-occurring monthly occurrences per year.
Road Berm	The shoulder of the roadway or strip of land adjoining the roadway.
Roadway	The portion of the road used for vehicular traffic in general, including parking spaces.
Site	Location within an outdoor space suitable for activities, may be an entire outdoor space or a portion of an outdoor space .
Stall	Includes any stationary yet moveable stand or similar structure on or at or from which goods and services are sold or exposed for sale.
Sponsorship	Signage which is aimed at acknowledging the partnership between the user of council-owned or administered reserves and a commercial entity.
Signage	It is not signage which is dedicated to advertising a commercial entity.
Sports fields	Council operated and managed grass, hybrid or artificial playing surfaces for sports use, including competitions, regular trainings and regular fixtures.

4 PRINCIPLES

Outcomes sought from the use of council land

- 4.1 **Community Benefit** - council land is primarily for community use; however council land may be used for private or commercial purposes where this provides a public benefit, and is consistent with relevant plans, strategies and policies.
- 4.2 **Environment** - council recognises and protects the environmental values associated with council land. Areas with high ecological and landscape value are recognised, valued, and protected.
- 4.3 **Vibrancy, Inclusivity and Diversity** - council recognises the role of council land in providing for a range of uses and activities that contribute to community connection, vibrancy, and diversity.
- 4.4 **Cultural Significance** - council recognises the customary and traditional connection that mana whenua has to the land. Council will work with mana whenua on the

management and use of council land to give effect to the principles of the Treaty of Waitangi, and the relationship protocols it has with iwi and hapū. Areas with high cultural, archaeological, and historical value are recognised, valued, and protected.

- 4.5 **Health and Wellbeing** - council recognises the role of council land in promoting and supporting health, wellbeing, and active communities.

Approaches to managing council land

- 4.6 **Purposeful** - council-owned and administered land will be managed and used for its stated purpose, as outlined in the Tauranga Reserve Management Plan, the Reserves Act and the Long-Term Plan and Annual Plan.
- 4.7 **Partnership** - council will work in partnership with users of the land, mana whenua and key stakeholders to achieve the outcomes of this policy. Users will work with council to care for sites to ensure sites are returned in good condition for future community use.
- 4.8 **Network Approach** - council applies a network approach to the development, management and use of outdoor spaces to ensure that activities are accommodated on the most suitable space for the type of use, and to minimise the impact on infrastructure, the environment, and other users.
- 4.9 **Knowledge and Insight** - council will actively monitor the use of outdoor spaces to inform decision-making. Council will share available information on spaces, including their history, cultural, ecological, and environmental values and their potential uses with the community.
- 4.10 **Fairness** - in setting fees and charges, council will balance the public value of the use of council land against any private benefits accrued.

5 POLICY STATEMENT

- 5.1 One-off, casual recreational use of council land, with no infrastructure or requirement for facilities by individuals or for community use does not require approval from the council. However, users are recommended to advise council which allows council to update potential users if an approved booking arises or planned works need to be undertaken.
- 5.2 Both community and commercial users wishing to undertake activities on council land must seek prior approval from the council if any of the following apply:
- filming and photography sessions
 - any commercial activities or use
 - promotions or giveaways (activations)
 - events (through events approval process)
 - wedding ceremonies
 - markets
 - stalls
 - sports use, meaning for sports competitions, regular trainings, or regular fixtures
 - community gardens
 - signage
 - maintenance, repair, and/or development work
 - planting
 - telecommunications facilities

- 5.3 Approval will be in the form of written permission including, but not limited to:
- Booking
 - Licence or Permit to Operate
 - Lease
 - Licence to Occupy
 - Landowner approval
- 5.4 Any approval to use council land will be considered in relation to and must align with:
- the principles in section 4 of this policy and relevant policy clauses for the activity
 - relevant Council plans, bylaws, strategies and policies
 - the zoning in the City Plan unless a designation or resource consent has been granted, where relevant
 - relevant iwi and hapū management plans
 - any other relevant statutory requirements
- 5.5 Any activity that has received approval must:
- adhere to the conditions specified in the written approval, this may include requiring a bond
 - only operate on sites outlined in the written permission
 - not create a nuisance or encourage offensive behaviour
 - be lawful and safe
- 5.6 Fees and charges for any approval to use council land, including but not limited to booking fees, licence or permit fees and lease and licence to occupy charges, will be set through the council's user fees and charges process. In setting fees, the council will have regard to clause 4.10.

6 BOOKINGS

6.1 Bookings are required for activities on council land where:

- Community or commercial users want exclusive use, and/or
- Community users want non-exclusive use on an on-going or one-off basis, and/or
- Commercial users want one-off, casual non-exclusive use, and/or

Sites that are temporarily unavailable for use

- 6.2 The council may specify times at which sites are unavailable for bookings to ensure that the sites are managed for the wellbeing and enjoyment of the community, this includes allowing appropriate time for a site to prepare or recover to an acceptable standard for use.
- 6.3 Any decision by the council to make a site unavailable for booking will be made with regard to the principles of this policy and agreed site-specific masterplans.
- 6.4 The council will consider users prior track record caring for sites when making booking decisions.
- 6.5 In some circumstances council may be required to undertake unscheduled work or regular scheduled maintenance on an outdoor space that is booked by a user. The council will take all reasonable steps to minimise but if it does occur, the maintenance and work will take priority.
- 6.6 If sites are made temporarily unavailable per 6.2 and 6.5, the council will explore opportunities for relocation of the user including consideration of alternative sites, times, or dates for the activity.

- 6.7 The council reserves the right to refuse to consider a booking where the booking request is outside of the relevant booking timeframe required.

Booking conflicts

- 6.8 If multiple booking requests are made for the same site, date, and time, the council will first work with the users to:
- explore options for accommodating both activities at the identified site, or
 - explore relocation of one of the users to another **site**.
- 6.9 If an acceptable resolution is not achieved, bookings **will be prioritised in line with:**
- the principles of the policy,
 - **any relevant site-specific masterplans, and**
 - **reserve management plans**
- 6.10 If the booking request clashes with another booking or booking request and the process in 6.9 has not achieved an acceptable resolution, or if the booking request relates to a significant booking, then the booking request will instead be considered by the Bookings Approval Panel of staff as delegated by the Chief Executive.

Sports field bookings for sports use

- 6.11 The following policy provisions only apply to bookings for sports use of sports fields, **including grass, hybrid, and artificial playing surfaces.**
- 6.12 Priorities of use:
- in season sports codes receive priority over out of season sports codes
 - the council will set season timeframes and sport code priorities based on patterns of use.
- 6.13 The seasons are as follows:
- winter season: runs from 1 April to 30 September
 - summer season: runs from 1 October to 31 March.
- 6.14 Junior sports codes receive priority on weekdays before 7pm and weekends before 12pm, unless specific alternative arrangements are in place as agreed with council.
- 6.15 For regular competition and training:
- priority will be given to bookings from Tauranga based organisations
 - bookings made by regional sports organisations and clubs have priority over bookings made by schools
 - regular competition has priority over regular training except for Tuesday, Wednesday and Thursday evenings where training has priority
- 6.16 Maintenance periods for sports fields are generally for 4-6 weeks over both the autumn and spring, during which any field that is undergoing maintenance work will not be available for use, as per 6.5.**

Stalls

- 6.17 Individual stalls will only be permitted:
- for the specific purpose of fundraising for a community or charitable organisation, or
 - as part of an event or market.

7 LICENCE OR PERMITS TO OPERATE

- 7.1 **Commercial activities require a licence or permit to operate on council land, unless a booking, lease or licence to occupy is more suitable for the type of operation.**

7.2 The council may tender licences or permits for specified trading sites. Only activities with a tendered licence or permit may trade from these sites.

7.3 In addition to the requirements specified in 5.4 and 5.5, licences or permits for commercial activities will need to be in accordance with the relevant provisions in clauses 7.4 – 7.9.

Applications for a licence or permit

7.4 **Commercial operators** must provide to the council as part of their application:

- a) their proposed trading sites
- b) a completed waste management plan in a form prescribed by the council
- c) information to satisfy that the commercial activity is compliant with their health and safety obligations, including any adventure activities requirements under the Health and Safety at Work Act and Health and Safety at Work (Adventure Activities) Regulations 2016 where applicable.

7.5 Cultural tour operators must provide evidence of engagement with appropriate iwi / hapū representatives on the content of their tour.

7.6 Operators offering surf lessons or coaching must be registered as an approved surf school with Surfing New Zealand. If Surfing New Zealand withdraws a surf school's registration, council may revoke their licence or permit with immediate effect.

7.7 Council will consider operators past track record when making decisions on the use of council land.

7.8 The council may issue a licence or permit for a specified period up to a maximum of two years in duration (excluding leases) but must include an annual review.

Minimum requirements for licence or permit agreements

7.9 Licence or permit agreements must include provisions that state:

- approved trading sites, duration of trade, and conditions of trading, including any noise restriction levels and any requirements under the Waste Management and Minimisation Bylaw 2022. Operators may request to vary trading sites on their licence subject to approval by council
- that licences or permit agreements are personal to the operator and may not be transferred
- the council reserves the right to suspend or restrict trade by commercial activities on sites during an event or market that has been approved by council
- the council reserves the right to alter the terms and condition of the licence or permit with one months' notice in writing
- that any breach of the terms and conditions of the licence or permit may result in the licence or permit being revoked
- maximum numbers of activities, or types of commercial activities that may operate at one time in specified **outdoor space** as determined by the Manager: Spaces & Places **Assets & Environment***.

Setting maximum limits for activities in outdoor spaces

7.10 When setting maximum numbers under clause 7.9, the Manager: Spaces & Places Assets & Environment* will consider how the maximum would contribute to / or impact on the achievement of the principles of this policy and have regard to:

- the level of public benefit gained from the activities on offer and the level of demand for commercial activities at the **outdoor space**
- the effect the maximum limit would have on:
 - the availability of car parking
 - impact on other users of the **outdoor space**
 - impact on the environment
 - impact on the infrastructure of the **outdoor space**
- the impact of the maximum limit on the variety of operators/activities on offer for **outdoor space** users
- feedback from iwi and hapū and the community on the operation of commercial activities on the **outdoor space**
- the effect a maximum limit would have on the livelihood of existing traders and the ease of entry for new operators on council land.

* Or any equivalent role in future.

8 LEASE AND LICENCE TO OCCUPY

8.1 Council will not issue any leases in perpetuity for use of council-administered land for any purpose.

8.2 **Leases can be provided for council land only or for council land and building.**

Commercial Leases

8.3 **In addition to the requirements specified in clause 5.4 and 5.5, all council property leased on commercial terms will:**

- return a market rental, or offer comparable returns for council e.g. through reduced maintenance costs, or other benefits received.
- be consistent with the council's intentions for the property, the lease length may be the maximum acceptable while still achieving the intentions of the property

Community Leases

8.4 **In addition to the requirements specified in clause 5.4 and 5.5, community leases on reserves will:**

- be for a **total** period, **including renewals**, of no longer than 33 years
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9.1 **Any activities that impact the current use of council land, such as, but not limited to, planting, repairs, development work, and easements must have written approval by the council and appropriate asset owner.**

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10 EARLY CHILDHOOD EDUCATION (ECE) FACILITIES

- 10.1 In general, Council land will not be provided for new ECE facilities, however, council land may be provided for new playcentres and kohanga reo.
- 10.2 Not-for-profit ECE facilities may only be allowed on council land in the following circumstances:
- the ECE occupies an existing ECE facility and has a current lease on council land, or
 - the ECE leases a portion of a facility in which they are not the primary tenant.

Existing ECE facilities on council land

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- demand for the site from other uses and / or users
 - impact on the purpose of owning the land, including the role of the site in the council's network of land holdings
 - level of service requirements
 - the relevant reserve management plan (if applicable)
 - alternative options for the site
 - council and the ECE facility's organisational, financial and future plans
 - the historical association of the ECE facility with the site
 - the role of the ECE facility within the community
 - the legal status of the land.
- 10.6 If a new lease is not offered to an existing ECE facility, the council is not required to fund or provide alternative land to facilitate the re-location of that facility.

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11.5 The council may offer limited provision for memorial seats with commemorative plaques subject to infrastructure needs in the **outdoor space** network. Memorial seats are in place for 10 years or the lifetime of the seat. Any other memorial requests would be considered by relevant council staff on a case-by-case basis.

12 STORMWATER

12.1 Infrastructure and levels of service for stormwater reserves will support community aspirations for stormwater reserves, provided this can be accommodated without compromising the primary purpose of the reserve.

13 ENCROACHMENTS ONTO COUNCIL LAND

13.1 The council will have a planned programme to remove of existing encroachments subject to funding availability.

13.2 The council may charge the private landowner for some, or all, of the costs associated with removal of the encroachment under the Street Use and Public Places Bylaw. When considering the level of charge council will have regard to the contribution of the property owner to the establishment, or expansion, of any encroachment.

13.3 Highest priority for removal will be encroachments on:

- sites where significant damage to the natural character of the dunes, indigenous flora or reserves has occurred
- sites where the maintenance or enhancement of public access or other amenity values are compromised by physical or psychological barriers to public use
- sites where structures or other developments increase the risk of erosion or other damage during storm conditions.

13.4 Some existing accessways from private properties may be allowed to remain for practical reasons and some shared accessways will be encouraged in consultation with council. The council will facilitate a process to encourage shared accessways for private landowners adjoining reserves.

13.5 The council may decide that an existing encroachment may be regarded as sufficiently minor to be left as is.

14 SIGNAGE ON COUNCIL LAND

14.1 Council may allow community groups to have identification signs and sponsorship signage on reserves, parks, and greenspace where the signs comply with council signage guidelines and have received approval from the Manager: Spaces & Places Assets & Environment *.

14.2 Event signage will be assessed and approved through the events approval process on the council website.

14.3 In setting sponsorship signage guidelines, the council will have regard to the role of sponsorship signage in supporting community groups' financial sustainability alongside the impact on the landscape values of reserves, parks, and greenspace.

14.4 Those erecting signage are responsible for ensuring full compliance with council's bylaws and all appropriate legislation, including the Building Act and Resource Management Act.

* Or any equivalent role in future.

15 RELEVANT DELEGATIONS

15.1 The Chief Executive or their nominee has delegated authority for the implementation of this policy.

16 REFERENCES AND RELEVANT LEGISLATION

- Reserves Act 1977
- Street Use and Public Places Bylaw
- Local Government Act 2002
- Resource Management Act 1991
- Telecommunications Act 1987
- Tauranga City Plan
- Street Use and Public Places Bylaw
- Resource Management Act 1991
- Traffic and Parking Bylaw 2012
- Waste Management and Minimisation Bylaw 2022
- Sponsorship Signage Guidelines on Parks and Reserves
- Iwi and hapū management plans

9.3 Policy Review Schedule

File Number: A19132773

Author: Sharon Herbst, Policy Analyst
Josh Logan, Team Leader: Policy & Corporate Planning

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

PURPOSE OF THE REPORT

1. To inform the Committee about the requirements for developing and reviewing policies.

RECOMMENDATIONS

That the City Future Committee:

- (a) **Receives the report "Policy Review Schedule".**

DISCUSSION

2. Tauranga City Council (the council) currently maintains a portfolio of 58 policies. These policies guide operational and strategic decision-making across a range of functions.
3. To ensure they remain fit for purpose, relevant, and compliant with legislative requirements, we undertake regular reviews as part of our policy work programme.

What is a council policy?

4. A council policy is a formal statement that sets out the council's position on specific matters and provides guidance for decision-making. Unlike bylaws, policies are not legally enforceable, but they help ensure consistency, transparency, and accountability in council actions. Some policies are required to align with legislative requirements.
5. Policies are useful when an issue:
 - (a) involves a significant risk to the organisation if decisions are made incorrectly or inconsistently
 - (b) attracts a high level of community or staff interest or scrutiny
 - (c) requires balancing competing interests and complex trade-offs.
6. Of the ten largest councils across the country, the number of publicly listed policies ranges from 25 to 68, with most clustering around 40 to 50. Tauranga City Council has 58.
7. Policies can apply to internal operations (such as procurement, staff conduct, or risk management) or external matters (such as community engagement, funding, or service delivery). They often support compliance with legislation and reflect strategic priorities.

Making and reviewing a council policy

8. The development or review of a council policy typically begins with identifying a need or issue. This may arise from legislative changes, community feedback, operational challenges, or strategic planning. Some identified needs or issues may be addressed through alternatives to policy, such as education or procedural changes.

9. Consultation is often part of the policy-making process, especially for policies that affect the public or involve significant change. While not always legally required, engagement helps ensure policies are informed, inclusive, and supported by the community.
10. Our Significance and Engagement Policy provides direction on when and how the council will engage in line with the level of significance of the policy. The legislation for some policies (such as Gambling Venues and Easter Sunday Shop Trading) specifically requires council to undertake consultation using the special consultative procedure set out in section 83 of the Local Government Act 2002.
11. Policies may be adopted by resolution of Council or a delegated committee, depending on their significance and scope. Currently the City Futures Committee and Audit and Risk Committee have delegated responsibility to review certain external policies. Internal policies are approved by the Executive, and may be presented to a committee for advice in alignment with their terms of reference (such as Conflicts of Interest and Privacy).

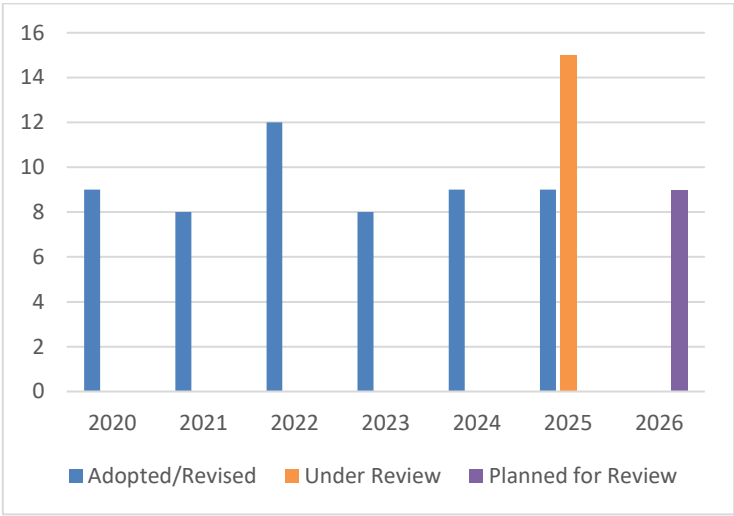
Why and when we review policies

12. Council policies should be reviewed regularly to ensure they remain relevant, effective, and legally compliant. Review cycles vary depending on the policy type, legislative requirements, and council practice. These are driven by a number of factors:
 - (a) Legislative requirements: some policies must be reviewed periodically to ensure compliance with changing laws and regulations or because the law requires it to be reviewed on a schedule.
 - (b) Scheduled reviews: certain policies specify a review cycle (e.g. every three years) to ensure relevance, although these are not legislatively required.
 - (c) Issue-based reviews: policies may be reviewed in response to emerging issues, operational feedback, or changes in strategic direction.
 - (d) Continuous improvement: we also review policies to ensure they reflect best practice and remain aligned with organisational values and priorities.
 - (e) Resource availability: the policy and bylaw team is relatively small and an element of workload prioritisation is always necessary when considering review schedules.
13. A policy review may result in amendments, replacement, or revocation.

Tauranga City Council's policies

14. The council currently has 58 external policies. Fifteen are under review and nine are planned for review in 2026. The remaining 34 are either not yet due for review, have no specific review date, or there are reasons why they are not under review.
15. There are 16 policies that are over ten years old. Nine are either under review or planned for review in the next 12 months, seven are not planned for review with detail provided in the attached table.
16. **Attachment 1** sets out the policies, when they were last reviewed, how often they need to be reviewed, reasons they may not be under review, the relevant committee, and legal requirements.
17. Graph 1 shows that over the past five years, an average of 8–12 policies have been reviewed annually. This includes both new and revised policies, but excludes those that were rescinded.

Graph 1: Tauranga City Council’s Policy Review and Adoption Trends



ATTACHMENTS

- 1. Policy Review Schedule - A19275558 [↓](#)

Policy Name	Last Reviewed or Adopted	Purpose	Review Frequency	Due for Review	Reason Not Under Review	Relevant Committee	Review Requirement and Legal Basis
Currently Under Review							
Maori Road Ways Policy	1993	Sets out the guidelines for the control and maintenance of roads through Maori Land.	Not specified	As required		City Future Committee	No legislative requirement.
Referenda Policy	2005	To clarify the circumstances under which a referendum may be held and to ensure the council's processes comply with statutory requirements.	Not specified	As required		City Future Committee	No legislative requirement.
Public Toilet Location and Level of Service Policy	2011	Sets out where the council aims to locate public toilets and the technical specifications.	Not specified	As required		City Future Committee	No legislative requirement.
Active Reserve Level of Service Policy	2012	Sets out levels of service for the provision and management of the existing and future active reserve network.	Not specified	As required		City Future Committee	No legislative requirement.
Volunteer Community Participation Policy	2012	Provides an enabling framework for community participation that seeks to achieve consistency and efficiency in the approach taken and ensure quality outcomes.	Not specified	As required		City Future Committee	No legislative requirement.
Libraries Level of Service Policy	2013	To provide clear principles and levels of service for the council's approach to delivery of the libraries network.	Not specified	As required		City Future Committee	No legislative requirement.
Vegetation and Tree Management Policy	2014	To balance the public benefit and amenity of high quality vegetation and the potential negative impact on the individual.	Not specified	As required		City Future Committee	No legislative requirement.
Dog Management Policy	2018	To provide adequate opportunities to fulfil the exercise and recreational needs of dogs and their owners while minimising any potential danger, distress or nuisance from or caused by dogs.	Every 10 Years	2028		City Future Committee	A review is required every ten years to align with the review of the Dog Management Bylaw 2018. Legally required under the Dog Control Act 1996 s.10.
Coastal Structures Policy	2020	To guide decision-making on the current and future management of council-owned or administered coastal structures; and to ensure planned management of all council-owned and managed coastal structures along the coast and in the inner harbour is responsive to current and future coastal effects.	Every three years	2023		City Future Committee	Review date stated, but no legislative requirement for review timeframe.
Library Archives Policy	2020	To define the professional and institutional standards to which the library archives acquire collections, preserve collections, and make collections available to the public.	Every five years	2025		City Future Committee	Must be reviewed every five years or earlier if necessary. No legislative requirement for review timeframe.
Open Space Level of Service Policy	2022	Provide a clear approach and level of service standards for the council's approach to the provision and development of the open space network.	Not specified	As required		City Future Committee	No legislative requirement.
Use of Council Land Policy	2024	To provide a consistent approach to the management and use of council owned and administered land.	Every three years	2027		City Future Committee	Must be reviewed every three years. No legislative requirement for review timeframe.
Elected Members' Expenses and Resources Policy	2025	Guidelines on claiming of expenses by elected members and what resources will be available.	After the next local election or earlier	2028		Council	Must be reviewed following the local election or as required by the Local Government Members Determination issued by the Remuneration Authority. Local Government Act 2002, Section 54 and Schedule 7, Section 6.
Development Contributions Policy	2025/26	Sets out when we will use development contributions, what they fund and why.	Annually	2025		Council	Required under Section 102 of the Local Government Act. Development contributions and financial contributions are reviewed on an annual basis, having regard to changes that affect the provision of services by Council, including cost estimates and construction costs.
Business Continuity Policy	new	To ensure the council undertakes effective business continuity management.	Every three years	2029		Audit and Risk Committee	The policy is due for review in three years, or as required. No legislative requirement for review timeframe.

Policy Name	Last Reviewed or Adopted	Purpose	Review Frequency	Due for Review	Reason Not Under Review	Relevant Committee	Review Requirement and Legal Basis
Planned to commence review within the next 12 months							
Tauranga Museum Collection Policy	2006	To define the professional and institutional standards the museum will use to acquire and dispose of its collections.	Not specified	As required		City Future Committee	No legislative requirement.
Civic Art Collection Policy	2012	To ensure that the city's civic art collection is a coherent collection of works with links to the city and region, maintained and displayed to the general public.	Not specified	As required		City Future Committee	No legislative requirement.
Local Election Policy	2019	To ensure election signs do not present a risk to safety, to ensure the council remains impartial in local elections, to provide opportunities to meet candidates and learn about being an elected member.	Not specified	2022		City Future Committee	Aligned with the Local Electoral Act. Review date stated, but no legislative requirement for review timeframe.
External Representatives' Remuneration Policy	2021	To provide clarity and consistency in the manner in which community representatives, invited to participate in council decision making processes, are nominally compensated for their time.	Every five years	2026		City Future Committee	Review cycle stated in policy; no legislative requirement for review timeframe.
Gambling Venues Policy	2023	To minimise the harm to the Tauranga community caused by gambling in Class 4 venues and TAB venues.	Every three years	2026		City Future Committee	Must be reviewed within three years of the previous review, as required by Section 102(5) of the Gambling Act 2003 and Section 57(4) of the Racing Industry Act 2020.
Grants for Development Contributions on Community Housing Policy	2023	To ensure a structured and transparent approach to the fair distribution of the Grant Fund for Community Housing to eligible entities.	Every three years	2026		City Future Committee	Must be reviewed every three years. No legislative requirement for review timeframe.
Grants for Development Contributions on Papakāinga Housing Policy	2023	To ensure a structured and transparent approach to the fair distribution of the Grant Fund for Papakāinga Housing to Shareholders and/or Beneficial Owners of Māori land.	Every three years	2026		City Future Committee	Must be reviewed every three years. No legislative requirement for review timeframe.
Property Acquisitions and Disposals Policy	2023	To set out the council's approach to buying, selling or transferring property, and road stopping.	Every five years	2028		City Future Committee	This policy will be reviewed as required but no later than five years from previous review. No legislative requirement for review timeframe.
Treasury Policy	2025	To ensure investments and liabilities are managed in a prudent, effective and efficient manner.	Every three years	2026		City Future Committee	Section 104 of the Local Government Act requires a liability management policy and 105 requires an Investment Policy. We have combined these into a Treasury Policy. The Policy is to be formally reviewed on a triennial basis, and annually for internal purposes. No legislative requirement for review timeframe.
Other policies							
Large Water Users Policy	2019	Sets criteria for the allocation of water to large water users.	Not specified	2023	The Council's decision to transfer water services to a Water Organisation by July 2027 will require major policy changes, so the City Future Committee agreed at its 14 October meeting to pause this review.	City Future Committee	Review date stated, but no legislative requirement for review timeframe.
Water Meter Policy	2019	Set out the responsibilities for the management of water meters.	Not specified	2023	The Council's decision to transfer water services to a Water Organisation by July 2027 will require major policy changes, so the City Future Committee agreed at its 14 October meeting to pause this review.	City Future Committee	No legislative requirement.
Easter Sunday Shop Trading Policy	2022	Enables shops in Tauranga City to trade on Easter if they wish to.	Every five years	2027	Not due for review	City Future Committee	Must be reviewed no later than five years after adoption, as required by Section 5C(4) of the Shop Trading Hours Act 1990.
Fraud Prevention and Management Policy	2022	Help prevent fraud within the organisation and provides a consistent and transparent approach to all allegations of fraud.	Every five years	2027	Not due for review	City Future Committee	Must be reviewed no later than five years after adoption. No legislative requirement for review timeframe.
Procurement Policy	2024	Outline the principles and concepts that apply to all council procurement to ensure all products, services and works are fit for purpose, value for money and are bought using commercially astute and appropriate processes.	Every three years	2027	Not due for review	City Future Committee	This policy will be reviewed every three years or earlier if required. No legislative requirement for review timeframe.

Policy Name	Last Reviewed or Adopted	Purpose	Review Frequency	Due for Review	Reason Not Under Review	Relevant Committee	Review Requirement and Legal Basis
Revenue and Financing Policy	2024	Sets out the funding sources for each of council's activities over the next 10 years and the rationale for these choices.	Every three years	2027	Not due for review	City Future Committee	Must be reviewed at least every three years as part of the Long-Term Plan cycle, under section 101(3) of the Local Government Act.
Tangata Whenua Remuneration Policy	2024	To outline the remuneration payable and any other allowances made available to tangata whenua for the provision of expert advice to council decision-making processes. To outline the role of Te Rangapō Mana Whenua o Tauranga Moana in aiding council decision-making.	Every three years	2027	Not due for review	City Future Committee	This policy will be reviewed at least every three years or earlier as required. Remuneration will be reviewed upon each update of the Cabinet fees framework. No legislative requirement for review frequency.
Rates Postponement Policy	2022	To provide rating relief to ratepayers experiencing financial hardship and to ratepayers whose farmland has increased in value due to the potential residential, commercial or other non-rural use.	Every six years	2028	Not due for review	City Future Committee	Must be reviewed every six years, as required by Section 110 of the Local Government Act 2002.
Rates Remission Policy	2022	To provide targeted financial relief to community organisations.	Every six years	2028	Not due for review	City Future Committee	Must be reviewed every six years, as required by Section 109 of the Local Government Act 2002.
Remission & Postponement of Rates on Maori Freehold Land	2022	To enable the council to acknowledge the special circumstances where there is no occupier or person gaining an economic or financial benefit from the land.	Every six years	2028	Not due for review	City Future Committee	Must be reviewed every six years, as required by Section 108 of the Local Government Act 2002.
Risk Management Policy	2025	To provide a consistent process to enhance operations to increase the likelihood of achieving outcomes for the city by ensuring risk is consistently managed and that we are legally compliant.	Not specified	2028	Not due for review	City Future Committee	No legislative requirement.
Dangerous, Affected and Insanitary Buildings Policy	2025	To set out the council's approach to identifying and managing dangerous, affected and insanitary buildings; and to help ensure people who use buildings can do so safely without endangering their health.	Every five years	2029	Not due for review	City Future Committee	In accordance with sections 132(1), (2) and (4) of the Building Act 2004 this policy will be reviewed at intervals of not more than five years and any amendment or replacement of the policy must be in accordance with section 83 of the Local Government Act 2002.
Naming Policy	2025	To provide a consistent approach to naming streets, reserves, community facilities and other public places.	Every five years	2030	Not due for review	City Future Committee	The policy is due for review in five years, or as required. No legislative requirement for review timeframe.
Local Alcohol Policy	2024	To minimise alcohol related harm.	Not specified	2030	Not due for review	City Future Committee	Made under the Sale and Supply of Alcohol Act 2012. Must be reviewed by March 2030. It is legally required to be reviewed every 5 years.
Tauranga Marina Policy	2000	Sets out the council's position on the Marina and form of licence agreement with the Tauranga Marina Society.	Not specified		The Legal team have advised to hold off on reviewing this policy for now.	City Future Committee	No legislative requirement.
Assessing Applications for Domestic Water Supply Outside Specified Zones Policy	2004	Identify criteria when determining if the water supply outside the specified zones is 'available'.	Not specified	As required	The Waters team have confirmed the policy is fit for purpose and does not need a review.	City Future Committee	No legislative requirement.
Bulk Fund Capital Expenditure Policy	2005	Allows for consistent and equitable decision-making within the bulk funded budget.	Not specified	As required	The Policy team briefly assessed the policy in 2022 and determined it was still fit for purpose.	City Future Committee	No legislative requirement.
Subregional Community Facilities Funding Evaluation Policy	2007	To guide the allocation of sub-regional community facility costs associated with growth between Tauranga and the Western Bay	Not specified	As required	Western Bay of Plenty District Council advised in 2023 they did not see a need to review this policy.	City Future Committee	No legislative requirement.
Subregional Parks Policy	2012	To set out how Tauranga City Council and Western Bay of Plenty District Council will work together on the provision, development, management and use of sub-regional parks within the sub-region.	Not specified	As required	Western Bay of Plenty District Council advised in 2023 they did not see a need to review this policy.	City Future Committee	No legislative requirement.
Smokefree Places Policy	2013	To reduce the visibility of smoking in our community by encouraging people not to smoke in identified public places. The policy outlines an educational approach to encourage smokefree public places in Tauranga City.	Not specified	As required	The policy was added to the work programme in 2022 but was subsequently removed by the Commissioners who assessed it as a low priority with limited appetite for review at that time.	City Future Committee	No legislative requirement.

Policy Name	Last Reviewed or Adopted	Purpose	Review Frequency	Due for Review	Reason Not Under Review	Relevant Committee	Review Requirement and Legal Basis
Stormwater Reactive Reserve Fund Policy	2015	To provide guidelines in administering the Stormwater Reactive Reserve Fund and its implementation.	Not specified	As required	The Waters team have confirmed the policy is fit for purpose and does not need a review.	City Future Committee	No legislative requirement.
Appointment of Directors to Council Organisations Policy	2020	Required by section 57 of the LGA. Sets out process for appointment.	Not specified	As required	Not due for review	City Future Committee	Section 57 of the Local Government Act sets out the process for appointment. The policy is reviewed periodically in consultation with CCOs – no legislative requirement for review timeframe.
Significance and Engagement Policy	2020	Guides when and how the council will engage, which will be in line with the level of significance of the proposal.	Not specified	As required	Not due for review	City Future Committee	Required under Section 76AA of the Local Government Act 2002. No legislative requirement for review frequency.
Protected Disclosures Policy	2022	To meet the council's responsibilities under the Protected Disclosures Act to promote public interest by facilitating the disclosure and investigation of matters of serious wrongdoing in or by the council.	Not specified	As required	Not due for review	City Future Committee	Required under the Protected Disclosures (Protection of Whistleblowers) Act 2022. No legislative requirement for review frequency.
Community Funding Policy	2023	To ensure a structured, transparent, and fiscally prudent approach to the fair distribution of funding assistance to eligible entities	Not specified	As required	Not due for review	City Future Committee	No legislative requirement.
Street Use Policy	2023	To provide a consistent approach on leasing, licencing or use of streets owned or administered by the council.	Not specified	As required	Not due for review	City Future Committee	No legislative requirement.
Use of Toxic Agrichemicals for Vegetation Management Policy	2023	To protect public health - protection of the wider environment from undue harm and the provision of effective vegetation management on council-maintained land.	Not specified	As required	Not due for review	City Future Committee	No legislative requirement.
Local Government Official Information Requests Charging Policy	2024	To outline the circumstances where the council might charge a requester for official information, and how requests may be charged, while maintaining a commitment to ensure the availability of information in accordance with the Local Government Official Information and Meetings Act 1987.	Not specified	As required	Not due for review	Audit and Risk Committee	No legislative requirement.
Local Government Official Information Requests Policy	2024	To ensure the availability of official information held by the council to the public in accordance with our responsibilities under the Local Government Official Information and Meetings Act 1987 and the Privacy Act 2020.	Not specified	As required	Not due for review	Audit and Risk Committee	No legislative requirement.
Response to Landslides Policy	2024	To provide a consistent approach to council's response to landslides within Tauranga City Council boundaries, whether on council owned land or private property.	Not specified	As required	Not due for review	City Future Committee	No legislative requirement.
Standards for Developing Levels of Service Policy	2025	To provide clarity and guidance about how the council will set and describe Levels of Service; and to provide a broad direction on the funding of Levels of Service.	Not specified	As required	Not due for review	City Future Committee	No legislative requirement.
Engaging with Tangata Whenua on Resource Consent Applications Policy	2025	Clarify roles and responsibilities of Tauranga City Council, tangata whenua of Tauranga Moana, and applicants in resource consent applications.	Not specified	As required	Not due for review	City Future Committee	No legislative requirement.
Support and Sponsorship of Tauranga Community Facilities and Activities Policy	2025	To clarify boundaries within which the council will accept corporate and other sponsorship opportunities for its activities and facilities.	Not specified	As required	Not due for review	City Future Committee	No legislative requirement.
Psychoactive Substances (Local Approved Products) Policy	2025 (adopted draft)	Inform any decision by the Psychoactive Substances Regulatory Authority on where approved psychoactive substances could be sold in Tauranga.	Not specified	As required	The Committee adopted this draft policy in February 2025, with public consultation anticipated at a later stage (if and) when a psychoactive product gets approved by the Regulatory Authority.	City Future Committee	Made under the Psychoactive Substances Act 2013. No legislative requirement for review frequency.

9.4 Quarterly Update - Growth, Land Use Planning & Transport Strategy Projects - November 2025

File Number: A19211574

Author: Andrew Mead, Head of City Planning & Growth

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

Please note that this report contains confidential attachments.

Public Excluded Attachment	Reason why Public Excluded
Item 9.4 - Quarterly Update - Growth, Land Use Planning & Transport Strategy Projects - November 2025 - Attachment 2 - Confidential Quarterly Update - Growth Land Use Planning and Transport Strategy Projects - November 2025 CONFIDENTIAL ITEM	s7(2)(h) - The withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities.

PURPOSE OF THE REPORT

1. To report progress on key projects relating to managing growth in a sustainable manner, including land use planning projects and related transport, infrastructure and funding workstreams.

RECOMMENDATIONS

That the City Future Committee:

- (a) Receives the report "Quarterly Update - Growth, Land Use Planning & Transport Strategy Projects - November 2025".
- (b) Retrospectively approves TCC's submission to the Fast-track Amendment Bill.
- (c) Agrees that Attachment 2 can be transferred into the open when information is ready to be made publicly available and is no longer commercially confidential.

EXECUTIVE SUMMARY

2. Managing growth is a significant issue for Council, particularly the challenge of ensuring growth is sustainable in a four wellbeing's context for both current and future communities.
3. The attached report outlines the progress being made in relation to a number of projects necessary to manage this continued growth. This information is also regularly reported to the SmartGrowth partners.
4. Key matters addressed in this report are:
 - Development trends related to business and residential land supply and also housing numbers and typology.
 - Government policy and legislative reform impacting on urban growth development and funding.

- Approval of TCC's submission to the Fast-track Approvals Amendment Bill which has had to be turned around with urgency given very short timelines from the Bill's introduction to Parliament and the closing of the Select Committee submission process.

BACKGROUND

5. The key points to note in this update are outlined in the paragraphs below.

Government reforms

6. Legislation is expected to be introduced late November or December for the new resource management system. Due to the government's timeline to pass this legislation into law before the next election, the submission period is likely to extend over the December / January holiday period. Staff are preparing for this, including options to ensure elected member input and approval of a TCC submission.
7. Staff are transitioning previous plan changes (eg for commercial and industrial zones) to feed into the new resource management system rather than progress under the RMA.
8. Over the next few months we also expect legislation to be introduced to amend the Infrastructure Funding & Financing Act and replace development contributions with development levies. We are also expecting the time of use charging bill (road pricing) to be fully enacted. We will further brief council at the appropriate time, and develop submissions to new legislation.

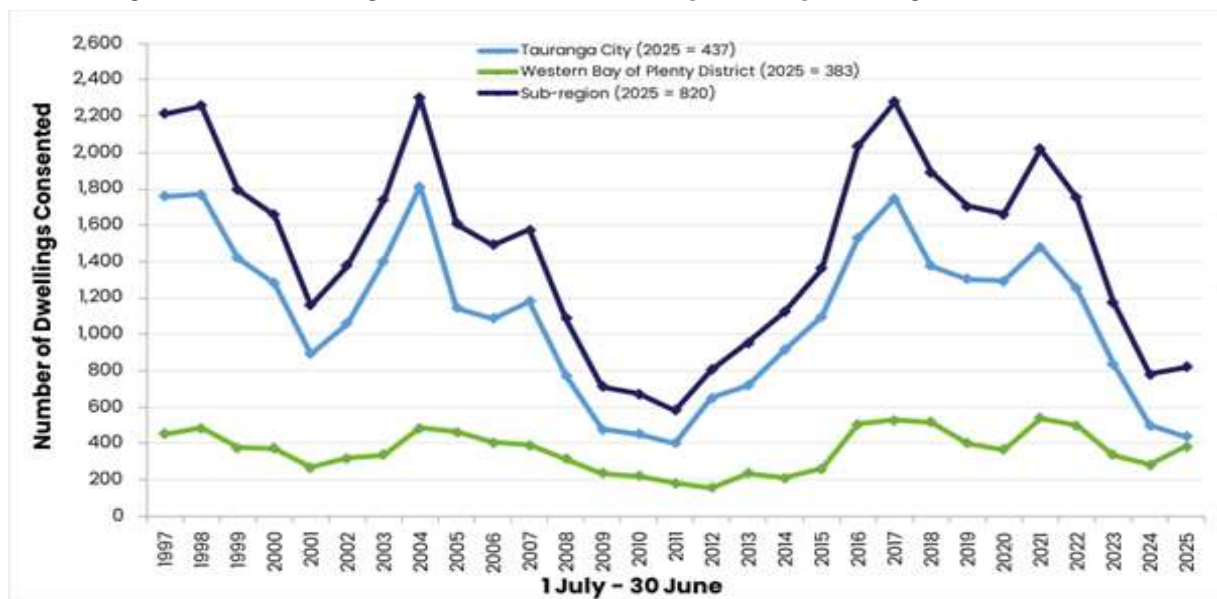
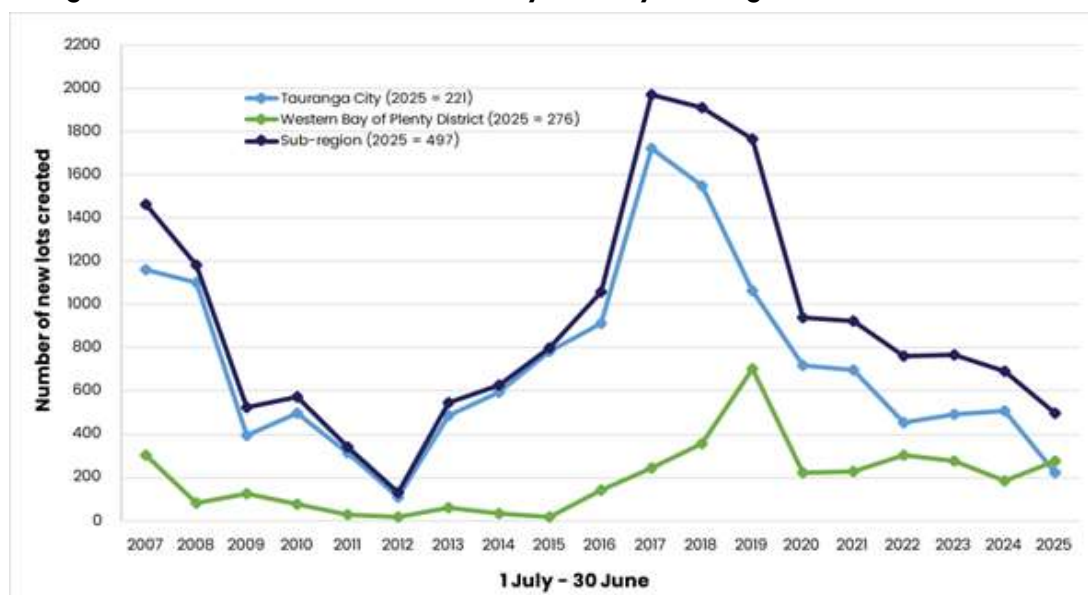
Greenfield projects

9. The Te Tumu, Keenan Rd and Upper Belk greenfield projects have continued to progress over the last three months. At the October Committee meeting it was decided to defer a decision on whether to make a plan stop exemption application for Te Tumu until more was known about the new resource management system and further progress had been made on key project issues (access, infrastructure and the like). Decision making points are upcoming as follows:
 - (a) TK14 Negotiations, Te Tumu (early 2026)
 - (b) Te Tumu – RMA plan change vs new planning system (early 2026)
 - (c) Keenan Rd and Upper Belk feasibility and next steps (early 2026)
10. The Bell Road fast-track proposal has been a focus over the last few months. While the project is located in the WBOP District it is contiguous with the TCC boundary and the proposal relies on TCC infrastructure such as water supply and transport (access to the Papamoa east Interchange).
11. There are significant infrastructure and funding issues at play, not assisted by the cross-boundary nature of the development, the fast-track process which limits TCC's involvement and limitations of current funding tools. Discussions are underway between the respective councils and the developer to find a way forward. In due course reporting will come to council for decision-making.
12. Putting these issues aside, it is important to note the development has merit on the basis that it is well located and has the potential to assist with housing and business land shortages if on-site constraints are appropriately addressed.

SmartGrowth Development Trends report

13. The 2025 SmartGrowth Development Trends Report is currently being finalised for publication in December 2025. The report is produced annually by the SmartGrowth partners for the Western Bay of Plenty sub-region. It contains subdivision, residential and non-residential development and population trends in Tauranga City and Western Bay of Plenty District.

14. The partner Councils collect the development statistics as part of the monitoring requirements under the Resource Management Act 1991, SmartGrowth, Bay of Plenty Regional Policy Statement, and the National Policy Statement on Urban Development. The purpose of the report is to monitor and report what has been happening in relation to development, not to provide detailed future projections.
15. A brief summary of the draft report findings is provided below. The final report will be presented to the SmartGrowth Leadership Group on 15 December 2025. The “Executive Summary” from the draft report is attached (Attachment 3).
16. In summary subdivision and building activity has significantly slowed and is at historically low levels. This trend is being experienced in other growth regions around New Zealand and is consistent with past experience and the cyclical nature of economic and property markets as demonstrated in figures 1, 2, 5 and 6 below.
17. Key Findings - Western Bay of Plenty Sub-region
 - (a) Building consents for residential dwelling units in the sub-region improved slightly in 2025, while subdivision activity of new lots created continued to decline compared to the previous year – figures 1 and 2.
 - (b) New dwellings consented increased by 5% to 820, with the net increase attributable to more residential development in Western Bay of Plenty District rather than in Tauranga City.
 - (c) New lots created fell by 28% to 497, reaching its lowest point in 2025 from a peak in 2017. Western Bay of Plenty District’s new lots were higher than Tauranga City for the first time.
 - (d) The trends reflect ongoing economic pressures, including high construction costs, limited supply of developable land, and reduced demand. Although interest rates have eased, broader market conditions continue to constrain development momentum.
 - (e) In recent years, both dwelling and section sizes have become smaller, further highlighting the impact of rising construction costs and affordability challenges. This also demonstrates a trend toward intensification and higher densities enabled through zoning changes including via Plan Change 33: Enabling Housing Supply to the Tauranga City Plan.
 - (f) Of the total estimated dwelling yield for the sub-region’s greenfield UGAs, 30% capacity or 15,281 potential dwellings remained as at 30 June 2025. This figure includes Tauriko West and Ohauti South greenfield urban growth areas (UGAs) which were recently rezoned for residential development.
 - (g) The sub-region recorded a historic low of 135 non-residential building consents in 2025, of which 38 were for new buildings.

Figure 1: New Dwellings Consented, Western Bay of Plenty Sub-region, 1997-2025**Figure 2: New Lots Created, Western Bay of Plenty Sub-region, 2007-2025**

18. For Tauranga City, consents issued for new dwelling units and new residential lots show most new dwelling units were issued in Wairakei UGA and Tauranga infill / intensification area, while new lots were created in Tauranga infill / intensification area in 2024/2025 – Figures 4 and 5.

Figure 4: New dwellings consented by growth area, Tauranga City, 2021 to 2025

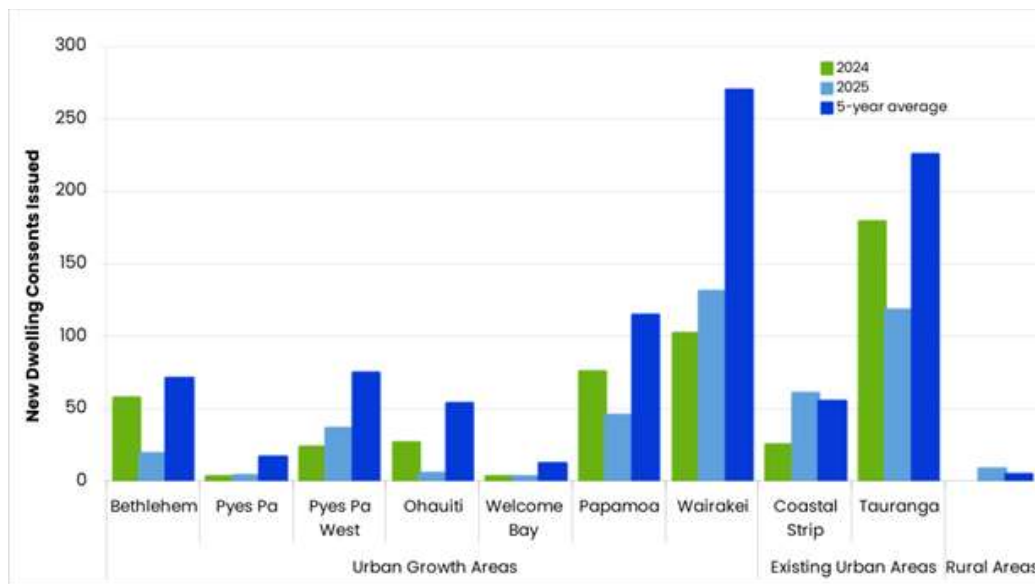
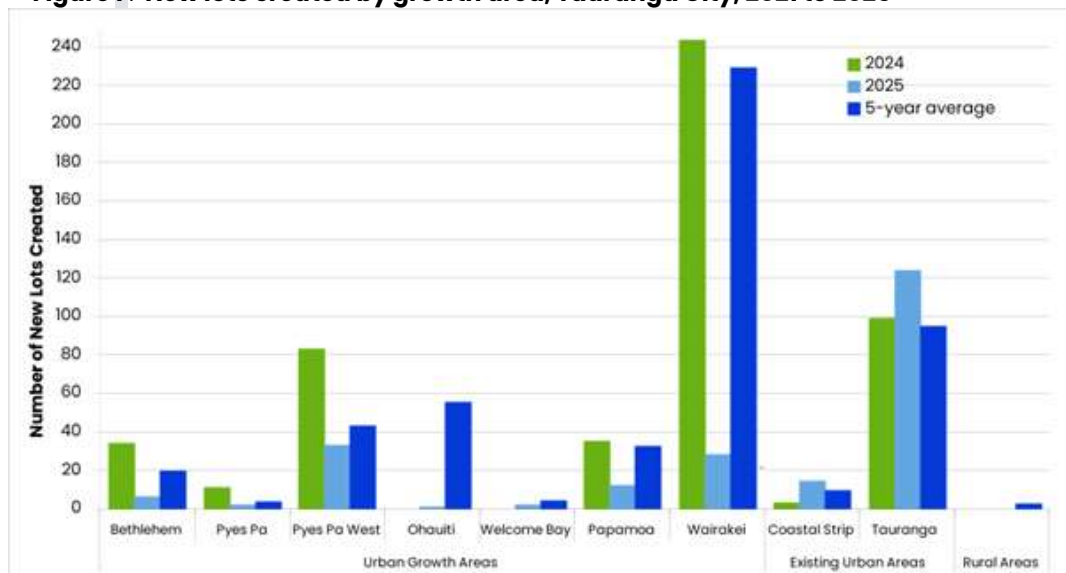
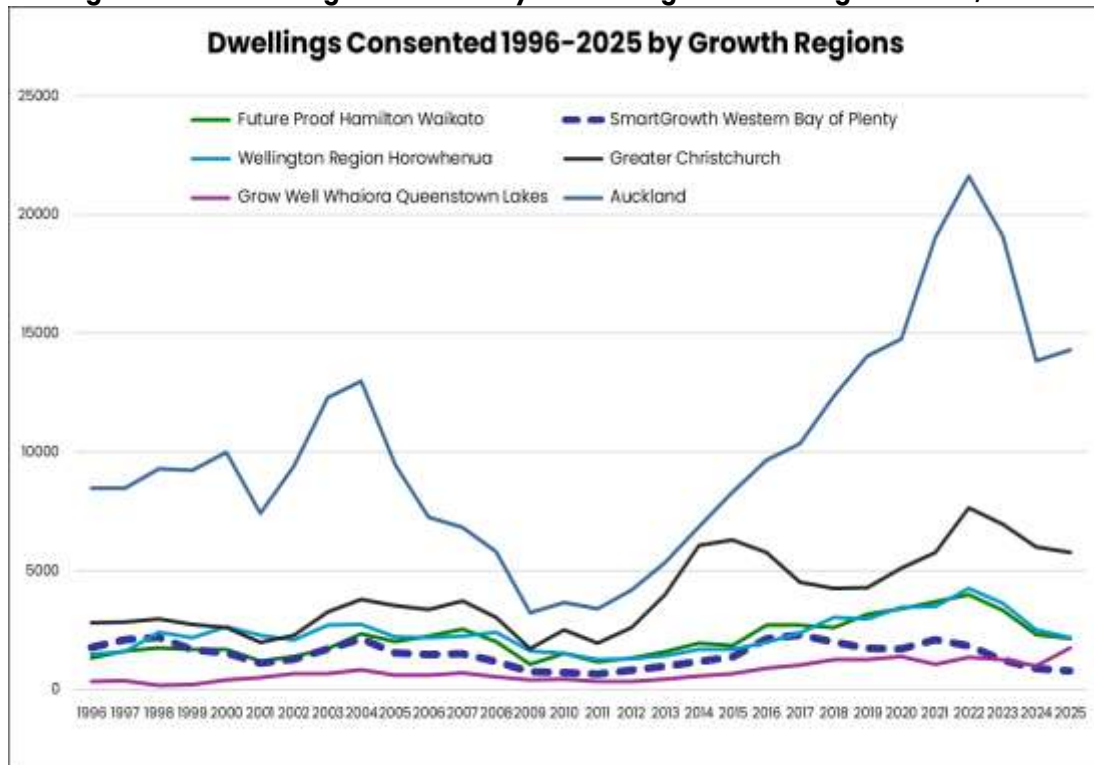
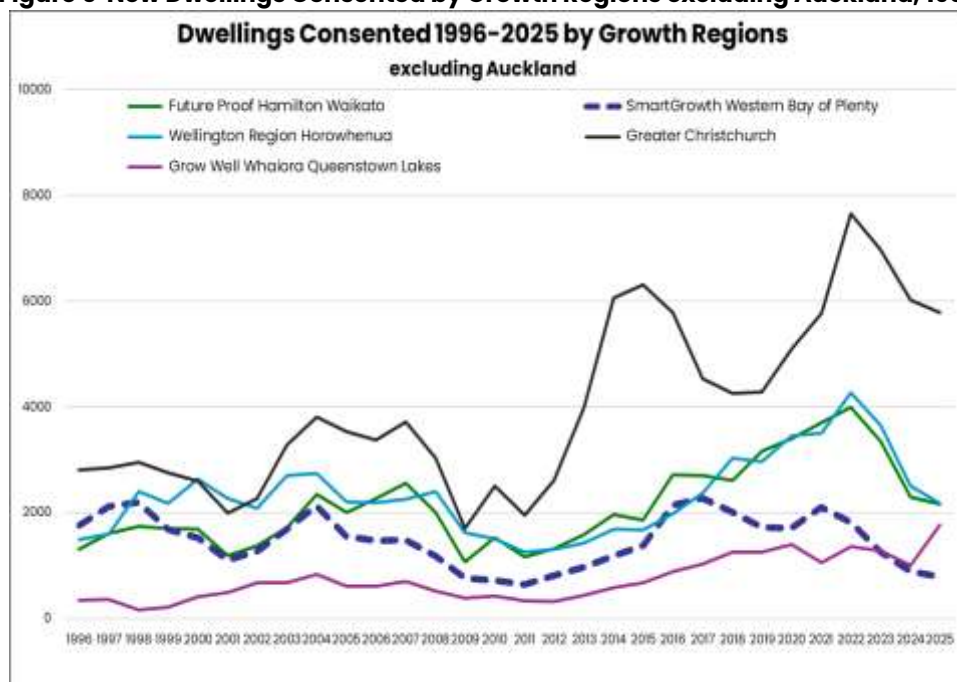


Figure 7: New lots created by growth area, Tauranga City, 2021 to 2025



Development Outlook

19. Trends in dwellings consented and new lots created reflect the cyclical nature of property development over time. Although land supply constraints are also likely to be influencing the fall in new dwellings consented and residential lots created.
20. As a sub-region whose greatest population growth driver is internal migration from mainly Auckland and Waikato, and internal movement between Tauranga City and Western Bay of Plenty District, the record numbers of New Zealanders who have left the country in the last year may also be playing a part in reduced demand.
21. Figures 5 and 6 illustrate that Auckland and Queenstown have seen an increase in new dwellings this year, while other growth regions follow a similar downward trend to the Western BOP Subregion.

Figure 5 New Dwellings Consented by Growth Regions including Auckland, 1996–2025**Figure 6 New Dwellings Consented by Growth Regions excluding Auckland, 1996–2025**

Population Projections

22. Statistics New Zealand (SNZ) released its first 2023 Census based population projections at City/ District level on 25 September 2025.
23. Of the main cities in New Zealand, Tauranga City is projected to have the highest percentage change over the 30 year period from 2023 to 2053 under the SNZ medium projection (+56% +89,200 people) – figure 7.
24. A comparison of SNZ 2018 Census based projections (released 12 December 2022) with the latest SNZ 2023 Census based projections show a significant increase in projected

population under the latest projections for Tauranga City – Figure 8. A comparison of the “components of change” assumptions underlying the SNZ medium projections show that the significant increases in the 2023 Census based projection is due to assumed higher and increasing births, lower deaths and higher and increasing net migration than assumed under the 2018 Census based projection – figure 9.

25. The Tauranga City Long Term Plan projection is currently closely aligned with the SNZ 2018 Census based medium projection. Under the SNZ 2023 Census based projections, the current LTP projection is around 10,000 people less than the SNZ “Low” projection by 2053.

Figure 7: Projected Population Change, Main Cities, New Zealand

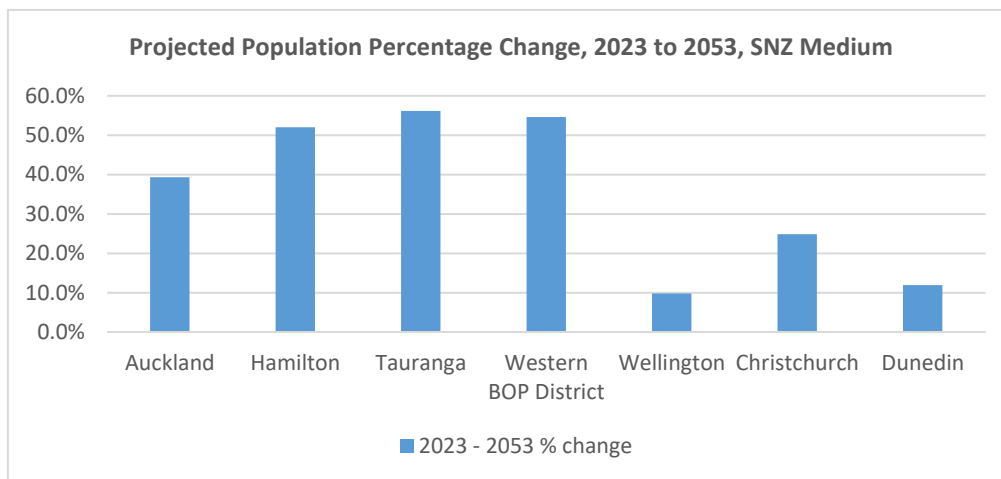


Figure 8: Population Projections Comparison, Tauranga City

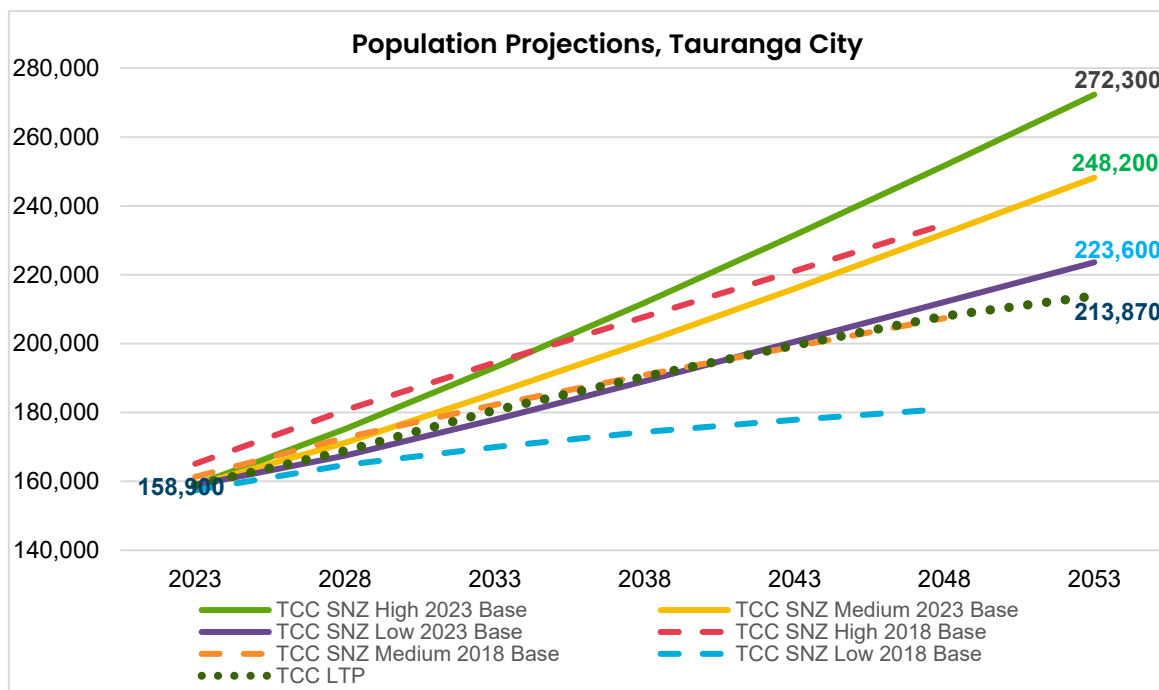
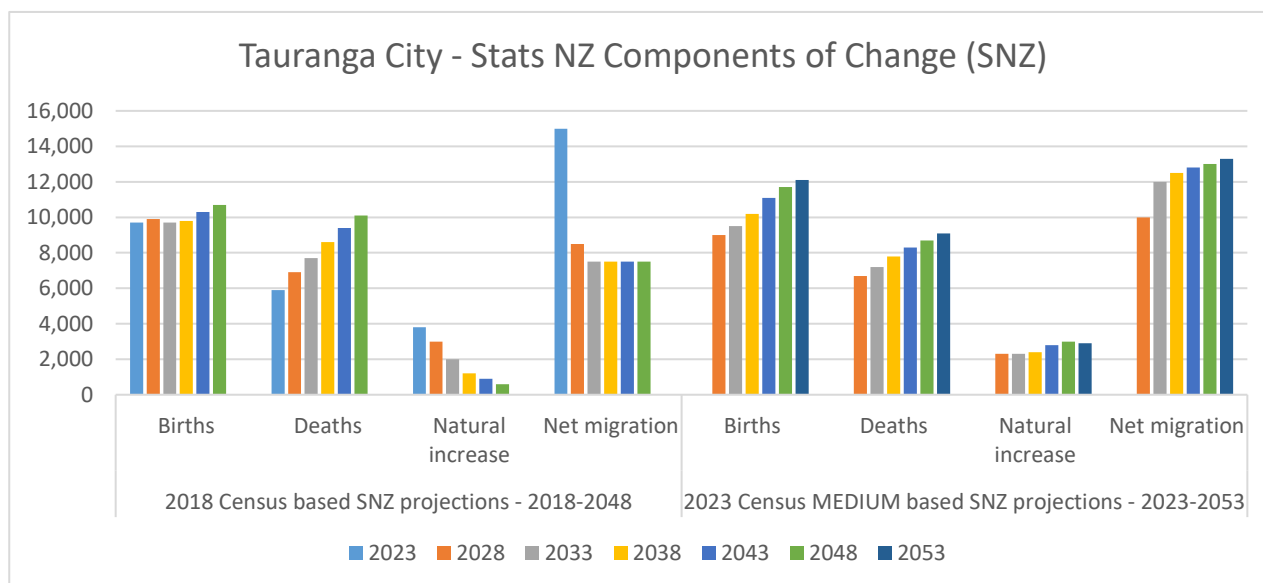


Figure 9 : Comparison of Statistics NZ Projection Assumptions.

Dwelling Projections

26. Under the Tauranga City LTP projection, an additional 29,400 dwellings are currently projected from 2023 to 2053 for Tauranga City. This increases to around 34,000 dwellings when the National Policy Statement on Urban Development 2020 competitiveness margins are added.
27. Applying the LTP population/ dwelling divisors to the latest SNZ “Medium” projection indicates that the additional dwelling projection may increase to around 44,000 dwellings (+14,600 or +50%) if that projection was adopted.
28. Applying the LTP population/ dwelling divisors to the latest SNZ “High” projection and adding 20% to this under the Governments “going for housing growth” proposal may increase the additional dwelling projection to around 65,200 (+35,800 or +122%).
29. Discussions are currently taking place between Council and SmartGrowth staff with SNZ to better understand the validity and robustness of the updated projections given the significant changes. Recommendations will be reported up to Councils and SmartGrowth in early 2026 following the conclusion of these discussions as to any proposed changes to adopted growth projections. For Tauranga City, this is of particular importance to 2027 LTP planning.

Fast-track Approvals Amendment Bill submission

30. On Thursday 6th November Parliament passed the first reading of the Fast Track Approval Amendment Bill (the Bill). Submissions closed on Monday 17th November. Due to the short timeframe it was necessary to make TCC’s submission before it was formally considered at a Council or Committee meeting.
31. The purpose of the Bill is to improve competition in the grocery sector by making it easier for new supermarket chains to obtain resource consent and enter the market. The Bill also introduces ‘technical and machinery’ changes that clarify the wider fast track approvals process and make the process shorter.
32. TCC has not submitted on the grocery sector matters nor on the Stellar Passage (Port of Tauranga) proposal and changes to its description.
33. There are a number of fast-track projects in the Tauranga and the adjoining Western Bay District.
34. The key submission points for TCC are as follows:

- (a) Reduction of mandatory consultation requirements – An applicant will not be required to consult with Council prior to lodgement and only required to notify in writing. This will limit Council's ability to have any meaningful engagement prior to lodgement.
- (b) Restriction of the Panel's discretion to invite additional persons to comment on applications – The Panel currently has broad discretion to invite comments. The proposed amendments restrict this power. Additional comments could only be sought where the topic is not sufficiently covered by relevant local authorities. Also, where a party is invited to provide comments rather than a mandatory participant will not have appeal rights. There is risk that an application such as Bell Road/Wairakei South which is not within TCC boundaries will not be able to provide comment, or if invited, will not have appeal rights.
- (c) Definition of 'relevant local authority' only includes a local authority whose region or district the project is in. Where there is an application in the Western Bay of Plenty District such as the Bell Road/Wairakei South fast track application, Council is not identified as a relevant local authority. The Bill does not propose any amendments to this definition which has implications to how Council can be involved in this process as set out above where the Panel has limited discretion to invite additional persons to comment.
- (d) Infrastructure-based barriers to consenting – Enables the panel to impose conditions on infrastructure delivery. While this is generally supported, it is unclear how this interacts with the requirement of a third party to deliver or comply with that condition.
- (e) The changes to enable the panel to impose conditions could be interpreted that it gives the panel the ability to mandate funding of infrastructure upgrades or delivery (such as developer agreements). However, there remains a gap on cross boundary issues for infrastructure delivering and funding. Funding tools such as development contributions and rates cannot be applied cross boundary.
- (f) Reduction in timeframes – the timeframes for invited persons to provide comments is reduced from 20 working days to 15 working days which is a tight timeframe for councils to be able to provide valuable comments. Particularly when engagement with councils prior to lodgement is no longer required.

35. TCC's final submission which has been lodged is attached.

STRATEGIC ALIGNMENT

36. The projects reported in this report and attachments contribute to all of the strategic community outcomes in the table below, with a specific focus on a well-planned city.

	Contributes
We are an inclusive city	✓
We value, protect and enhance the environment	✓
We are a well-planned city	✓
We can move around our city easily	✓
We are a city that supports business and education	✓

37. Further, the projects covered in this report are framed under the strategic direction of the SmartGrowth Strategy 2024 including the Future Development Strategy and the 2024-34 Long Term Plan (including the 30-year Infrastructure Strategy).

TE AO MĀORI APPROACH

38. We take a deliberate approach to collaborate and engage with Tangata Whenua as part of our planning projects to ensure we understand Māori views and can reflect this in our projects using the Te Ao Māori approach.

CLIMATE IMPACT

39. Climate change is a significant matter that is considered and addressed in our planning projects, especially as it applies to natural hazards such as sea level rise and flooding from intense rainfall. Climate change impacts are modelled, and constraints associated with climate change are addressed through planning frameworks e.g. minimum building platforms above flood levels or setbacks from constrained areas

OPTIONS ANALYSIS

40. There is no options analysis. This report is for information only.

SIGNIFICANCE

41. While growth is a significant issue for Tauranga City, this report does not require any decisions and is not significant in itself.

NEXT STEPS

42. Council will continue to progress the projects and works identified in the report and Attachments 1 and 2

ATTACHMENTS

1. **Quarterly Update - Growth, Land Use Planning and Transport Strategy Projects - November 2025 - A19211562** [↓](#) 
2. **Confidential Quarterly Update - Growth Land Use Planning and Transport Strategy Projects - November 2025 CONFIDENTIAL ITEM - A19303228 - Public Excluded**
3. **Draft Development Trends Report Executive Summary - A19304641** [↓](#) 
4. **TCC Submission to Fast-track Amendment Bill - A19350639** [↓](#) 

Quarterly Update – Growth, Land Use Planning & Transport Strategy Projects – November 2025

PROJECT DESCRIPTION	PROGRESS UPDATE / KEY MATTERS	NEXT STEPS / IDENTIFIED RISKS
Review of land use zones city wide	A review of the key tasks and project plan for Plan Change 38 – Business Land Framework has been undertaken in light of the release of the Expert Advisory Group Blueprint on Phase 3 of the resource management reforms and the Government announcement to stop plan changes. As reported to the August Committee meeting, the project can no longer realistically proceed as a plan change to the Tauranga City Plan under the RMA, and instead it is expected implementation will be through plans developed under the new planning system. This project will continue to review: a) the lack of a clear role and function of commercial centres, the commercial and industrial zones; b) the inconsistency with the National Planning Standards zones; c) the effects of industrial activities within zones and adjacent sensitive zones, including outcomes from the Mount Industrial Planning Study; d) where there has been a request to zone a property; and e) the quantity and spatial allocation of commercial and industrial land across the City. This project has also expanded to all other zones within the Tauranga City Plan to review: a) the quantity and spatial allocation of all other land across the City. b) the inconsistency with the National Planning Standards zones; c) issues that have been identified which could be resolved through rezoning; and d) where there has been a request to zone a property; This work underway could either be used to progress a plan change under the RMA, or be implemented through the new planning system. \$474,946 budget is set aside for this 2025/26 financial year. Due to central government direction to stop plan changes, the majority of work will be undertaken in-house for this financial year. The only budget committed to date, has been allocated to the Commercial Centres Sub-Regional Strategy as set out below.	Continue to prepare background research and assessment on the spatial extent and application of business zones to prepare for implementation through the new planning system. This will include issues and options papers for areas with complex issues.

Quarterly Update – Growth, Land Use Planning & Transport Strategy Projects – November 2025

PROJECT DESCRIPTION	PROGRESS UPDATE / KEY MATTERS	NEXT STEPS / IDENTIFIED RISKS
Commercial Centres Sub-Regional Strategy	The SmartGrowth Strategy 2024-2074 (SmartGrowth) establishes an indicative centres hierarchy (i.e. City Centre and Town Centres) based on outcomes of the Urban Form and Transport Initiative (UFTI) and reflecting the National Planning Standard terminology. SmartGrowth, however, acknowledges that additional technical work is required to establish a commercial centres strategy. A Commercial Centres Strategy is a short-term action of the SmartGrowth Strategy 2024-2074 Implementation and Funding Plan with Tauranga City Council (TCC) and Western Bay of Plenty District Council (WBOPDC) indicated as the project lead. TCC and WBOPDC have partnered to develop a Commercial Centres Sub-Regional Strategy (CCS). The strategy will build on the indicative Centres Strategy contained in SmartGrowth and establish a commercial centres hierarchy based on national planning direction and best practice, identifying the sub-regions centres' role and function now and into the future (30-50 years). The CCS will also provide guidance on planning, use and development of business land in the sub region. A project plan has been completed and a communications and engagement strategy is now being prepared. The project plan includes an economic assessment to inform the strategy. Targeted engagement is on track to commence before the end of 2025. Staff will await further direction on Phase 3 of the resource management reforms before commencing any wider engagement. The economic assessment budget is \$38,400 for Tauranga City Council's portion of the contract, with the balance of the contract cost with Western Bay of Plenty District Council.	Progress development of the Strategy for likely implementation through the regional spatial plan proposed for the new planning system.
Tauriko West Urban Growth Area	With the re-zoning of Tauriko West confirmed (March 2025), Comprehensive Stormwater Consent granted resource consent (June 2025), and Developer Agreement signed (August 2025) the Council-led planning projects to enable the growth area are completed and, therefore this is the last time it will be included in this Quarterly Update. The next steps to realise development within the growth area are led by the landowners/developers through their resource consent applications for subdivision or land use consent which will be assessed by the Councils Regulatory team.	Support NZTA's Open Day on 8 November 2025 at Tauriko School

Quarterly Update – Growth, Land Use Planning & Transport Strategy Projects – November 2025

PROJECT DESCRIPTION	PROGRESS UPDATE / KEY MATTERS	NEXT STEPS / IDENTIFIED RISKS
	A final newsletter was sent out in October 2025 advising that the rezoning of Tauriko West is completed. The newsletter provided an update on the next stage of developer led development and included NZTA details for Tauriko West and Ōmanawa Bridge replacement projects, as well as progress on the Tauriko Enabling Works, SH29 maintenance works, and an update on the Takitimu North Link Stage 1 project. NZTA will be hosting a Tauriko West community information day at Tauriko School on 8 November 2025 to provide the wider community with an opportunity to learn more about these projects. The 2025/26 budget for Tauriko West is \$104,000, associated with legal fees and planning. Project costs for this financial year are forecast to be in the order of \$30,000 with the remaining project budget forecast to be unspent.	
Te Tumu Urban Growth Area	Te Tumu is a major greenfield growth area of around 745 hectares in Papamoa East, identified in the SmartGrowth Strategy as a key location to meet the housing needs of the city and wider western Bay of Plenty sub-region over the medium to long-term. Work on structure planning to support a rezoning of Te Tumu continues, with Council staff taking an adaptive approach in light of ongoing uncertainty around resource management system reform and upcoming changes to national direction. This includes working with key landowners to develop a high-level planning framework that manages infrastructure, land use, and environmental values, while monitoring potential legislative changes that may affect the timing and process for progressing the rezoning of this significant growth area. In August 2025, the Resource Management Act (RMA) was amended to prohibit new Council-initiated plan changes from progressing unless they were automatically exempt under the Act or approved to continue by the Minister for the Environment. In response, Council has decided to delay a decision on whether to seek an exemption from the Minister to continue the Te Tumu plan change under the RMA until more detail on the proposed new planning system is available. Staff will report back to the Council in the new year once the implications of the proposed new system are clearer. Access and infrastructure remain central to enabling development in Te Tumu. The current servicing strategy extends core infrastructure (roading, water supply, and wastewater) eastward through two main corridors that cross the Tumu Kaituna 14 (TK14) block.	Continue to support negotiations and drafting a compensation agreement for access rights across the TK14 Block for reporting to Council for decisions later in early 2026. Progress consultation with Tangata Whenua on the project. Updating of technical assessments to inform the planning framework / provisions and engagement with key stakeholders. Work with landowners / developers on alternative infrastructure access and servicing options.

Quarterly Update – Growth, Land Use Planning & Transport Strategy Projects – November 2025

PROJECT DESCRIPTION	PROGRESS UPDATE / KEY MATTERS	NEXT STEPS / IDENTIFIED RISKS
	Negotiations with the TK14 Trust on securing access rights, including land for a future active reserve, are progressing, with discussions being held directly with the Mayor. Once a draft agreement is reached with the TK14 Trust and the necessary Council decisions are made, the proposal will be presented to TK14 beneficial owners for approval and then to the Māori Land Court for confirmation. The TK14 Trust has confirmed that it would only support notification of a plan change once a proposed compensation arrangement has been approved by its owners. For these reasons, the timing of this process will be a key factor influencing when a plan change could be notified. Alternative wastewater investigations are being progressed both by TCC and landowners for comparison against the current option of reticulating wastewater to the Te Maunga wastewater treatment plan. This has been the subject of a recent Council report on the Warakei pump station and rising main which include capacity for Te Tumu. A number of technical and planning workstreams are being progressed internally to refine the structure plan, assess infrastructure feasibility, and prepare a potential planning framework and associated provisions. Staff are also exploring staging and infrastructure delivery options with landowners to improve development feasibility and reduce costs. This work is being progressed through regular workshops held with landowners. Engagement with iwi, hapū, and Māori land trusts is being re-established to ensure cultural, ecological, and landscape values are appropriately reflected in the structure plan and future planning framework. This engagement also aims to build a clearer understanding of Māori land trust aspirations for their land and how these can be supported through the rezoning process. Given the scale of Te Tumu and the number of groups involved, engagement will continue through 2026. The 2025/26 budget for the Te Tumu Structure Plan is \$543,000, covering technical reporting, engagement, and legal costs. Expenditure this financial year has been limited to facilitation of landowner meetings and tangata whenua engagement. Costs are expected to increase over the next six months as technical work and further engagement progress. Broader spending will depend on future decisions in response to resource management reform.	Assessing the resource management reform and the impact of this on progressing a plan change under the RMA, and report back for decisions in early 2026. Progress infrastructure and structure planning workstreams. Project is part of City Deal negotiations.

Quarterly Update – Growth, Land Use Planning & Transport Strategy Projects – November 2025

PROJECT DESCRIPTION	PROGRESS UPDATE / KEY MATTERS	NEXT STEPS / IDENTIFIED RISKS
Keenan Road Urban Growth Area	The Keenan Road Urban Growth Area is located south of The Lakes and State Highway 36, adjoining Pyes Pa Road to the east. Identified in SmartGrowth for residential development of approximately 2,500 to 3,000 homes (subject to further assessment), the area includes multiple landowners, several of whom are potentially ready to develop (subject to market conditions). Project work is ongoing to assess landform constraints, infrastructure servicing options, access and transport connections, stormwater management, and overall development feasibility. Due to natural hazard constraints (exacerbated by topography, soil types, and stormwater limitations) the nett developable area and housing yield are now expected to be around one-third lower than originally indicated in SmartGrowth. Given the reduced developable area and significant infrastructure costs identified to date, a range of staging and servicing options are being explored. This includes further consideration of transport and stormwater efficiencies while continuing to future proof for ongoing potential growth further to the south in future. The outcomes of the feasibility study and associated option assessments will be reported in the first quarter of 2026. Council staff continue to monitor the resource management reform. As previously reported, it is anticipated that the Keenan Road Urban Growth Area will need to be integrated into the new resource management system. In the meantime, preparation of technical studies and structure planning will continue to inform the proposed new spatial plan and district plan. A newsletter for all landowners / stakeholders was sent out in September '25 to advise on the RM reform situation and implications for project timing. The project webpage was also updated. The 2025/26 budget for Keenan Road Structure plan is \$496,000. Budget is for structure plan development and planning, associated with technical reporting, engagement, and legal fees. No spend has occurred in the current financial year to date, as much work has been undertaken in-house. It is anticipated some technical reporting costs will occur in early 2026 particularly in relation to further stormwater modelling once a preferred landform is complete and there is confidence that development is likely to be feasible and affordable; however, broader costs will be subject to assessing next steps under resource management reform.	Continue to close out the project feasibility; and consider alternative options for staging and development. Report back in the first quarter of 2026. Project is part of City Deal negotiations.

Quarterly Update – Growth, Land Use Planning & Transport Strategy Projects – November 2025

PROJECT DESCRIPTION	PROGRESS UPDATE / KEY MATTERS	NEXT STEPS / IDENTIFIED RISKS
Upper Belk Road UGA Planning	Upper Belk Road is included as a future urban growth area of industrial and/or residential land use in the SmartGrowth Strategy 2024-2074. The Strategy's Implementation Plan puts the planning for the urban growth area in the current 0-3 year period. Council has approved the project to be undertaken in phases. Phase 1 has commenced and is a high-level internal desktop assessment of yield and feasibility. Phase 2 is proposed in the second half of 2025/26 financial year for technical studies to develop the structure plan. Phase 3 is the preparation of the structure plan and rezoning. The area is currently within the WBOPDC jurisdiction and discussions are underway around how the two councils will progress the project collaboratively. Staff also continue to monitor the resource management reform. Subject to feasibility and working with WBOPDC, it is anticipated that rezoning of the Upper Belk area would be integrated into the new resource management system. Project work is ongoing to assess development feasibility. Based on desk top analysis to date, this nett developable area is approximately 318ha. Development could be staged, with current assessment considering whether an initial industrial stage at the northern end (adjoining TBE4) may be possible based on currently planned infrastructure upgrades and known developer interest. Key considerations are transport, wastewater and stormwater. Any options taken forward will be subject to working with WBOPDC. Land in Upper Belk drains to a tributary of Wairoa River. To assist with understanding the feasibility of development, the existing Wairoa flood model requires extending to upper catchment. This is proposed to occur in early 2026. Futureproofing of infrastructure through the Tauriko Business Estate Stage 4 is required to provide for urban development in Upper Belk Road (e.g. wider road corridors and space for future water/wastewater mains). There is some provision in the current LTP for this and arrangements will be formally agreed with the developer for Council approval. The 2025/26 budget for Upper Belk Structure plan is \$280,000. Budget is for desktop analysis and feasibility testing, focusing on potential fatal flaws, mana whenua and key stakeholder engagement. Approximately \$80,000-\$100,000 is anticipated to be used for extending the existing Wairoa flood model. No other costs are anticipated at this time.	Assessment of yield, including options for the apportionment between industrial land and housing, and costs of providing infrastructure will feed into the feasibility analysis to be completed by end of 2025. Report back in the first quarter of 2026. Project is part of City Deal negotiations.

Quarterly Update – Growth, Land Use Planning & Transport Strategy Projects – November 2025

PROJECT DESCRIPTION	PROGRESS UPDATE / KEY MATTERS	NEXT STEPS / IDENTIFIED RISKS
Fast Track Approval Projects	Three Fast-track projects in and around Tauranga have been included in the Fast-track Approvals Act to provide housing (Tauriko West – (Classic Group Land), Bell Road and Tara Road). Staff are working with developers and landowners on the three housing projects. Of note: - We do not expect Tauriko West to proceed through the fast-track process. They have lodged consent applications for the first stages of subdivision with TCC. - The Tara Road site has significant wastewater capacity constraints which have been communicated and further work to resolve these capacity constraints are ongoing. - The Bell Road project is located in WBOPDC on the boundary with TCC. We anticipate a fast-track application will be lodged with the Environment Protection Agency for processing in early 2026. The Bell Road development will likely rely on some infrastructure provided by TCC eg potable water (from the Waiari Water Treatment Plant) and the Papamoa East Interchange as well as future residents using of parks, reserves, community infrastructure and other services provided by TCC. This presents some complex cross-boundary funding issues to be resolved. Initial discussions are underway including a joint TCC / WBOPDC / developer meeting schedule for 21 November and in due course the matter will come to Council for decision-making. Involvement in the fast-track projects have no direct TCC budget / cost attached to them, but are requiring some investment in staff time.	Continue to work with landowners, developers and partner Councils as appropriate. Ensure appropriate upfront and ongoing funding outcomes based on the growth pays for growth philosophy, noting this will require bespoke approaches given limitations of current funding tools where growth is located outside the TCC District.

Quarterly Update – Growth, Land Use Planning & Transport Strategy Projects – November 2025

PROJECT DESCRIPTION	PROGRESS UPDATE / KEY MATTERS	NEXT STEPS / IDENTIFIED RISKS
Ohauiti – Land at end of Rowsdale Drive	Based on decisions by the previous Council, land was acquired, and covenants constraints were resolved that were preventing the development of residentially zoned land at the end of Rowsdale Dr for 200 plus homes. Developers are working through a number of issues, including subdivision layout and various consenting processes. A development agreement is being drafted and will enable TCC to recoup cost associated with the land and covenants matters above. From a budgetary perspective approximately \$4.8m has been invested in the project of which TCC has funded \$3.8m and the developer \$1m. The remaining \$3.8m will be recovered from the developer as development occurs. A public meeting was held on 21 July 2025 to address community concerns associated with the development, particularly concerns about further traffic congestion. Through the recent Annual Plan process the current Council agreed to progress an in-house study over the next 12 months of an additional road connection between Ohauiti and the City focused on connecting Rowsdale Drive to Pukemapu Road and on to Oropi Road. This work is underway (see separate update below). Alongside this TCC will re-engage with NZTA on the need for upgrades to SH29A and advocate to the Ministry of Education for local schooling investment.	Finalise development agreement Developer consenting and site development Progress TCC transport investigations for future transport connectivity for Ohauiti.
Pōteriwahi (Parau Farm)	The project is largely on-hold awaiting direction from the current Council on its approach to the broader active reserve network and consideration of future land use on this site which is the subject of a report to Council on 15 December. In the meantime, some work on access provision and waters planning is continuing, as this infrastructure will be required regardless of the future use of the site.	Separate reporting to Council on the approach to the broader active reserve network is expected in late 2025.
Papamoa East Interchange surplus land	TCC owns a significant amount of surplus development land around the Papamoa East Interchange. The land is zoned for employment / business outcomes, but has potential for TCC activities (eg aquatic centre) or for housing. Initial feasibility work has been undertaken and further reporting to Council is planned for in 2026 for decision-making on land use options and TCC's role in development of the land. No costs are being spent on the project this time and budgets will be considered when Council decisions are made on the future use of the land.	Reporting to Council in 2026 on issues and options.

Quarterly Update – Growth, Land Use Planning & Transport Strategy Projects – November 2025

PROJECT DESCRIPTION	PROGRESS UPDATE / KEY MATTERS	NEXT STEPS / IDENTIFIED RISKS
Resource Management (RM) System Reform	The Government has signalled three phases of resource management reform. Phase 1 was to repeal the Natural and Built Environment Act and the Spatial Planning Act which was completed in December 2023. Phase 2 is a series of targeted amendments. Phase 2 includes: - The Fast-track Approvals Act (complete, but need amendment bill introduced) - Amendments to the RMA (complete) - Amendments to National Direction under the RMA (submissions closed, awaiting government decisions) The Government aims to introduce Bills in Parliament by the end of 2025 for Phase 3 of its reforms to establish a new planning system to replace the RMA. The Select Committee process will be the main mechanism for public consultation. The Government aims to pass Bills into law in mid-2026. Given these timeframes it is likely that consultation will occur over the upcoming Dec / Jan holiday period but this is to be confirmed. We are considering options on how best to approach this, including Council input and approval of a TCC submission and we will be in contact on this matter soon.	Continue to engage with Government officials on RM reform and make submissions. Consider submission to Fast-track Amendment Bill – focusing on Council's ability to be involved in relevant fast-track proposals and cross boundary infrastructure and funding matters. Upcoming select committee submission process on the new RM legislation.
NZ Infrastructure Commission (Te Waihangā)	<u>National Infrastructure Plan</u> The draft National Infrastructure Plan (NIP) sets out a long-term strategy to improve New Zealand's infrastructure performance and resilience. It highlights the need to prioritise maintenance of existing assets, improve project planning and delivery, and ensure infrastructure investment is affordable and well-targeted. The Plan identifies 19 recommendations across funding, governance, maintenance, and investment prioritisation, with a strong emphasis on public sector leadership and coordination. The NZ Infrastructure Commission have indicated that they still intend to finalise the Plan in late 2025 and deliver it to Government for its response in 2026. <u>Infrastructure Priority Programme</u> The Infrastructure Priority Programme (IPP), administered by the New Zealand Infrastructure Commission, is a process designed to identify and assess infrastructure project proposals. Its purpose is to ensure that projects align with New Zealand's long-term objectives and deliver strong value for money. Projects identified through the IPP are incorporated into the draft NIP.	Awaiting further announcements by the Infrastructure Commission on the second round of projects to be included in the draft NIP programmed for December 2025.

Quarterly Update – Growth, Land Use Planning & Transport Strategy Projects – November 2025

PROJECT DESCRIPTION	PROGRESS UPDATE / KEY MATTERS	NEXT STEPS / IDENTIFIED RISKS
	highlighting their significance to both decision-makers and the public. In April 2025 Council put forward the following projects for consideration as part of the Infrastructure Commissions second round of the IPP: • Cameron Road Stage 2 • 15th Avenue / Turret Road • Western Corridor – supporting housing and business infrastructure (wastewater, water supply, transport). Note: long-term SH29 improvements are excluded, as they fall under NZTA's responsibility. • Eastern Corridor – supporting housing infrastructure (three waters) • Variable Road Pricing The Infrastructure Commission continues to review the projects. The Commission has indicated that they intend to further announcements regarding projects selected for inclusion in the draft NIP in December 2025.	
Future Development Strategy (FDS) / SmartGrowth Strategy 2024-74	The Funding and Implementation Plan for the SmartGrowth Strategy was approved in October 2024. The focus is now on implementation and delivery. Upcoming changes to the resource management system reform, including the National Policy Statement for Urban Development, are likely to require revisions to the SmartGrowth Housing and Business Capacity Assessment, as well as potential changes to the Strategy itself and the associated implementation plan. This is likely to be through the development of a new spatial plan for the sub-region. Budgetary implications will be considered when the work programme is clearer. The annual 2025 SmartGrowth Development Trends Report currently being finalised for release in December 2025. It contains subdivision, residential and non-residential development and population trends in Tauranga City and Western Bay of Plenty District. The 2024 edition is available on SmartGrowth and partner council websites.	Monitor and respond to policy changes. Focus on implementation and delivery.

Quarterly Update – Growth, Land Use Planning & Transport Strategy Projects – November 2025

PROJECT DESCRIPTION	PROGRESS UPDATE / KEY MATTERS	NEXT STEPS / IDENTIFIED RISKS
Development Contributions	TCC adopted the 2025/26 Development Contributions Policy in June 2025 for implementation from 1 July 2025. Staff have identified the following priority updates to target for implementation in the 2026/27 Policy. These were discussed with Council on 6 November. They are: • Updates to reflect Council's upcoming decisions regarding the provision of indoor courts, Memorial Park Aquatic Centre and Cameron Road Stage 2; • Updates to the wording of the policy to clarify the DC treatment of Secondary Independent Dwelling Units and "granny flats", the definition of "bedroom" and the assessment methodology for recently introduced catchments. Sperate work is underway on potential incentives for residential intensification and city centre development for reporting to Council early in 2026. More substantive review of the DC Policy is not appropriate at this time due to the impending reform of the system through the introduction of development levies and the transfer of waters funding responsibilities that would occur if a Water Service Entity is established. An updated draft DC Policy will be prepared for Council review followed by public consultation alongside the next Annual Plan. Staff anticipate investing significant time in contributing to the development of the Government's growth funding reforms including system design and review of legislation over the coming year. It is not yet clear when amendments to the Local Government Act 2002 will be introduced to effect these changes, but it is likely to be either at the end of 2025 or early 2026. The DC Policy work requires little or no cost aside from costs associated with staff resourcing.	Undertake draft amendments to the DC Policy for Council consideration (anticipated for February 2026) Public consultation on draft DC Policy thereafter.

Quarterly Update – Growth, Land Use Planning & Transport Strategy Projects – November 2025

PROJECT DESCRIPTION	PROGRESS UPDATE / KEY MATTERS	NEXT STEPS / IDENTIFIED RISKS
Development Agreements	TCC is increasingly using development agreements to fund and facilitate the delivery of growth-related infrastructure. Historically, TCC would have delivered this infrastructure and funded it from its own balance sheet with costs recouped through development contributions. This requires significant balance sheet capacity and exposes TCC to financial risk and under-collection. In order to manage TCC's balance sheet constraints, TCC has negotiated (or is in the process of negotiating) agreements with a number of developers in which the developer agrees to deliver and fund infrastructure that benefits their development. The agreements can relate to single assets (for example a wastewater pumpstation) or to all infrastructure within a greenfield urban growth area (for example, Tauriko West). Staff are currently working on development agreements for Tauriko Business Estate Stage 4, Rowsdale Drive and a site in Welcome Bay. Initial discussions are also underway for the Bell Road fast-track proposal. Most of the development agreement work is resourced in-house and therefore costs are minimal aside from costs associated with staff resourcing. Developers meet their own costs associated with negotiating and drafting agreements.	Negotiations underway with reporting to and decision-making by Council as required.

Quarterly Update – Growth, Land Use Planning & Transport Strategy Projects – November 2025

PROJECT DESCRIPTION	PROGRESS UPDATE / KEY MATTERS	NEXT STEPS / IDENTIFIED RISKS
Government reform of funding and financing tools	In 2024 the Government released its Going for Housing Growth programme. This programme is part of the Government's broader plan to tackle New Zealand's ongoing housing shortage. Going for Housing Growth is centred of three pillars, the second of which is "Improve infrastructure funding and financing to support urban growth". To this end, the Crown is investigating reform of several tools including development contributions, infrastructure funding and financing levies and Public Private Partnerships. The Government released an initial series of factsheets in February 2025. Proposals include reforming the development contributions regime and incremental improvements to the Infrastructure Funding and Financing Act. Announcements have also been made regarding advancements in toll charging and time of use charging (see below). There have not been any developments in the value capture area. It is possible that implementation of these reforms will be a component of any Western Bay of Plenty Regional Deal outcomes. Draft legislation is expected on development levies and IFF amendments in the next few months.	Draft legislation is anticipated late this year or early 2026 and TCC will be able to make a submission through the Select Committee process.
TRANSPORT STRATEGY		
Time of Use Charging (variable road pricing)	In December 2024, the government announced the Land Transport Management (Time of Use Charging) Amendment Bill. This Bill will empower local authorities and NZTA to develop proposals for time of use (congestion focussed) charging on specified routes or areas. Time of use schemes aim to improve traffic flow across an entire network, enhancing reliability and productivity overall. The TCC submission was approved at the 28 April Council meeting, which included reference to Tauranga's previous 'SmartTrip' variable road pricing proof of concept study. The select committee has recommended some changes on topics such as: the scheme board members including more influence from local authorities, an independent chairperson to a scheme board, the scheme board's legal status, privacy provisions, allowing public transport exceptions and more clarity on reinvesting any surplus locally. The bill passed its second and third readings, with all political parties in support and will now become law. Implementation will follow with time of use charging schemes needing to be considered in partnership between local authorities in a region and NZTA. Such partnerships will need to	Await completion of the legislative process. Discuss during LTP preparation process.

Quarterly Update – Growth, Land Use Planning & Transport Strategy Projects – November 2025

PROJECT DESCRIPTION	PROGRESS UPDATE / KEY MATTERS	NEXT STEPS / IDENTIFIED RISKS
	consult people impacted by the scheme, amongst other key impact assessment criteria. Proposed schemes will need to be approved by Cabinet and roadside and back-office systems put in place. The process will take some time therefore any proposed scheme will likely only take effect at least a year or more after being enabled in legislation. The draft legislation still contains a clause regarding scheme initiation (section 65C) and this includes the ability of the responsible Minister to 'direct the Agency to initiate a time of use charging scheme if satisfied that a scheme is necessary to improve traffic flow in that region'. However the wording indicates this as a possibility rather than a legal necessity. Once legislation has passed, the preparations for TCC's Long Term Plan during 2026 appear the appropriate process for a council discussion on this matter. It is expected that Auckland will be the first city to go ahead with a scheme, and staff will continue to monitor progress in Auckland. No costs are being incurred on time of use charging at this time.	
Western Corridor (SH29 Tauriko / Tauriko West)	The 2-lane replacement bridge over the Omanawa Stream on SH29 has been awarded, and site preparation has commenced. The work will move into construction in November 2025, and is anticipated to take around 2 years to complete. The detailed business case was reported on in previous quarterly updates. NZTA have completed their Tauriko West Road of National Significance (RoNS) <u>Investment Case</u>, which is based on the new decision-led assessment methodology. On 22 April 2025 Minister Chris Bishop announced that the NZTA Board had endorsed the Tauriko West RoNS investment case. NZTA Board approval of \$97.2 million in funding for route protection was also announced. NZTA has since awarded the contract to protect the route and seek consents for the project. The investment case endorsed by the NZTA board sets a budget envelope of between \$2.8 billion to \$3.3b for the overall project, with decisions to unlock funding made by the NZTA Board as each phase of the project progresses (ie construction funding is not in place). Key differences between the Business Case and the recent Investment Case are: The offline SH29 part of the project will be brought forward, whilst the upgrades of SH29A and Barks Corner are pushed back.	Assess project information for reporting to Council and further engagement with NZTA. This project is part of City Deal negotiations

Quarterly Update – Growth, Land Use Planning & Transport Strategy Projects – November 2025

PROJECT DESCRIPTION	PROGRESS UPDATE / KEY MATTERS	NEXT STEPS / IDENTIFIED RISKS
	Removal of the proposed bus lanes and several walking/cycling facilities, with corridor width protected to enable these to be developed in future. Initial discussions have been held between TCC and NZTA to understand how these changes may affect the anticipated timelines and 'triggers' for enabling urban growth in the Western Corridor, however further work is anticipated. In line with the GPS, NZTA also noted that a tolling assessment will be undertaken for the Tauriko West project. NZTA have currently completed a "gate 1 tolling assessment" and are in the progress of undertaking a "gate 2 tolling assessment". Subject to the outcomes and endorsement, this may lead to public consultation around the use of tolls as a funding tool. Staff are currently seeking further information from NZTA on aspects of the project to enable any issues to be identified and for reporting to Council and further engagement with NZTA.	
Ohauiti / Welcome Bay Transport Connections Planning – with wider links to western corridor ring road	Councillors endorsed to undertake an in-house study through the annual plan deliberations on 27 May 2025, as presented in the <u>Issues & Options Paper</u>. This paper was a result of a <u>memo</u> presented to council on the 5th of May, summarising an all recent transport planning studies undertaken in the Ohauiti / Welcome Bay area. A draft scoping document has been prepared. The work will also consider benefits of a local ring road, which was first suggested through the <u>Tauriko Network Programme Business Case 2016</u> (connecting Pyes Pa Road to Oropi Rd). Staff are currently working on this study. Project costs are expected to be minimal (aside from staff resourcing) and will be met from existing budgets. Meanwhile staff will continue to liaise with NZTA as they begin work on their Tauranga Strategic Urban Network Plan. This plan will include investigations for the city's State Highways that are not yet covered by existing projects. NZTA confirmed this study will also investigate the section of SH29A from Barks Corner to Baypark and future investment requirements including the need for intersection improvements or upgrades.	Staff to continue the work and provide draft report early 2026.

Quarterly Update – Growth, Land Use Planning & Transport Strategy Projects – November 2025

PROJECT DESCRIPTION	PROGRESS UPDATE / KEY MATTERS	NEXT STEPS / IDENTIFIED RISKS
SH2 Revocation	An internal TCC project team has been established, involving staff from Transport, Planning, Legal and Property, and a project governance group will be set up with senior leadership from TCC, WBOPDC, BOPRC and NZTA. A key part of the current work is evaluating the corridor through the Revocation Assessment and determining the Function of corridor elements. Safety assessments and asset condition assessments are also proceeding. During this process the impact that the tolling of TNL may have on the old state highway, especially regarding financial responsibility and future asset management, is being considered. Once the Function of the corridor sections are agreed, and Fit for Purpose assessment is complete, the next stage will involve development of the Revocation Plan. This will determine the Form of the corridor sections and any upgrade work required prior to revocation. The TCC Transport team have reached out to Councillors, to inform and update them on the revocation process, discuss SH2 issues, opportunities and challenges it may present to TCC. Key issues include: - Agreeing any improvements to the corridor to occur prior to revocation - Agreeing the boundaries of what will become local road and what will remain State Highway - Agreeing an appropriate NZTA Funding Assistance Rate moving forward to recognise additional traffic will remain on the road as the result of tolling of the TNL. A significant amount of staff time is being dedicated to this project. In addition, technical advisory support currently estimated at \$120,000, is required, however further costs anticipated for legal and property advisory services. These expenses are currently unbudgeted, but may be covered by underspent existing budgets, and there is potential for some funding support from NZTA.	Working group assessments will provide updates to TCC internal Transport & Strategy steering group. Seeking input on whether a Councillor workshop is required. Risks are being identified and updated as the project develops, managed by the Project Manager (Infrastructure Transport team). TCC is seeking more proactive engagement and joint planning in the preparation of assessments, to ensure that correct data and methodologies are implemented and that the wider community's needs and aspirations are included from the outset, enabling these issues to be resolved effectively.

Quarterly Update – Growth, Land Use Planning & Transport Strategy Projects – November 2025

PROJECT DESCRIPTION	PROGRESS UPDATE / KEY MATTERS	NEXT STEPS / IDENTIFIED RISKS
NZTA Strategic Transport Planning Studies	The NZTA Point of Entry for these two strategic transport plans have been approved by NZTA VOS (Oct 2025) to proceed to PBC stage. TCC strategic transport planners are working with NZTA to align work programs and ensure involvement throughout the development of these PBC's. Hamilton to Tauranga Strategic Transport Plan The Hamilton to Tauranga Strategic Transport Plan will investigate how to best support national economic growth by enhancing a key Upper North Island corridor. It will aligns with the City Regional Deal and supports inter-regional infrastructure priorities under RM Reform and the Future Proof Spatial study. With new developments like the Waikato Expressway and Ruakura Superhub, and growing rail importance, the plan addresses infrastructure pressures and deficiencies. It aims to optimize investments and inform major planning cycles including the State Highway Improvement Plan (SHIP), RLTP/NLTP, and the National Infrastructure Plan. Tauranga Strategic Urban Network Plan The Tauranga Strategic Urban Network Plan will focus on aligning regional priorities such as housing growth, the Port of Tauranga, and the City Regional Deal. It will emphasise the need for a cohesive, long-term infrastructure strategy that builds on previous planning (UFTI, TSP), improves investment certainty, and sequences projects affordably. The plan will advocate optimizing existing infrastructure, leveraging planned investments, and understanding network impacts to guide decision-making. It also serves as a critical input to national infrastructure planning tools like SHIP, RLTP/NLTP, and the NZTA 30-Year Plan.	Await project governance structure and project plan. Determine TCC staff project involvement.
Hamilton to Tauranga Corridor Spatial Study (through SmartGrowth)	Future Proof, in partnership with SmartGrowth, is conducting a high-level study to identify growth opportunities within the Hamilton to Tauranga Corridor. The study assesses the corridor's needs, potential, and infrastructure requirements (transport, water, power, and telecommunications) to guide future economic development. It will focus on improving productivity and freight efficiency through safer, more connected, and faster transport networks, while also considering environmental, natural, and cultural values. The goal is a coordinated vision for the corridor that supports thriving communities and efficient travel. The study has identified a number of growth options for the corridor, largely focused on the areas between Tauranga and Hamilton, i.e. the Matamata-Piako District and South Waikato	SmartGrowth (including TCC staff) will have input into the selection of the preferred option/scenario and the final report which will outline the findings and make recommendations. This will be reported jointly through Future Proof and SmartGrowth channels,

Quarterly Update – Growth, Land Use Planning & Transport Strategy Projects – November 2025

PROJECT DESCRIPTION	PROGRESS UPDATE / KEY MATTERS	NEXT STEPS / IDENTIFIED RISKS
	District, taking into account the current SmartGrowth Strategy direction. These options are currently open for public feedback. As a partner to the process through SmartGrowth, TCC has provided input into the process to date and will continue to do so through SmartGrowth. To date, our key feedback has focused on ensuring consistency with our proposed settlement pattern and investment needs, technical accuracy, and including key areas for growth and connection including the Port.	including SMG, SGIG, and SLG next year.
Waste Infrastructure Network Business Case	This project has moved into the City Planning & Growth Division through recent organisational changes. It is included in this report for the first time. The Strategic and Indicative Business Cases are complete, confirming the need for an integrated, resilient, and regionally aligned waste infrastructure network. A new Project Steering Group (PSG) is now in place and actively guiding the next phase of work. The project has developed three detailed project plans covering: - Local access infrastructure – residential and commercial drop-off points such as transfer stations and resource recovery parks. - Resource recovery infrastructure – materials recovery facilities (MRFs), organics processing, and construction & demolition (C&D) facilities. - Safe disposal infrastructure – long-term solutions for residual waste, including landfill and waste-to-energy options. These plans define the functional requirements for each component of the network and form the foundation for the next stage of the business case: detailed site assessments. The team is working closely with the Bay of Plenty and Waikato Cross-Regional Waste Strategy to ensure alignment, identify shared opportunities, and avoid duplication. Engagement with Councillors has focused on determining the future role of Te Maunga within the network. Additional cost and feasibility analysis is underway to support informed decision-making. Identified Risks The main risks at this stage relate to the ability to gather and present sufficient information for Councillors to make informed decisions on the preferred network and investment priorities. This includes ensuring robust cost estimates, site feasibility work, and service-level modelling are available in time for key decision points.	- Seek Council endorsement of the strategic objectives, scope, service-level requirements, network configuration, and site assessment criteria at the 25 November City Futures Committee meeting. - Progress the detailed site assessments using the endorsed framework and evaluation criteria. - Continue exploring options with Ngā Pōtiki for the future of Te Maunga and wider network integration. - Identify and confirm capital and operational budgets for inclusion in the 2027–37 Long-Term Plan (by July 2026). - Maintain ongoing collaboration with regional partners to ensure alignment with

Quarterly Update – Growth, Land Use Planning & Transport Strategy Projects – November 2025

PROJECT DESCRIPTION	PROGRESS UPDATE / KEY MATTERS	NEXT STEPS / IDENTIFIED RISKS
	There is also a risk of delays or misalignment due to the complexity of regional and cultural engagement, particularly given the need for continued coordination with Ngā Pōtiki and cross-regional partners. Finally, timing pressures linked to the 2027–37 Long-Term Plan process present a delivery risk if approvals or inputs are delayed.	cross-regional waste infrastructure planning.

Attachment 3: Quarterly Update – Growth, Land Use Planning & Transport Strategy Projects – November 2025

Draft Executive Summary from SmartGrowth Development Trends Report 2025

Executive Summary

Every year, the SmartGrowth partnership publishes the joint Development Trends Report for the Western Bay of Plenty sub-region. The report presents key trends in subdivision activity, residential and non-residential development and population growth in Tauranga City and Western Bay of Plenty District. It generally covers an annual period from 1 July to 30 June and includes longer term trends for selected indicators to show how development is evolving over time.

The partner Councils collect the development statistics as part of the monitoring requirements under the Resource Management Act 1991, SmartGrowth, Bay of Plenty Regional Policy Statement, and the National Policy Statement on Urban Development. These development insights assist both Councils to understand development patterns and changes across the sub-region.

The following sections outline the development highlights as at 30 June 2025.

Western Bay of Plenty Sub-region

For the sub-region, residential building improved slightly in 2025, while subdivision activity continued to decline compared to the previous year.

New dwellings consented increased by 5% while new lots created fell by 28%. These trends reflect ongoing economic pressures, including high construction costs, limited supply of developable land, and reduced demand. Although interest rates have eased slightly, broader market conditions continue to constrain development momentum.

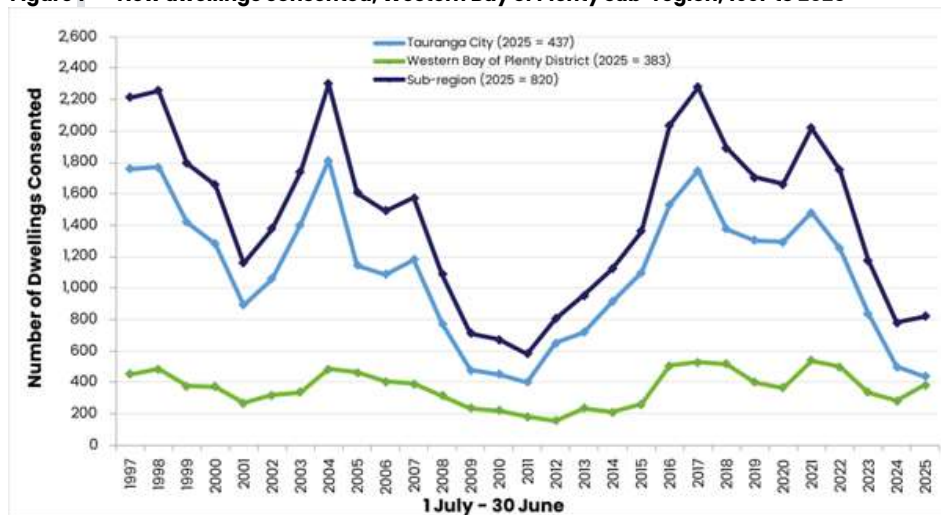
In recent years, both dwelling and section sizes have become smaller, further highlighting the impact of rising construction costs and affordability challenges.

Residential Building and Subdivision Activity

- In 2025, the sub-region had 820 new dwellings consented, reflecting a 5% increase from the 782 dwellings consented in 2024. The net increase is attributable to more residential development in Western Bay of Plenty District.

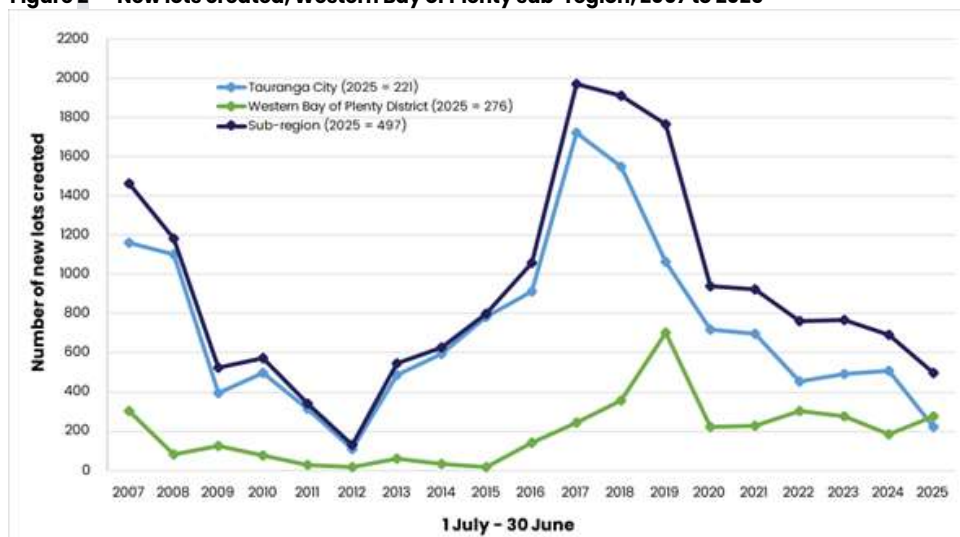
Attachment 3: Quarterly Update – Growth, Land Use Planning & Transport Strategy Projects – November 2025

Figure 1 New dwellings consented, Western Bay of Plenty sub-region, 1997 to 2025



- Subdivision activity in the sub-region was at its peak in 2017, but has slowed down continuously reaching the lowest point in 2025 at 497 new lots created. It declined by 28% compared to the previous year's 691 new lots.

Figure 2 New lots created, Western Bay of Plenty sub-region, 2007 to 2025



Residential Development Capacity

- The sub-region had 1,602 dwellings consented in the two years between 1 July 2023 and 30 June 2025, only 0.7% or 15 dwellings lower than the SmartGrowth projections of 1,617 dwellings in the same period.
- For each greenfield urban growth area (UGA) in the sub-region, total dwelling capacity yield is estimated, with uptake regularly monitored in order to calculate the remaining dwelling

Attachment 3: Quarterly Update – Growth, Land Use Planning & Transport Strategy Projects – November 2025

capacity. Of the total estimated dwelling yield for the sub-region's greenfield UGAs, 30% capacity or 15,281 potential dwellings remained as at 30 June 2025.

Business Land and Building Activity

- Vacant industrial zoned land is available at Oropi, Mount Maunganui, Tauriko, Greerton, Wairakei (Pāpāmoa East), Katikati, Ōmokoroa, Te Puke, Rangiuru, and Paengaroa.
- Vacant commercial land in greenfield UGAs is available at Bethlehem, Pāpāmoa, and Wairakei in Tauranga City and at Ōmokoroa in Western Bay of Plenty District.
- In 2025, the sub-region recorded a historic low of just 135 non-residential building consents. Over the last five years, the number of new industrial and commercial buildings consented ranged from 38 to 59 annually, with 38 new buildings recorded in 2025.

Tauranga City

July 2024 to June 2025 Comparison with previous year

	Indicator	Trend	Actual Change	Percent Change
	Dwellings consented		-63	-13%
	New lots created		-287	-57%
	Dwelling sales prices		-\$12,000	-1.4%
	Dwellings sold		-336	-14%
	Dwelling rents		-\$11	-2%
	Average floor area		13m ²	10%
	2-bedroom dwellings		-84	-41%
	3-bedroom dwellings		29	15%
	Non-residential building consents		-9	-11%

Residential Building and Subdivision Activity

- Tauranga City had a 12% reduction in new dwellings consented from 500 units in 2024 to 437 units in 2025.
- Around 57% of residential development occurred in the greenfield urban growth areas (UGAs) and 41% occurred in existing and intensification areas.
- Among the UGAs, Wairakei had the most development of 30% while Pyes Pa, Ohauiti and Welcome Bay had the least at 1% each.
- Pyes Pa West and Wairakei recorded increases of 13 and 29 dwelling units, respectively, compared to the previous year while Bethlehem, Ohauiti and Pāpāmoa recorded declines in dwellings consented in the same period.
- Number of new lots created in Tauranga City declined by 56% from 508 in 2024 to 221 in 2025.
- 38% (84) of the new lots were created in the greenfield UGAs, with 39% of these located in Pyes Pa West and 33% in Wairakei.

Attachment 3: Quarterly Update – Growth, Land Use Planning & Transport Strategy Projects – November 2025

Table 1 Trends summary compared to previous year, Tauranga City, 2025

Area		Dwellings consented	New lots created
Urban Growth Area	Bethlehem		
	Pyes Pa		
	Pyes Pa West		
	Ohauti		
	Welcome Bay		
	Pāpāmoa		
	Wairakei		
Existing urban areas (Infill/Intensification)			
Rural Areas			-

Residential Development Capacity

- A total of 937 dwellings were consented between 1 July 2023 to 30 June 2025 which aligned with the SmartGrowth projections in the same period. While the overall dwelling numbers matched, monthly data showed variation between projections and actual number of dwellings consented.
- Remaining greenfield UGA capacity was 29% or 9,865 potential dwellings as at 30 June 2025.
- Tauriko West and Ohauti South greenfield UGAs, which were recently rezoned for residential development, had the highest percentage of capacity remaining at 100% or 3,350 potential dwellings, while Welcome Bay UGA had the lowest remaining dwelling capacity of 8% or 175 potential dwellings.
- Keenan Road and Te Tumu future greenfield UGAs are currently being progressed.

Residential Sales and Rents¹

- Median selling price (12-month rolling average) decreased by 1% or \$12,000 to \$852,750 in the 12 months to 30 June 2025.
- Average dwelling rent (12-month rolling average) decreased by 2% or \$11 to \$656 per week in the 12 months to 30 June 2025.

Dwelling Typology

- The main dwelling types consented in 2025 were stand-alone dwellings, duplexes, attached dwellings and retirement village units.
- The proportion of stand-alone dwellings consented increased from 48% in 2024 to 59% in 2025. Conversely, duplexes and attached dwellings declined from 38% to 31% and retirement village units decreased from 12% to 8%.
- The proportion of single storey dwellings increased from 42% in 2024 to 56% in 2025 while double storey dwellings declined from 44% to 32%.
- 52% of dwellings consented had 3 bedrooms, 27% had 2 bedrooms and the remaining 21% had 1 bedroom (3%), 4 bedrooms (15%) and 5+ bedrooms (3%). The proportion of 3-bedroom dwellings increased from 39% in 2024 to 52% in 2025 while 2-bedroom dwellings declined from 41% to 27% in the same period.
- Dwellings with floor areas smaller than 100m² accounted for 25% of all the dwellings consented while the next three larger size categories each comprised between 15% to 22% of all dwellings consented during the year.
- Average floor size (143m²) of residential buildings was 13m² larger than the previous year.

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Western Bay of Plenty District

July 2024 to June 2025 Comparison with previous year

	Indicator	Trend	Actual Change	Percent Change
	Dwellings consented		101	36%
	New lots created		93	51%
	Dwelling sales prices		\$16,338	2%
	Dwellings sold		-41	-8%
	Dwelling rent		-\$8	-1%
	Average floor area		-6m ²	-4%
	2-bedroom dwellings		23	64%
	3-bedroom dwellings		-65	-33%
	Non-residential building consents		-14	-19%

Residential Building and Subdivision Activity

- Western Bay of Plenty District had a 36% increase in new dwellings consented from 282 units in 2024 to 383 units in 2025.
- Highest number of dwellings consented were in Ōmokoroa (122), Te Puke (70), Katikati (63) and Waihi Beach (35). Number of dwellings consented in the rural and minor urban areas remained steady at 93.
- Subdivision activity also increased by 51% or 93 new lots, from 183 in 2024 to 276 in 2025.

Table 2 Trends summary compared to previous year, Western Bay of Plenty District, 2025

Area		Dwellings Consented	New Lots Created
Urban Growth Area	Waihi Beach		
	Katikati		
	Ōmokoroa		
	Te Puke		
Minor Urban Area	Maketu and Pukehina Beach		
Rural Area	Waiau, Tahawai and Aongatete		
	Te Puna, Pahoia and Minden		
	Kaimai, Kopurererua, Kaitemako and Waiorohi		
	Otawa, Rangiuru and Pongakawa		

Note: Paengaroa is counted in Pongakawa count due to not being recognised as an SA2 by Stats NZ.

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Residential Development Capacity

- Western Bay of Plenty District had 15 less dwellings consented compared to SmartGrowth dwelling projections from 1 July 2023 to 30 June 2025.
- As at 30 June 2025, the District has 31% capacity or 5,416 potential dwellings remaining in urban growth areas. Ōmokoroa has the largest remaining capacity available at 2,321 dwellings, while Waihi Beach has the lowest remaining capacity at 293 dwellings.

Residential Sales and Rents

- Median selling price (12-month rolling average) increased by 2% or \$16,338 to \$1,023,460 in the 12 months to 30 June 2025.
- Average dwelling rent (12-month rolling average) decreased by 1% or \$8 to \$573 per week in the 12 months to 30 June 2025.

Dwelling Typology

- The majority of dwellings consented in Western Bay of Plenty District were stand-alone dwellings at 61%, multi-units at 23% and duplexes at 6%.
- 70% were single storey dwellings and 26% were double storey dwellings.
- 3-bedroom dwellings declined further to 42%, in favour of 1-2 bedroom dwellings which increased to 39%. 4-bedroom dwellings continued their ongoing decline to 15%, and 5+- bedroom homes remained in very low numbers at 3% of all dwellings consented.
- Accordingly, average floor size of 151m² was smaller by 6m² compared to the previous year.



Submission to the Select Committee

Fast-track Approvals Amendment Bill

November 2025

1. Introduction

- 1.1 Tauranga City Council (TCC) welcomes the opportunity to submit on the Fast-track Approvals Amendment Bill (Bill).
- 1.2 If there is an opportunity, TCC would like to be heard by the Committee.
- 1.3 We are available to discuss our submission further with you or provide additional information and evidence that would be of assistance. Enquires should be directed to:

Andrew Mead, Head of City Planning & Growth

027 763 5762

andrew.mead@tauranga.govt.nz

2. Context and background

- 2.1 There are a number of listed fast-projects in the TCC's jurisdiction and well as a large-scale urban and housing development project just outside TCC's jurisdiction in the Western Bay of Plenty District that relies on TCC provided infrastructure called Wairakei South. Our submission is focused on cross boundary issues associated with that project.

3. Overview of TCC's submission on the Bill

- 3.1 In general, TCC supports the fast-track legislation as an interim means to bypass the costly and inefficient Resource Management Act system for projects of regional or national significance. We do however expect to be afforded reasonable input and involvement in fast-track projects both within our District or close by, and we expect that infrastructure and funding effects are appropriately managed through the fast-track system.
- 3.2 We don't believe the Fast-track Approvals Act (Act), and the proposed amendments to it, support this outcome and we are particularly concerned around infrastructure and funding issues associated with development just outside our jurisdictional boundary that rely on TCC provided infrastructure.
- 3.3 Our concerns and suggested amendments are set out below.

TCC involvement in cross boundary applications

- 3.4 For an application in the adjoining WBOP District, TCC is not identified as a Relevant Territorial Authority as defined in section 4 (Interpretation) of the Act. This is not proposed to change as the result of the Amendment Bill. This heavily compromises TCC's ability to be involved in an application occurring in the WBOP District even if it has significant impacts on TCC providing infrastructure and associated funding requirements.
- 3.5 As noted above, this is the case with the Wairakei South fast-track proposal which is currently listed in Schedule 2 of the Act, and we understand will be

lodging a substantive application with the EPA early in 2026. The development is located directly adjoining the TCC boundary and contains around 3,000 homes and over 50 hectares of business land.

- 3.6 The development relies on access to TCC's potable water and transport network and future residents will create demand for TCC provided open space, sportsfields and community infrastructure such as libraries, pool, community centres and indoor courts.
- 3.7 Effectively it will become a new suburb of Tauranga but one that TCC has no jurisdiction over. It will create significant demands and costs for TCC, but with no guarantee of corresponding funding and revenue to meet these costs.
- 3.8 In our view it is essential that circumstances like this are provided for within the definition of a Relevant Territorial Authority. We therefore seek an amendment to this definition to include a neighbouring council that will be providing infrastructure to the proposed fast-track development.

Infrastructure & Funding

- 3.9 As set above, there are examples where fast-track developments that rely on infrastructure adjacent councils to enable them to proceed. TCC seeks stronger recognition for cross-boundary funding arrangements both within existing rating, Infrastructure Funding and Financing (IFF) and development contribution systems, and through upcoming funding reform processes.
- 3.10 Presently, rating and development contribution systems cannot be applied cross boundary and instead the only way to manage these matters is through voluntary development agreements.
- 3.11 The financial impacts of fast-track applications can be significant. For instance, our preliminary assessment of the Wairakei South proposal (based on the TCC-provided infrastructure it relies on and future residents would use) is approximately \$100m of development contributions. A growth council like Tauranga with significant debt and financial pressures cannot sustain an outcome like this if costs cannot be recovered.
- 3.12 We acknowledge the proposed insertion of section 84A set out below.

46 New section 84A inserted (Conditions relating to infrastructure)

After section 84, insert:

84A Conditions relating to infrastructure

- (1) The panel may set conditions to ensure that the infrastructure in the project area or other infrastructure the project will rely on is or will be made adequate to support—
 - (a) the project; or
 - (b) the stage of the project to which the application relates.
- (2) This section applies in addition to, and does not limit, any other powers to set conditions under this Act.

- 3.13 This is a helpful addition, but it seems to have a number of limitations and uncertainties, namely:

- While it seems this provision would allow Panels to mandate developer agreements and other funding arrangements this is not explicitly clear. It should explicitly refer to funding not just infrastructure, and with the onus being on the applicant to provide this funding in line with the growth pays for growth philosophy;
- While the wording does not seem to limit the inclusion of cross-boundary supplied infrastructure, this should be made clear to avoid doubt;
- In many circumstances adequate infrastructure may be available to connect to, but a developer should still have to make a fair contribution toward the capacity it uses, which is still being recovered through development contributions. Consideration should also be given to whether this existing capacity is already 'allocated' to future zoned or planned developments.
- Infrastructure may need to be supplied by third parties such as Councils, NZTA or utility companies. It is unclear how conditions will address this as they cannot bind third-parties to deliver new or upgraded infrastructure, otherwise rely on third party actions, or compel councils to provide connection to infrastructure. This type of condition would generally be considered ultra-vires, at least in an RMA context.

3.14 We seek:

- Amendments to enable cross boundary application of local government funding tools like rates, IFF levies and development contributions; and
- A requirement for an Independent Panel to be satisfied that cross boundary funding issues (both capital and operational) are satisfactorily addressed, taking account the views of relevant local authorities, before approvals are granted; and
- Clarity as to what the term infrastructure covers in new section 84A which we submit should include transport, three waters, reserves and community infrastructure, as well as utilities (eg electricity, fibre and gas).

3.15 Should these issues not be addressed there is a real prospect that councils like TCC will not allow connection or use of our infrastructure in cross-boundary circumstances as it would result in significant cross-subsidisation of fast-track developers (and potentially adjoining councils) by the ratepayers and developers within our city. This may compromise the ability of fast-track proposals to proceed which is something we would prefer to avoid, especially given the housing supply constraints we face locally.

3.16 We further note that TCC has been engaging with Hamilton City Council (HCC) which faces similar cross boundary infrastructure and funding issues, compounded by the fast-track system. In Hamilton's case there are multiple developments at play compared to only one currently around Tauranga. TCC and HCC share a similar position on these matters and we support HCC's submission to the Bill which delves deeper into the issues and potential solutions.

Consultation

- 3.17 TCC opposes the reduction of mandatory consultation requirements which would remove the requirement to consult with a council prior to lodgement and only require notification in writing instead. This will limit Council's ability to have any meaningful engagement prior to lodgement. Council will often resolve and reach agreement on matters such as infrastructure prior to lodgement to enable an efficient process once lodged. We seek that current requirements are retained as is.

Restriction on Panel's discretion to invite further comments

- 3.18 The Bill proposes restrictions of a Panel's discretion to invite additional persons to comment on applications. The Panel currently has broad discretion to invite comments which we believe is appropriate and we seek this is retained. There is a risk that these amendments will limit the Panel's ability to seek comments from councils that are involved in providing infrastructure, but where the application is not within their jurisdictional boundaries.
- 3.19 TCC also opposes the proposed amendment to remove appeal rights for parties that are invited to comment but are not mandatory participants. This could potentially significantly reduce TCC's rights for cross boundary fast-track applications.

Reduction in timeframes

- 3.20 The Bill provides for a reduction in timeframes to a number of stages in the process. While TCC supports efficiency, the fast-track process is already significantly truncated compared to the RMA. Fast-track processes are typically large and complex and therefore reasonable time is required through the process to ensure robust input and decisions. We do not support any reductions to timeframes and seek that currently timeframes are retained.

4. Conclusion

- 4.1 TCC welcomes the opportunity to submit on the Bill and we are happy to work constructively to address the issues we have raised. We would be happy to provide more detailed information on our submission points and engage with MPs and government officials to find suitable solutions as appropriate.

Andrew Mead

Head of Planning & Growth

Tauranga City Council

9.5 Waste Infrastructure – Confirmation of Strategic Direction and Next Steps

File Number: A19270436

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PURPOSE OF THE REPORT

1. The purpose of this report is to seek Council endorsement of the strategic direction, scope, and evaluation framework for the future waste infrastructure network, as developed through the Waste Infrastructure Network (WIN) programme. This includes:
 - (a) Strategic objectives that will guide future investment decisions and performance measurement, ensuring alignment with the Investment Logic Map (ILM) and Better Business Case framework;
 - (b) The preferred scope and service levels that define the baseline expectations and long-term aspirations for Tauranga's waste infrastructure;
 - (c) The network configuration and staged implementation approach, including the preferred option of two multi-purpose hubs with future scalability;
 - (d) The site selection framework and criteria that will underpin the next phase of detailed site assessment and options analysis.
2. This report does not seek approval of specific site locations or capital investments at this stage. Rather, it seeks Council endorsement of the overall programme direction and evaluation framework to enable progression to detailed business case development and stakeholder engagement.

RECOMMENDATIONS

That the City Future Committee:

- (a) Receives the report "Waste Infrastructure – Confirmation of Strategic Direction and Next Steps".
- (b) Endorses the following **strategic objectives** that will guide future waste infrastructure investment and performance measurement, ensuring alignment with the Investment Logic Map (ILM) and Better Business Case framework:
 - (i) Objective 1: Reduce waste to landfill: Decrease the amount of waste disposed of to landfill each year (kg per capita), reflecting improved waste minimisation and system performance.
 - (ii) Objective 2: Increase resource recovery: Boost the proportion of materials captured and diverted from landfill (waste % diverted), demonstrating greater system efficiency and circular outcomes.
 - (iii) Objective 3: Maintain an affordable and accessible waste system by delivering value for money, improving cost efficiency, and staging investment to ensure long-term financial sustainability.
- (c) Endorses the **scale and scope** of the Waste Infrastructure Network as detailed in Table 1, encompassing:
 - (i) Geographic coverage
 - (ii) Access to services for both residential and commercial users;
 - (iii) Access to drop-off infrastructure that complements kerbside services;

-
- (iv) Timeframe of investment;
 - (v) Partnerships and collaboration with regional, iwi, and private sector partners;
 - (vi) Non-asset solutions that optimise behaviour change and system performance;
 - (vii) Asset-based solutions that provide fit-for-purpose waste infrastructure
- (d) Endorses the **service levels** for the future waste infrastructure network as detailed in *Table 2*, which establish the expected level of performance across:
- (i) Access and convenience – ensuring waste services and facilities are accessible and easy to use for all users;
 - (ii) Capacity – providing sufficient resource recovery capacity for kerbside and drop-off services;
 - (iii) Affordability (value for money) – managing costs equitably, delivering value for money, and enabling staged investment to support long-term financial sustainability;
 - (iv) Resilience – enhancing the system’s ability to adapt and respond to disruption; and
 - (v) Strategic influence – enabling Council to shape and lead waste outcomes across the city and sub-region.
- (e) Endorses Option 2: Staged Multi-Purpose Network as the **preferred network configuration** for the future waste drop-off facilities.
- (f) Endorses the **site selection framework and evaluation criteria**, as detailed in *Table 4*, to guide the next stage of detailed site assessment and options analysis, ensuring a consistent, transparent, and evidence-based approach. The framework includes criteria relating to:
- (i) Access and convenience;
 - (ii) Land use and consenting feasibility;
 - (iii) Connectivity and infrastructure
 - (iv) Integration and efficiency;
 - (v) Physical characteristics and layout;
 - (vi) Value-for-Money and deliverability;
 - (vii) Environmental effects;
 - (viii) Social effects;
 - (ix) Cultural sensitivities;
 - (x) Resilience and redundancy; and
 - (xi) Operation efficiency.
-

EXECUTIVE SUMMARY

3. This report seeks Council endorsement of the strategic direction and evaluation framework for Tauranga’s future waste infrastructure network. The Waste Infrastructure Network (WIN) programme responds to affordability, accessibility, and resilience challenges identified through the Investment Logic Mapping (ILM) process.
4. The WIN programme forms part of Tauranga City Council’s wider Waste Infrastructure Business Case, which will guide long-term investment across three interconnected infrastructure components:
 - (a) Safe Disposal Infrastructure – ensuring secure and compliant long-term disposal capacity;
 - (b) Drop-off Facilities Infrastructure – providing accessible, affordable, and efficient points for public and commercial waste drop-off; and

- (c) Resource Recovery Facilities Infrastructure – supporting recycling, organics, and material recovery to maximise resource value.
- 5. This report also gives effect to Council's September 2025 resolutions on Te Maunga by incorporating the assessment of future options for solid-waste activities at that site into the broader Waste Infrastructure Network (WIN) programme.
- 6. The strategic objectives, scope, and service-level expectations set out in this report apply to the entire Waste Infrastructure Business Case. The network configuration and site assessment framework presented here focus specifically on the Drop-off Facilities Infrastructure component.
- 7. The preferred approach is a staged, multi-purpose network beginning with two strategically located drop-off hubs in the eastern/central and western corridors. This configuration improves accessibility, supports waste minimisation, and is expected to maintain affordability through phased investment aligned with growth and demand. This would enable capital investment to be aligned with funding availability (through future Annual Plan and LTP processes), avoiding overcommitting in the short term.
- 8. Affordability, relates to delivering value for money and staging investment sensibly over time, rather than avoiding necessary capital expenditure. This programme focusses on cost efficiency, scalability, and long-term financial sustainability
- 9. Endorsement of the strategic objectives, scope, service levels, and site selection framework will enable the project team to progress to detailed site assessments and business case development. Final recommendations on preferred sites will be presented to Council for endorsement at a later stage, enabling a transparent, affordable, and evidence-based pathway for future waste infrastructure decisions.

BACKGROUND

- 10. Tauranga's current waste infrastructure network is no longer fit for purpose. Designed decades ago for a smaller population, the system faces increasing challenges in affordability, accessibility, resilience, and strategic influence, compounded by fragmented planning, underinvestment, and reliance on private operators.
- 11. The Waste Infrastructure Network (WIN) programme was initiated to address these challenges and guide future investment. It follows the Better Business Case framework and is underpinned by an Investment Logic Map (ILM), which identifies key problems, benefits, and strategic objectives. A copy of the ILM is attached as **Attachment 1**.
- 12. The ILM process confirmed that:
 - (a) The system is becoming unaffordable, with costs projected to rise 40% over the next decade;
 - (b) Recovery and processing capacity are inadequate, limiting diversion from landfill;
 - (c) The network lacks resilience, relying on a small number of critical sites;
 - (d) Population growth is outpacing infrastructure capacity;
 - (e) Long-term contracts and fragmented planning reduce flexibility and strategic influence.
- 13. The Waste Infrastructure Business Case will respond to these challenges through three interrelated workstreams (Figure 1):
 - (a) Safe Disposal Infrastructure,
 - (b) Drop-off Facilities Infrastructure, and
 - (c) Resource Recovery Facilities Infrastructure.Together, these will form an integrated, long-term approach to waste management in Tauranga.

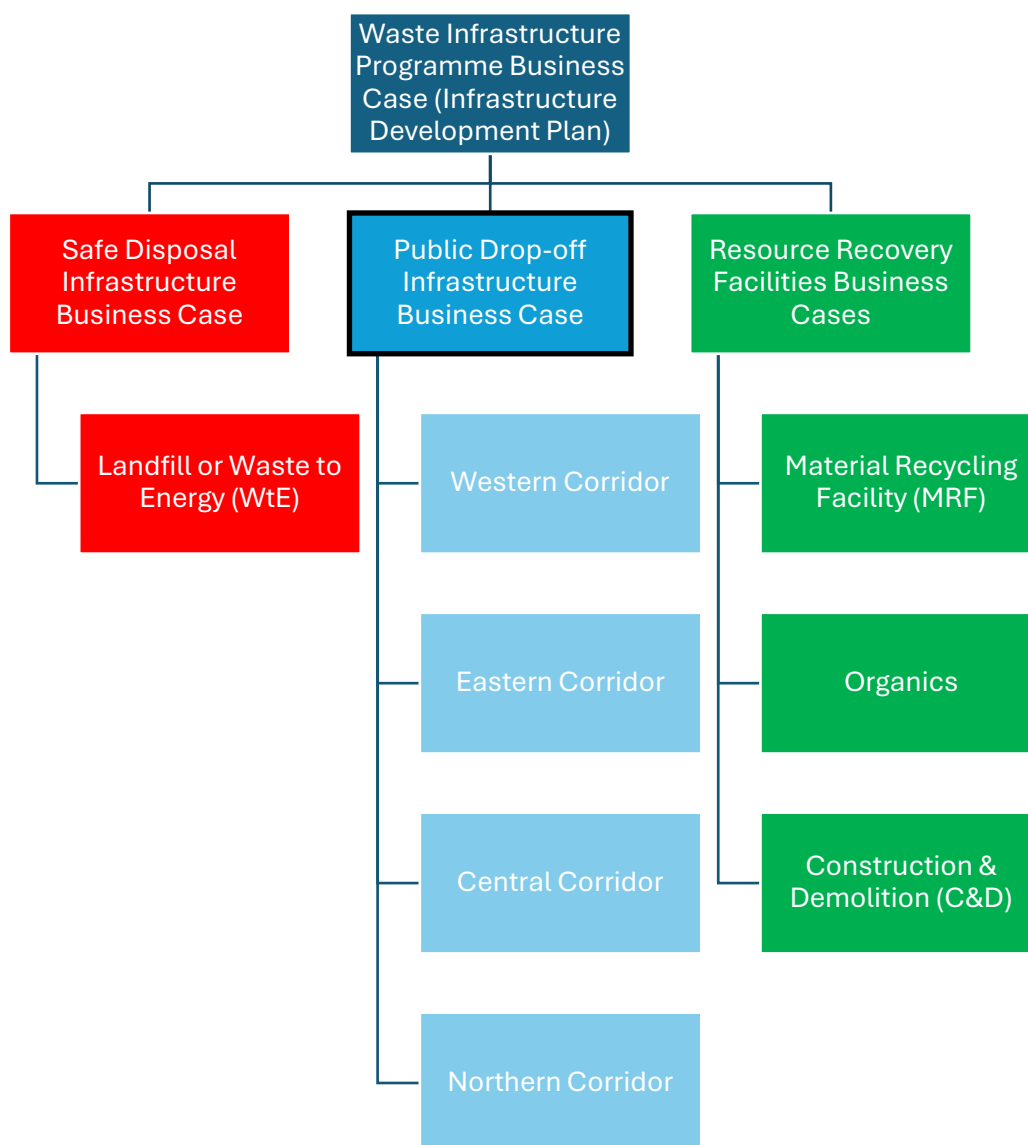


Figure 1: Structure of the Waste Infrastructure Business Case – comprising three connected components: Safe Disposal, Drop-off Facilities, and Resource Recovery Infrastructure.

14. While Tauranga’s kerbside collection system performs strongly (diverting around 50% of the materials it collects, which represents approximately 32% of the city’s total waste stream), the remaining 68% of waste that is delivered through transfer stations and drop-off facilities achieves a diversion rate of only around 20%. This gap highlights where the greatest opportunity for improvement lies. Enhancing the performance, design, and capacity of drop-off and consolidation infrastructure is therefore critical to reducing landfill reliance and lifting overall system efficiency.
15. This paper begins by outlining the strategic objectives, scope, and service-level expectations that will guide the full business case. It then focuses specifically on the Drop-off Facilities Infrastructure component, presenting the proposed network configuration options and assessment framework that will inform detailed site selection in the next phase of work.
16. The preferred configuration is a staged multi-purpose network beginning with two hubs in the eastern/central and western corridors. This approach balances performance, affordability, and scalability while enabling strategic land purchase and integration with future processing facilities.
17. The Project Steering Group has endorsed the strategic objectives, scope, service levels, and site selection framework. Council endorsement of these programme foundations is now

sought to enable progression to detailed site assessments and the next phase of the Waste Infrastructure Business Case.

18. In September 2025, Council considered the future of the Te Maunga solid-waste site and resolved that while many existing activities could not feasibly be relocated due to prior investment, operational dependencies, and regulatory constraints, some solid-waste facilities nearing end-of-life could be relocated as part of the Waste Infrastructure Network (WIN) review. Council also endorsed staff to explore alternative sites and land acquisition opportunities to enable the long-term transition of certain “offensive” solid-waste activities from Te Maunga, with timeframes and decisions to be incorporated into this business-case process. This report responds to that direction by confirming the strategic framework, scope, and evaluation criteria that will guide assessment of future options for Te Maunga alongside the wider waste-network planning.

STATUTORY CONTEXT

19. Council’s responsibilities in planning and delivering waste infrastructure are governed by several key legislative frameworks:
- (a) **Local Government Act 2002**
Requires Council to promote the social, economic, environmental, and cultural well-being of communities, both now and into the future. This includes ensuring infrastructure is fit-for-purpose, resilient, and responsive to community needs and values.
 - (b) **Waste Minimisation Act 2008**
Mandates Council to promote effective and efficient waste management and minimisation. This includes planning for infrastructure that supports diversion from landfill, aligns with the waste hierarchy, and contributes to national waste reduction goals.
 - (c) **Resource Management Act 1991**
Governs environmental effects through land use and discharge consents. Future infrastructure proposals will require appropriate consenting pathways, including consideration of environmental impacts, site suitability, and integration with district and regional planning frameworks.
 - (d) **Marine and Coastal Area (Takutai Moana) Act 2011 (MACAA)**
Ngā Pōtiki and other iwi hold Customary Marine Title (CMT) over Te Tāhuna o Rangataua. MACAA recognises Māori customary rights, including the right to give or decline permission for resource consents within the CMT area (subject to exceptions). This reinforces the need for early and ongoing partnership with Ngā Pōtiki and other mana whenua, particularly where infrastructure may impact culturally significant areas.
20. These statutory obligations underpin the strategic direction of the WIN programme and reinforce the importance of inclusive, sustainable, and well-consented infrastructure planning.

STRATEGIC ALIGNMENT

21. This contributes to the promotion or achievement of the following strategic community outcome(s):

	Contributes
We are an inclusive city	✓
We value, protect and enhance the environment	✓
We are a well-planned city	✓
We can move around our city easily	✓
We are a city that supports business and education	□

22. **Inclusive City:** The programme supports partnership with mana whenua, including Ngā Pōtiki, through early engagement and culturally responsive infrastructure planning. The site selection framework includes criteria for recognising cultural sensitivities and avoiding areas of high significance, reinforcing Council's commitment to inclusive decision-making.
23. **Environmental Protection and Enhancement:** The proposed network aims to improve diversion from landfill, reduce emissions, and support circular economy outcomes. It aligns with the Waste Minimisation Act and Council's Environment Strategy, Waste Management and Minimisation Plan as well as the Climate Action and Investment Plan by enabling infrastructure that reduces environmental harm and supports long-term sustainability.
24. **Well-Planned City:** The connected network aligns with SmartGrowth principles by locating infrastructure in growth corridors and ensuring equitable access. It enables scalable, cost-effective investment that responds to projected population growth and future service demand.
25. **Move Around Our City Easily:** By improving geographic coverage and reducing travel distances to drop-off and recovery facilities, the network supports more efficient movement of both residential and commercial waste. This reduces congestion, lowers transport emissions, and improves convenience for users across the city.

PROGRAMME FOUNDATIONS: STRATEGIC OBJECTIVES, SCOPE AND SERVICE LEVELS

26. The Waste Infrastructure Network (WIN) programme has been developed using the NZ Treasury Better Business Case framework, with the Investment Logic Map (ILM) forming the foundation for identifying key challenges, benefits, and strategic objectives. These programme foundations must be endorsed to ensure future infrastructure decisions are aligned with Council's strategic direction and community outcomes.

Strategic Objectives

27. The following strategic objectives have been tested through the ILM process and endorsed by the Programme Steering Group (PSG). They provide the basis for future investment decisions and performance measurement:
28. **Objective 1: Decrease the amount of waste going to landfill each year (kg/capita/year)**
Why? Lowering the per capita waste sent to landfill directly reflects the system's success amidst a growing population. Reducing the amount of waste being generated also serves to achieve this objective.
Target: Consistently achieve lower values each year, indicating a reduction in the amount of waste being sent to landfill.
29. **Objective 2: Boost the amount of resources being captured and diverted from landfills (waste % diverted)**
Why? Improving the waste diversion rate signifies the overall efficiency and effectiveness of the waste management system in reducing landfill reliance.
Target: Achieve higher diversion rates annually.
30. **Objective 3: Maintain an affordable and accessible waste system by delivering value for money, improving cost efficiency, and staging investment to ensure long-term financial sustainability.**
Why? Affordability in this context means delivering services in a way that provides value for money and manages long-term cost impacts, rather than minimising necessary investment. Staged delivery, improved operational efficiency, and opportunities to generate value from the waste stream help maintain stable and equitable costs for households and businesses over time.
Target: Maintain stable and equitable system costs over time by improving operational efficiency, recovering greater value from materials, and staging investment to manage the

impacts of growth, levies, and inflation. Performance will be monitored through trends in system cost stability, operational efficiency, and revenue or value generated from recovered materials.

Scale and Scope of the Programme

31. The scale and scope of this programme define the boundaries within which any future solution must operate. Clear scope is essential to avoid cost overruns and delays during design and delivery.
32. These scope elements relate specifically to the waste infrastructure business case, not the broader waste activity or services delivered by Tauranga City Council. Each element is defined across three tiers:
 - (a) **Minimum (must have):** Essential to meet baseline expectations;
 - (b) **Preferred (where affordability and benefit permits):** Enhancements that improve performance or efficiency;
 - (c) **Aspirational (long-term / strategic):** Aspirational features that support long-term goals and system transformation.

Table 1: Programme scale and scope - Minimum, Preferred, and Aspirational Parameters

Scope Element	Minimum (Must Have)	Preferred (where affordability and benefit permits)	Aspirational (Long-Term / Strategic)
Geographic Coverage	Within existing TCC boundary.	Expand where public health or environmental risks are high.	Extend sub-regionally or regionally where economies of scale or shared assets improve efficiency.
Access to Services	Maintain kerbside collection for at least 99% ²² of eligible properties.	Improve accessibility and ease of use of collection and recovery services to support wider community participation and equitable access across all areas.	Provide accessible and convenient waste services that are enabled by technology to improve user experience and system efficiency.
Access to Drop-off Infrastructure	Maintain at least one publicly accessible and one commercial-only drop-off facility (current provision).	Establish two multi-purpose sites accessible to all users, providing consolidated drop-off for C&D, organics, and mixed recyclables. Expand capability to improve contamination rates and quality of diverted materials.	Provide three or more multi-purpose sites aligned with growth and demand. Integrate regional collaboration for specialist waste streams and shared facilities to enhance efficiency and resilience.
Timeframe of Investment	Sized for 30 years of projected demand.	Staged and scalable for 50 plus years	Adaptive delivery programme to maintain affordability across generations.
Partnerships and Collaboration	Collaboration where appropriate with iwi partners, community groups, and neighbouring councils.	Joint programmes for education, recycling, services and shared investment and use of facilities.	Regional or national partnerships to co-fund and enable shared processing capacity and innovation.
Private Sector Role	Maintain existing contractual obligations with Enviro NZ. Continue to support	Negotiate joint ventures, leases, or operating models where market provision does not meet affordability,	Enable and incentivise private investment in new recovery infrastructure through partnerships or shared-use

²² Percentage of residential properties receiving the kerbside service is based on October 2025 data, covering a total of 62,672 known occupancies, including 88 deemed unserviceable and 357 secondary dwellings that have opted out of the service.

Scope Element	Minimum (Must Have)	Preferred (where affordability and benefit permits)	Aspirational (Long-Term / Strategic)
	private operators where services are efficient, affordable, and aligned with Council's objectives.	accessibility, or recovery targets. Retain influence over strategically important waste streams	facilities. Council intervenes only where market failure or service gaps exist, while maintaining oversight to ensure outcomes align with strategic objectives and service-level requirements.
Non-Asset Solutions	Education, regulation (bylaws, WMMP), and incentives to support diversion.	Introduce financial tools (e.g. discounts, levies) and community programmes that encourage recycling and reuse.	Introduce city- or region-wide changes to how waste is priced and managed to support long-term habits.
Asset-Based Solutions	Improve existing transfer stations and kerbside consolidation services.	Build new Resource Recovery Parks (RRPs) in growth areas and adjust kerbside collection streams where appropriate.	Add specialist facilities (e.g. organics, C&D, waste-to-energy, education hubs, Class 2–5 landfills) to support a circular economy.

Service-Level Expectations

33. The service-level expectations define the performance standards that Tauranga's future waste infrastructure network must meet. These standards apply across the system's core functions: collection, transfer, recovery, and disposal, and form the planning baseline for design, costing, and investment decisions.
34. The Investment Logic Mapping (ILM) process confirmed that the current system is not financially sustainable, with costs per tonne projected to rise by approximately 40% over the next decade. To address this, the WIN programme defines a tiered framework of service levels:
 - **Minimum (Must Have):** Essential to maintain current service continuity and meet baseline expectations.
 - **Preferred (Where affordability and benefit permits):** Enhancements that improve performance, efficiency, or user experience.
 - **Aspirational (Long-Term / Strategic):** Features that support long-term goals such as emissions reduction, circularity, and system transformation.
35. This framework ensures the network delivers on key outcomes: accessibility, convenience, cost effective and value-for-money delivery, resilience, and strategic influence. It also enables scalable investment planning that responds to growth and community needs.
36. These service levels apply to Tauranga City Council (TCC) only. Western Bay of Plenty District Council (WBOPDC) will determine its own service-level requirements through a separate process. Both councils continue to plan with the shared goal of a connected, sub-regional waste network.

Table 2: Tiered Service-Level Expectations for Future Waste Infrastructure

Service Levels	Minimum (baseline)	Preferred (where affordability and benefit permits)	Aspirational (Long-Term / Strategic)
1. Access to and convenience of waste services and facilities	Kerbside: Coverage for at least 99% ²³ of eligible ²⁴ residential properties. Drop-off: Facilities within 20 minutes' drive (off-peak) for 90% of the population.	Kerbside: Coverage for at least 99% of eligible residential properties. Drop-off: Facilities within 10-15 min drive (off-peak) for 95% of the population.	Provide universally accessible drop-off points and recovery hubs, supported by extended hours, streamlined booking systems, and technology-enabled services to efficiency and maximise user convenience.
2. Capacity: Providing sufficient resource recovery capacity for the kerbside service and at drop-off facilities	Kerbside: Maintain current performance (approx. 50% diversion for current kerbside streams). Drop-off: Maintain current drop-off diversion baseline (~20%) and material capture. Focus on safe, fit-for-purpose handling capacity.	Kerbside: Expand capacity and capability to optimise resource capture (target uplift e.g. 55-60% diversion) and improve material quality (lower contamination). Drop-off: Improve handling and sorting capability to materially lift diversion (target range 30-50% depending on stream) and reduce contamination. Introduce advanced sorting/processing where cost-effective.	High-value, integrated recovery: kerbside and drop-off systems consistently achieve sector-leading diversion and high-quality material outputs (e.g. 65%+ for kerbside diversion, 60%+ for drop-off diversion where practicable). Widespread deployment of processing technologies to maximise resource value.
3. Affordability and value-for-Money: Managing system costs while ensuring scalable, efficient and financially sustainable services	Ensure service costs remain fair, transparent, and financially sustainable for Council and the community. Gate fees and rates impacts managed through efficient operations and phasing of major investments to align with demand, funding availability, and other Council priorities.	Maintain stable service costs over time, with increases generally limited to inflation and regulatory levies. Achieved through improved efficiency, better consolidation, and strategic procurement. Staged delivery used to smooth capital requirements and avoid sharp cost impacts.	Progressively reduce net cost per tonne over time through improved recovery performance, economies of scale, and development of local/regional markets for recovered materials. Support targeted subsidies or charging approaches where needed to maintain equity across households and businesses.
4. Enhancing waste system resilience	Maintain essential operations for routine, short disruptions. Plan for continuity of collection and basic recovery services during short interruptions. As a minimum, a 3-day backup collection and storage	Strengthened capacity to manage waste from natural disasters, severe weather events, or major man-made incidents. Target 7-day contingency storage / response capacity for key sites and kerbside	Fully adaptive network with contingency capacity, regional interoperability and mutual aid agreements to manage sustained emergency demand and rapid recovery.

²³ Percentage of residential properties receiving the kerbside service is based on October 2025 data, covering a total of 62,672 known occupancies, including 88 deemed unserviceable and 357 secondary dwellings that have opted out of the service.

²⁴ Property eligibility for kerbside services is determined by a range of factors such as geographic location, operational serviceability, and accessibility constraints.

Service Levels	Minimum (baseline)	Preferred (where affordability and benefit permits)	Aspirational (Long-Term / Strategic)
	capacity across kerbside and drop-off facilities is required to maintain operations during disruptions.	continuity plans.	
5. Enhancing strategic influence	Avoid sole-reliance on single facilities or providers. Maintain a mix of processing, recovery and disposal options to reduce single-point risk.	Maintain multiple supply and processing agreements across public and private sectors to spread risk, improve system resilience and ensure public influence over strategic decisions. Use procurement and contract design to protect outcomes.	Retain strategic influence over key network assets or arrangements that shape the market outcomes (through lease, partnerships, or selective ownership) and expand regional and national partnerships to deliver innovation and shared capacity.

37. These service levels will be further tested and refined through subsequent phases of the business case process, including detailed design, to ensure they remain achievable within affordability constraints.

Conclusion of Programme Foundations

38. The strategic objectives, scope parameters, and service-level expectations outlined above form the programme foundations for Tauranga's future waste infrastructure planning. These provide the framework for assessing potential network configurations and ensuring that future investment decisions are affordable, accessible, and resilient.
39. The next section applies these foundations to the Drop-off Facilities Infrastructure component, assessing a range of configuration options to identify the preferred approach for Tauranga's future drop-off network.

OPTIONS ANALYSIS – NETWORK CONFIGURATION

Current Network

40. The sub-regions current waste infrastructure network includes:
- (a) Maleme Street Transfer Station (Western corridor): Primarily serves commercial users and consolidates kerbside rubbish and food scraps. Almost all waste taken here goes to landfill with 0% diversion.
 - (b) Te Maunga Transfer Station (Central corridor): Provides public drop-off for garden waste, glass, and mixed recyclables, and includes a basic sorting area for construction and demolition (C&D) waste. It currently achieves around 40% diversion.
 - (c) Smaller recycling drop-off points across Western Bay of Plenty: These are not connected to Maleme or Te Maunga.
 - (d) Private sector facilities (e.g., Green Gorilla): Will be opening soon and will provide some construction and demolition (C&D) recovery services and a publicly accessible transfer station.
41. This network is fragmented, with different waste streams accepted at different sites. This creates inefficiencies and limits convenient access, particularly for residents and businesses located further from drop-off sites. Long travel times discourage participation, meaning recovery rates remain low, especially at Maleme Street, where almost no recovery occurs.

42. Even with price incentives, convenience is the strongest driver of behaviour change, so recovery largely happens only near existing facilities.

Need for Change

43. Tauranga's current waste infrastructure is no longer fit for purpose. Designed 30 years ago for a smaller population, it no longer meets the city's growth, resilience, or sustainability needs. The network cannot deliver on strategic objectives, meet service-level requirements, or remain within scope for future investment.
44. Key challenges, as summarised and adapted from the *Investment Logic Map (ILM)* problem statements for the wider waste system, highlight the specific pressures on the drop-off and recovery network, and include:
- (a) **Limited Coverage and Accessibility:** Current facilities do not provide fair and convenient access for all residents and businesses. This reduces participation in waste minimisation. (Linked to ILM Problems 2, 3 and 7).
 - (b) **Low Resilience:** The network depends on a few key sites, creating single points of failure. There is no backup capacity to maintain essential services during disruptions. (Linked to ILM Problem 4).
 - (c) **Operational Inefficiencies:** Waste streams are split across multiple sites (e.g., rubbish and food scraps at Maleme, recyclables at Te Maunga), increasing haulage costs and emissions. (Linked to ILM Problems 2 and 3).
 - (d) **Misalignment with Growth:** Existing sites may not be best located based on projected growth areas or future demand, leading to service gaps and escalating costs. (Linked to ILM Problem 7).
 - (e) **Limited Strategic Influence:** Heavy reliance on private operators reduces Council's ability to manage costs, maintain quality, and influence long-term market outcomes. (Linked to ILM Problems 2, 3 and 5).
45. These issues mean Tauranga's waste system cannot fully achieve its waste minimisation goals or deliver the resilience and affordability expected of a growing city. A new, integrated network is essential to support a circular economy and meet community expectations.

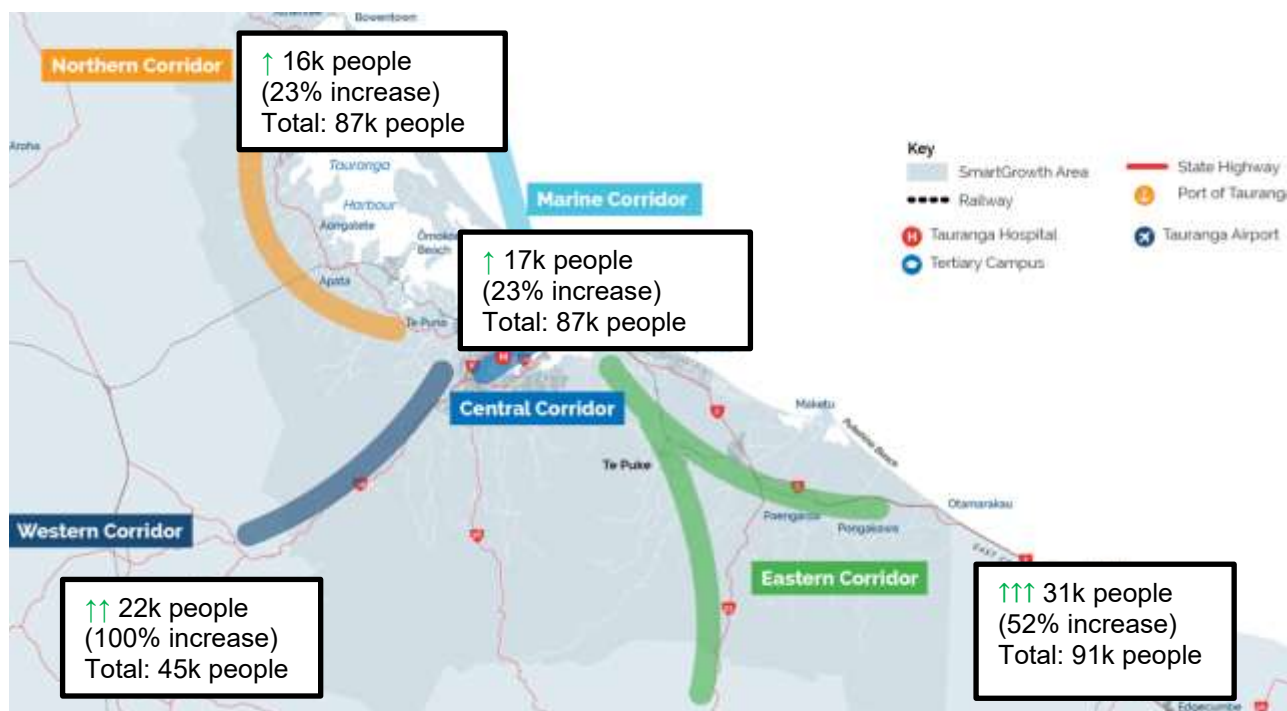


Figure 2: Map of growth corridors showing projected 2054 population, percentage increase from 2024, and total population change for each corridor.

Future Network Requirements and Supporting Infrastructure

Core Local Network Services

46. The future network must ensure access to core services that meet local community and operational needs. These may be delivered through multiple sites, partnerships, or private operators. Core services include:
 - (a) Public and commercial drop-off for rubbish, recycling, garden waste, and construction & demolition (C&D) materials.
 - (b) Reuse and recovery activities such as drop-off areas, repair workshops, and resale or recovery shops.
 - (c) Consolidation points for kerbside collections (food scraps, rubbish, glass, garden waste, recycling).
 - (d) Bulking and storage areas for efficient transport and consolidation.
47. Some services may be provided by private operators (e.g. Green Gorilla for C&D recovery) or through shared-use facilities rather than direct Council ownership. While co-location of services is desirable, final arrangements will be confirmed during site selection and design to ensure operational efficiency and value for money.

Supporting Regional-Scale Facilities and Future Services

48. Beyond the drop-off network, several waste and recovery functions require regional-scale infrastructure or may emerge as future service needs. While these remain within the scope of the wider Waste Infrastructure Business Case, no specific decisions or endorsements are sought at this stage. Detailed planning will occur through future phases in collaboration with partner councils, iwi, and the private sector.
49. Regional-scale facilities and future services to plan for include:
 - (a) Bulk material storage and consolidation areas (e.g. C&D materials, emergency response capacity)
 - (b) Materials Recovery Facility (MRF)
 - (c) Garden waste processing facility
 - (d) Food scraps processing facility
 - (e) Untreated timber recovery facility (e.g. Goodwood)
 - (f) Safe disposal infrastructure (e.g. landfill or waste-to-energy options)
 - (g) Provision for new and evolving services such as:
 - (i) Inorganic collections
 - (ii) Container return schemes
 - (iii) Extended product stewardship initiatives requiring short-term storage or bulking
50. Ensuring these regional and future facilities integrate with the local drop-off network is essential to creating a cohesive, efficient, and future-ready waste system. While services such as inorganic collections or container return schemes are not guaranteed or currently planned, the network design should allow for their potential inclusion in the future to maintain flexibility and long-term resilience. This direction aligns with the Investment Logic Map (ILM), which identifies limited accessibility and low recovery performance as key challenges, and improved access and affordability as key benefits sought.

Network Options Considered

51. The Waste Infrastructure Network (WIN) programme considered a range of configurations for Tauranga's future drop-off facility network. The options below relate specifically to public and commercial drop-off facilities.
52. Each option was evaluated against the strategic objectives, scale and scope, and service-level expectations to determine the best balance of accessibility, affordability, and long-term scalability.

53. Option 1: Status Quo – Existing Drop-off Network

- (a) Retains the current arrangement of one publicly accessible drop-off facility and one commercial-only facility.
- (b) Involves minimal new investment but does not improve accessibility, affordability, or resilience. Does not align with projected growth or strategic objectives.

54. Assessment: Not recommended. This option maintains the current limitations of fragmented access, limited capacity, and reliance on aging facilities.

55. Option 2: Staged Multi-Purpose Network (Preferred)

- (a) Establishes strategically located sites providing drop-off and consolidation for all material types.
- (b) Develop two initial multi-purpose drop-off facilities (East/Central and West) to provide improved public and commercial access.
- (c) Stage additional sites over time: a third and potentially fourth multi-purpose hub, aligned with population growth, service demand, and funding availability over the next 30+ years. Purchase land for additional sites ahead of time.
- (d) Represents a scalable and adaptable approach that improves service coverage while managing affordability through phased investment.
- (e) Forms the foundation of a long-term, connected network that can expand as Tauranga and the wider sub-region grows.

56. Assessment: Preferred option. This approach balances performance, affordability, and resilience, and enables future expansion without over-committing to short-term capital expenditure.

57. Option 3: Accelerated Multi-Purpose Network

- (a) Delivers three or four multi-purpose drop-off facilities within the next 5–10 years.
- (b) Higher cost and complexity, but viable as a future stage.

58. Assessment: Viable long-term option. Will be considered in future stages as demand and funding allow.

Preferred Approach: Staged Multi-Purpose Network

59. The preferred approach is a staged rollout of multi-purpose drop-off sites, beginning with two strategically located sites in the eastern/central and western corridors. These sites will serve both residential and commercial users and provide for multiple waste streams and uses.

60. The staged approach relates specifically to the drop-off facility network. Separate workstreams will address resource recovery infrastructure (e.g. materials recovery and organics processing) and safe disposal capacity to ensure the entire waste system functions cohesively.

61. It provides flexibility to align investment with growth and demand while ensuring affordability, value-for-money, accessibility, and resilience.

62. Prior to progressing to detailed design and delivery, further due diligence will be undertaken in the next phase of the business case to confirm the preferred approach remains affordable, fundable, and fit-for-purpose. This will include more detailed site assessments, financial analysis, and risk testing to ensure investment readiness and alignment with Council's long-term planning and funding framework.

63. The detailed staging plan will be defined in the next phase of work, which will include consideration of:

- (a) Securing and preparing suitable land, including strategic land purchases for future sites;
- (b) Applying for external funding and identifying partnership opportunities;

- (c) Obtaining relevant consents and approvals;
- (d) Designing, constructing, and upgrading facilities to meet service-level expectations; and
- (e) Ensuring integration with adjacent or co-located processing facilities (e.g. materials recovery facilities) where this supports operational efficiency and system performance.

64. The staged delivery framework will ensure Council can progressively expand and enhance the network in a financially sustainable and strategic manner, responding to population growth, changing service demand, and evolving regional opportunities.

Summary of Options and Network Functions

65. Table 3 below summarises how key waste and recovery functions are provided across Tauranga's four growth corridors (Central, Eastern, Western, and Northern) under each network configuration option. The following symbols are used in the table to indicate the level of provision:

 = Provided
  = Partial / Potential
  = Not included
  = Future stage / Not required initially

66. The table illustrates that Option 2 (Staged Multi-Purpose Network) delivers broad and balanced coverage across the city, while maintaining flexibility to scale over time. The purple tick in some cases represents that the service is not currently available but could be if planned for early e.g. there is currently no provision for the community to drop-off reusable items or food scraps at any transfer stations, but there could be if this was deemed a priority.

Table 3: Summary of Service Provision and Corridor Coverage Under Each Network Option

Function	Option 1: Status Quo	Option 2: Staged Multi-Purpose Network	Option 3: Accelerated Multi-Purpose Network
Public Drop-Off			
Public drop-off: Rubbish	 Central Corridor  Eastern Corridor  Western Corridor  Northern Corridor	 Central or Eastern Corridor  Western Corridor  Northern Corridor	 Central Corridor  Eastern Corridor  Western Corridor  Northern Corridor
Public drop-off: Recycling	 Central Corridor  Eastern Corridor  Western Corridor  Northern Corridor	 Central or Eastern Corridor  Western Corridor  Northern Corridor	 Central Corridor  Eastern Corridor  Western Corridor  Northern Corridor
Public drop-off: Garden waste	 Central Corridor  Eastern Corridor  Western Corridor  Northern Corridor	 Central or Eastern Corridor  Western Corridor  Northern Corridor	 Central Corridor  Eastern Corridor  Western Corridor  Northern Corridor
Public drop-off: Food scraps	 Central Corridor  Eastern Corridor  Western Corridor  Northern Corridor	 Central or Eastern Corridor  Western Corridor  Northern Corridor	 Central Corridor  Eastern Corridor  Western Corridor  Northern Corridor
Public drop-off: Reusable goods + resale shop + repair workshop	 Central Corridor  Eastern Corridor  Western Corridor  Northern Corridor	 Central or Eastern Corridor  Western Corridor  Northern Corridor	 Central Corridor  Eastern Corridor  Western Corridor  Northern Corridor
Public drop-off: C&D materials	 Central Corridor  Eastern Corridor	 Central or Eastern Corridor  Western Corridor	 Central Corridor  Eastern Corridor

Function	Option 1: Status Quo	Option 2: Staged Multi-Purpose Network	Option 3: Accelerated Multi-Purpose Network
	 Western Corridor  Northern Corridor	 Northern Corridor	 Western Corridor  Northern Corridor
Commercial Drop-Off			
Commercial drop-off: Rubbish	 Central Corridor  Eastern Corridor  Western Corridor  Northern Corridor	 Central or Eastern Corridor  Western Corridor  Northern Corridor	 Central Corridor  Eastern Corridor  Western Corridor  Northern Corridor
Commercial drop-off: Recycling	 Central Corridor  Eastern Corridor  Western Corridor  Northern Corridor	 Central or Eastern Corridor  Western Corridor  Northern Corridor	 Central Corridor  Eastern Corridor  Western Corridor  Northern Corridor
Commercial drop-off: Garden waste	 Central Corridor  Eastern Corridor  Western Corridor  Northern Corridor	 Central or Eastern Corridor  Western Corridor  Northern Corridor	 Central Corridor  Eastern Corridor  Western Corridor  Northern Corridor
Commercial drop-off: Food scraps	 Central Corridor  Eastern Corridor  Western Corridor  Northern Corridor	 Central or Eastern Corridor  Western Corridor  Northern Corridor	 Central Corridor  Eastern Corridor  Western Corridor  Northern Corridor
Public drop-off: Reusable goods + resale shop + repair workshop	 Central Corridor  Eastern Corridor  Western Corridor  Northern Corridor	 Central or Eastern Corridor  Western Corridor  Northern Corridor	 Central Corridor  Eastern Corridor  Western Corridor  Northern Corridor
Consolidation Points			
Consolidation: Rubbish	 Central Corridor  Eastern Corridor  Western Corridor  Northern Corridor	 Central or Eastern Corridor  Western Corridor  Northern Corridor	 Central Corridor  Eastern Corridor  Western Corridor  Northern Corridor
Consolidation: Recycling	 Central Corridor  Eastern Corridor  Western Corridor  Northern Corridor	 Central or Eastern Corridor  Western Corridor  Northern Corridor	 Central Corridor  Eastern Corridor  Western Corridor  Northern Corridor
Consolidation: Garden waste	 Central Corridor  Eastern Corridor  Western Corridor  Northern Corridor	 Central or Eastern Corridor  Western Corridor  Northern Corridor	 Central Corridor  Eastern Corridor  Western Corridor  Northern Corridor
Consolidation: Recycling	 Central Corridor  Eastern Corridor  Western Corridor  Northern Corridor	 Central or Eastern Corridor  Western Corridor  Northern Corridor	 Central Corridor  Eastern Corridor  Western Corridor  Northern Corridor
Consolidation: Glass	 Central Corridor  Eastern Corridor  Western Corridor  Northern Corridor	 Central or Eastern Corridor  Western Corridor  Northern Corridor	 Central Corridor  Eastern Corridor  Western Corridor  Northern Corridor
Consolidation:	 Central Corridor	 Central or Eastern Corridor	 Central Corridor

Function	Option 1: Status Quo	Option 2: Staged Multi-Purpose Network	Option 3: Accelerated Multi-Purpose Network
Garden waste	✗ Eastern Corridor ✗ Western Corridor ✗ Northern Corridor	Corridor ✓ Western Corridor ⌚ Northern Corridor	✓ Eastern Corridor ✓ Western Corridor ✓ Northern Corridor
Consolidation: Food scraps	✗ Central Corridor ✗ Eastern Corridor ✓ Western Corridor ✗ Northern Corridor	✓ Central or Eastern Corridor ✓ Western Corridor ⌚ Northern Corridor	✓ Central Corridor ✓ Eastern Corridor ✓ Western Corridor ✓ Northern Corridor

SITE SELECTION FRAMEWORK

67. To progress to the next stage of the business case, Council endorsement is sought for the proposed framework and criteria that will guide the shortlisting of potential drop-off sites. This framework ensures that site selection is consistent, transparent, and aligned with the programme's strategic objectives, scope, and service-level expectations.
68. The criteria reflect the functional, locational, and operational needs of waste drop-off facility infrastructure, and are designed to support a scalable, resilient, and community-focused waste network.
69. The criteria in Table 4 translate the programme's strategic objectives into measurable, site-level considerations.

Table 4: Site Evaluation and Purpose

Category	Evaluation Criteria	Purpose / Discussion Focus
Access & Convenience	Location relative to growth areas and transport corridors; 90% of residents within target drive-time.	Ensures service-level expectations for accessibility and equitable participation are met.
Land Use & Consenting Feasibility	Compatibility with planning zones and consenting pathways.	Confirms sites are realistically deliverable and align with District Plan and consenting pathways.
Connectivity & Infrastructure	Proximity to arterial routes, utilities (power, water, sewer); traffic safety and capacity.	Minimises operational and transport costs and supports efficient logistics.
Integration & Efficiency	Ability to connect with existing facilities (MRF, organics processing, landfill contracts) and enable kerbside consolidation close to demand.	Supports diversion from landfill by enabling co-location with recovery infrastructure and efficient material handling.
Physical Characteristics and Layout Potential	Size, shape, slope, and suitability for safe traffic flow, site layout, and operational efficiency.	Ensures sites can support required functions, future expansion, and efficient long-term operations.
Value-for-Money & Deliverability	Land cost, site preparation requirements/costs, scalability for 30–100-year outlook.	Ensures value for money and future adaptability.
Environmental Effects	Potential impacts including emissions, odour, noise, and effects on receiving environments.	Supports responsible site selection and environmental performance.
Social Effects	Proximity to sensitive land uses, visual amenity, community acceptance.	Safeguards community well-being and supports equitable outcomes.
Cultural Sensitivities	Recognition of mana whenua interests; avoidance of sites with high cultural	Ensures early and ongoing partnership with iwi/hapū and

Category	Evaluation Criteria	Purpose / Discussion Focus
	significance.	avoids culturally inappropriate locations.
Resilience & Redundancy	Contribution to network backup capacity and emergency response coverage.	Improves system reliability and disaster readiness.
Operational Efficiency	Ability to support efficient site operations, including layout, traffic flow, and material handling.	Ensures long-term functionality and cost-effective service delivery.

Scoring and Assessment Approach

70. Once endorsed, this framework will be used to assess potential sites using a structured scoring approach. Each site will be evaluated on a scale of alignment for each criterion, supported by measurable indicators where available.
71. Minimum service-level requirements will act as gateway checks to ensure baseline expectations are met before options progress. This process will ensure consistency and transparency in how options are compared and will help identify the most suitable sites for further investigation.
72. Endorsement of this framework enables the project team to proceed with detailed site assessments and initiate stakeholder engagement planning.

FINANCIAL CONSIDERATIONS

73. This report seeks endorsement of the overall network approach only. It does not include approval of specific costs or investments at this stage.
74. Indicative capital cost ranges have been developed to provide an order-of-magnitude understanding of potential investment requirements under each network configuration option. These estimates include 30% contingency allowance to reflect uncertainty at this early stage and are intended for illustrative purposes only. They are not reliable cost estimates and will require substantial refinement through site selection, design, and detailed business case development. Operational expenditure (opex) is not included at this stage. All figures are expressed in uninflated 2025 dollars and exclude future cost escalation.
75. These indicative figures relate only to the development, redevelopment, or expansion of drop-off and transfer facilities within the Waste Infrastructure Network. They exclude costs associated with safe-disposal infrastructure (e.g. landfill capacity) and resource-recovery or processing facilities (e.g. materials-recovery or organics-processing plants), which will be addressed through separate workstreams under the wider Waste Infrastructure Business Case.
76. The cost ranges presented reflect the full suite of activities required to establish or upgrade facilities, including land acquisition, site preparation and remediation, consenting and approvals, design and project management, construction of enclosed drop-off pits and consolidation areas, traffic and hardstand development, servicing and utilities, and resource-recovery and reuse areas. Actual costs will vary depending on whether existing Council-owned land can be utilised, the condition and servicing of that land, geotechnical or stormwater constraints, and whether activities remain at Te Maunga or relocate to a new Eastern site.

Option	Description	Indicative Capex Range	Notes
Option 1 – Status Quo	Maintain current facilities with minimal upgrades. Includes stormwater improvements and	\$3m - \$5m Total over 10 years	Lowest cost option but does not meet service-level requirements or strategic objectives.

	minor improvements for safety and improvements.		
Option 2 – Staged Multi-Purpose Network (Preferred)	Two multi-purpose sites (East/Central and West), scalable to an additional 1-2 sites over time. Includes land purchase only for the potential third site in the North.	<u>Central/Eastern Corridor</u> \$20m - \$35m: New site in East And/or \$15m - \$25m: Stay at Te Maunga <u>Western Corridor</u> \$6m - \$13m Develop and potentially extend Maleme And/or \$2m-\$4m: Co-locate with Green Gorilla <u>Northern Corridor</u> \$5m – \$8m: Land bank only Total over 10-20 years = \$22m - \$56m	Balanced investment enabling phased delivery and affordability. Actual costs depend on whether existing Council land can be utilised, the condition of the land and whether we stay at Te Maunga or move to a new site in the East.
Option 3 – Accelerated Multi-Purpose Network	Same cost as Option 2 but over a shorter time period (within 5–10 years) and with additional site in northern corridor	<u>Central/Eastern Corridor</u> \$20m - \$35m: New site in East And/or \$15m - \$25m: Stay at Te Maunga <u>Western Corridor</u> \$6m - \$13m Develop and potentially extend Maleme And/or \$2m-\$4m: Co-locate with Green Gorilla <u>Northern Corridor</u> \$10m – \$20m: Land and new site in North Total over 5-10 years \$28m - \$68m	Highest upfront investment; may deliver long-term efficiencies but higher near-term funding requirement.

77. These figures provide a high-level comparison only and should not be interpreted as final investment requirements. Actual costs will vary depending on land availability, ground conditions, consenting complexity, and the scope of activities co-located at each site.
78. The next phase of work will include:
- Detailed site investigations and due diligence, including geotechnical, servicing, and planning assessments;
 - Preliminary design and concept layouts to refine cost estimates;
 - Identification of operational expenditure requirements and funding implications;
 - Development of a detailed financial model, including staging, partnership, and external-funding opportunities; and
 - Preparation of updated cost estimates for inclusion in the detailed business case and Long-Term Plan (LTP) process.
79. Refined capital and operating cost projections, along with potential co-funding options and partnerships, will be presented to Council following completion of the site assessment phase to inform investment decisions.

LEGAL IMPLICATIONS / RISKS

80. The endorsement of strategic objectives, service-level expectations, and the site selection framework does not trigger immediate legal obligations but sets the foundation for future

infrastructure decisions that will require compliance with relevant legislation, including the Resource Management Act and Marine and Coastal Area (Takutai Moana) Act. Key risks relate to future consenting pathways, existing contractual and lease arrangements, and the need for early engagement with mana whenua, particularly in areas of Customary Marine Title. These risks will be managed through staged implementation, transparent site evaluation, stakeholder engagement and alignment with Council's statutory responsibilities and partnership commitments.

TE AO MĀORI APPROACH

81. The proposed strategic direction reflects Council's commitment to partnership with mana whenua, particularly Ngā Pōtiki as kaitiaki of Te Tāhuna o Rangataua. The site selection framework includes criteria to recognise cultural sensitivities and avoid areas of high significance, ensuring future infrastructure planning is culturally responsive and informed by Te Ao Māori values such as kaitiakitanga, manaakitanga, and rangatiratanga. This approach supports inclusive decision-making and aligns with Council's strategic outcomes and Te Ao Māori partnership principles.

CLIMATE IMPACT

82. The proposed network configuration and site selection framework support Tauranga's climate goals by enabling infrastructure that reduces transport emissions, enhances resilience to climate-related disruptions, and avoids ecologically sensitive areas. Future planning will also support biodiversity protection and contribute to a more sustainable, low-emissions waste system aligned with Council's Climate Action and Investment Plan.

CONSULTATION / ENGAGEMENT

83. Engagement to date has included discussions with Ngā Pōtiki through previous planning processes and current resource consent matters, which have informed the strategic direction and site selection criteria. Broader public input was received through the 2022-2028 Waste Management and Minimisation Plan consultation, which supported actions underpinning future infrastructure planning. Further engagement will occur during the next phase as part of detailed site assessments, business case development, and any future funding decisions through the Annual or Long-Term Plan processes.

SIGNIFICANCE

84. The Local Government Act 2002 requires an assessment of the significance of matters, issues, proposals and decisions in this report against Council's Significance and Engagement Policy. Council acknowledges that in some instances a matter, issue, proposal or decision may have a high degree of importance to individuals, groups, or agencies affected by the report.
85. In making this assessment, consideration has been given to the likely impact, and likely consequences for:
- (a) the current and future social, economic, environmental, or cultural well-being of the district or region
 - (b) any persons who are likely to be particularly affected by, or interested in, the decision.
 - (c) the capacity of the local authority to perform its role, and the financial and other costs of doing so.
86. In accordance with the considerations above, criteria and thresholds in the policy, it is considered that the decision is of medium significance. However, the broader issue of future waste infrastructure planning is of high significance due to its long-term implications for environmental outcomes, cultural values, financial investment, and community wellbeing.

ENGAGEMENT

87. Taking into consideration the above assessment, that the decision is of medium significance, and that it is aligned to the broad direction of the Waste Minimisation Plan officers are of the opinion that no further engagement is required prior to Council making a decision.
88. However, stakeholder engagement will be a key part of the next phase, including detailed site assessments and options analysis. This will involve working with iwi, service providers, and other key stakeholders to ensure the evaluation of potential sites and facility types is informed by diverse perspectives and community needs. Formal consultation on any future investment decisions can occur through the Annual Plan or Long-Term Plan processes.

NEXT STEPS

89. Following Council endorsement of the strategic direction, scope, and evaluation framework, the project team will progress to the next phase of the Waste Infrastructure Network (WIN) programme, with a focus on identifying and presenting local network options for drop-off infrastructure (transfer stations) in both the Central/Eastern and Western Corridors. Key actions include:
 - (a) Developing a stakeholder engagement plan to guide communication and collaboration with iwi, community groups, service providers, and other key stakeholders throughout the site assessment and business case development process.
 - (b) **Initiating engagement with Ngā Pōtiki**, building on Council's September 2025 resolutions regarding the future of Te Maunga. This will include:
 - (i) Exploring future options for Te Maunga, including potential relocation or reconfiguration of offensive waste activities.
 - (ii) Ensuring culturally responsive planning and alignment with Ngā Pōtiki's aspirations as kaitiaki of Te Tāhuna o Rangataua.
 - (c) **Commencing detailed site assessments** for potential drop-off locations in both corridors, using the endorsed site selection framework. This will include analysis of technical feasibility, environmental and cultural considerations, land use compatibility, and alignment with strategic objectives.
 - (d) **Preparing the detailed business case**, drawing on the outcomes of site assessments, stakeholder engagement (including iwi input), and financial modelling. This will inform future investment decisions and support the presentation of recommended network options for Council consideration.
 - (e) **Reporting back to Council** with recommendations on preferred drop-off locations and facility types for both corridors, including any funding implications for consideration through the Annual or Long-Term Plan processes.

ATTACHMENTS

1. **Investment Logic Mapping - WIN Business Case - 13 November 2025 - A19168970** [↓](#) 

Investment Logic Map (ILM)

TCC: Waste Infrastructure Network

Introduction

This programme is guided by the NZ Treasury Better Business Case framework, ensuring a clear line of sight from problems to objectives, benefits, and performance indicators. The Investment Logic Map (ILM) forms the foundation for this approach and supports the development of the Strategic and Indicative Cases completed to date, as well as the future Detailed Business Case/s, which will include the full five-case model. Option evaluation will use fit-for-purpose assessment frameworks, such as Multi-Criteria Analysis (MCA) or other suitable methodologies, to ensure decisions are transparent and evidence-based.

Programme Purpose

To deliver a convenient, affordable, and resilient waste system that meets community needs, supports regional growth and reduces waste to landfill. This will be achieved by expanding local recovery capacity, reducing landfill dependency and emissions, and strengthening regional collaboration and system resilience.

Problem Statements

The following table summarises the key challenges the TCC waste system currently faces. These problems form the foundation for identifying strategic objectives and realisable benefits for the Waste Infrastructure Network Programme.

Many of these challenges stem from historical underinvestment in local waste infrastructure and a long-standing reliance on private operators to deliver core services. While this model provided short-term cost savings, it has limited Council's ability to influence strategic outcomes, adapt to growth, and improve resource recovery.

Problem Statement	Description
1. Market conditions distort incentives for diversion	Root cause: Low and volatile commodity prices and high recovery costs undermine recovery economics, even with higher landfill levies.

Problem Statement	Description
	Effect: The cost gap between recovery and disposal (\$100–\$150/t) discourages investment and participation in the recovery market – meaning fewer operators, limited infrastructure development, and reduced competition for diversion services. <i>Pages 18-19 of the Strategic Case</i>
2. The waste system is becoming unaffordable and unsustainable	Root cause: Rising transport and processing costs, waste levies, low resource income, inflationary contract escalation, and historical underinvestment in Council-owned infrastructure. This lack of staged investment means TCC now faces large upfront costs to build capacity, rather than incremental upgrades over time. Effect: Total system cost projected to rise 40% in 10 years (from \$664/t in 2024 to \$944/t by 2034). When contracts expire, Tauranga faces exposure to unknown cost increases and reduced affordability for ratepayers. <i>Page 19 of the Strategic Case</i>
3. Inadequate resource recovery capacity limits diversion	Root cause: Historical underinvestment in non-kerbside recovery infrastructure and reliance on private operators to operate transfer stations and deliver kerbside services (until 2021 when the TCC service was introduced) has led to fragmented coverage and limited Council control. Effect: Deficit of ~50kT/year capacity, preventing recovery of 64% of potentially divertible waste. Fragmented network and long travel times reduce participation, even when price incentives exist. <i>Pages 13-17 of the Strategic Case</i>
4. Increased system resilience risk due to reliance on single disposal and consolidation points	Root cause: The network's dependency on a small number of critical sites creates single points of failure for each waste stream. Effect: This limits the ability to maintain services during emergencies, growth, or maintenance, increasing cost and environmental risk. <i>Pages 13-19 of the Strategic Case</i>
5. Interlinked long-term contracts limit flexibility and create misaligned incentives	Root cause: Exclusive long-term contracts (up to 2041) awarded to a single provider for multiple services (kerbside collection, transfer station operations, disposal, and processing) were structured to prioritise low kerbside costs. This created financial dependencies where the provider offsets losses on kerbside through transfer station profits. Effect: Council has limited ability to change transfer station operations to improve diversion without impacting the provider's profitability. This discourages innovation and collaboration, slows adaptation to market and policy changes, and reduces opportunities for joint investment in recovery infrastructure. <i>Page 20 of the Strategic Case</i>
6. Fragmented regional planning limits efficiency and resilience	Root cause: Lack of regional coordination and shared infrastructure planning, compounded by historical reliance on siloed private-sector solutions.

Problem Statement	Description
	Effect: System congestion, rising per-tonne costs with no economies of scale and bargaining power. <i>Not explicit in Strategic Case but Page 14 mentions it</i>
7. Population and waste growth outpacing system capacity	Root cause: The sub-region's population is projected to grow by 65% over the next 30 years, increasing total waste generation from 144,000 to over 240,000 tonnes annually. Current sites and services were not designed for this scale, driving congestion, higher costs, and limited flexibility for expansion. Effect: System congestion, rising per-tonne costs, and declining service reliability.

Benefits of Investment

The proposed programme seeks to deliver the following key benefits in response to the identified problems. The numbers in brackets indicate which problem statements each benefit addresses. These benefits represent the outcomes that will be achieved if the identified problems are addressed.

1. **Reduced per capita waste to landfill** – more materials diverted through improved infrastructure, better consolidation, and stronger market access (addresses problem statements 1, 3 and 7).
2. **Improved cost efficiency** – reduced cost per tonne through shorter haulage routes, shared facilities, staged investment, and increased competition (addresses problem statements 2, 6 and 7).
3. **Expanded recovery capacity** – additional processing and consolidation infrastructure to handle non-kerbside materials such as construction and demolition waste and reusable items (addresses problem statements 3 and 7).
4. **Enhanced network resilience** – multiple hubs and backup arrangements to maintain continuity during disruptions and reduce reliance on single facilities (addresses problem statements 4 and 5).
5. **Increased community participation and access** – improved convenience and affordability, ensuring equitable access to waste services across all growth corridors (addresses problem statements 2, 3 and 7).
6. **Strengthened regional collaboration and strategic influence** – coordinated planning and shared investment across the region that deliver more consistent services, stable costs, and alignment with community and environmental goals. Retaining a level of Council influence ensures long-term affordability, equitable access, and flexibility to adapt as needs and market conditions change. (addresses problem statements 5 and 6).

Strategic Objectives

Below are the Strategic Objectives listed in the Strategic Case. Note: Objective 3 has been slightly amended to reflect affordability and participation priorities. These objectives have been tested through the ILM process and respond directly to the identified problem statements and intended benefits. Detailed targets (KPIs) have not been provided at this stage, as further work is required to determine achievable levels based on modelling and feasibility analysis.

Objective 1: Decrease the amount of waste going to landfill each year (kg/capita/year).

Why: Lowering per capita waste sent to landfill directly reflects the system's success amidst a growing population. Reducing the amount of waste being generated also contributes to this goal.

Target: Consistently achieve lower values each year, indicating a reduction in the amount of waste being landfilled.

Objective 2: Boost the amount of resources being captured and diverted from landfills – as measured by the percentage of total waste generated that is diverted from landfill (Waste % diverted).

Why: Improving the waste diversion rate signifies the overall efficiency and effectiveness of the waste management system in reducing landfill reliance.

Target: Achieve higher diversion rates annually.

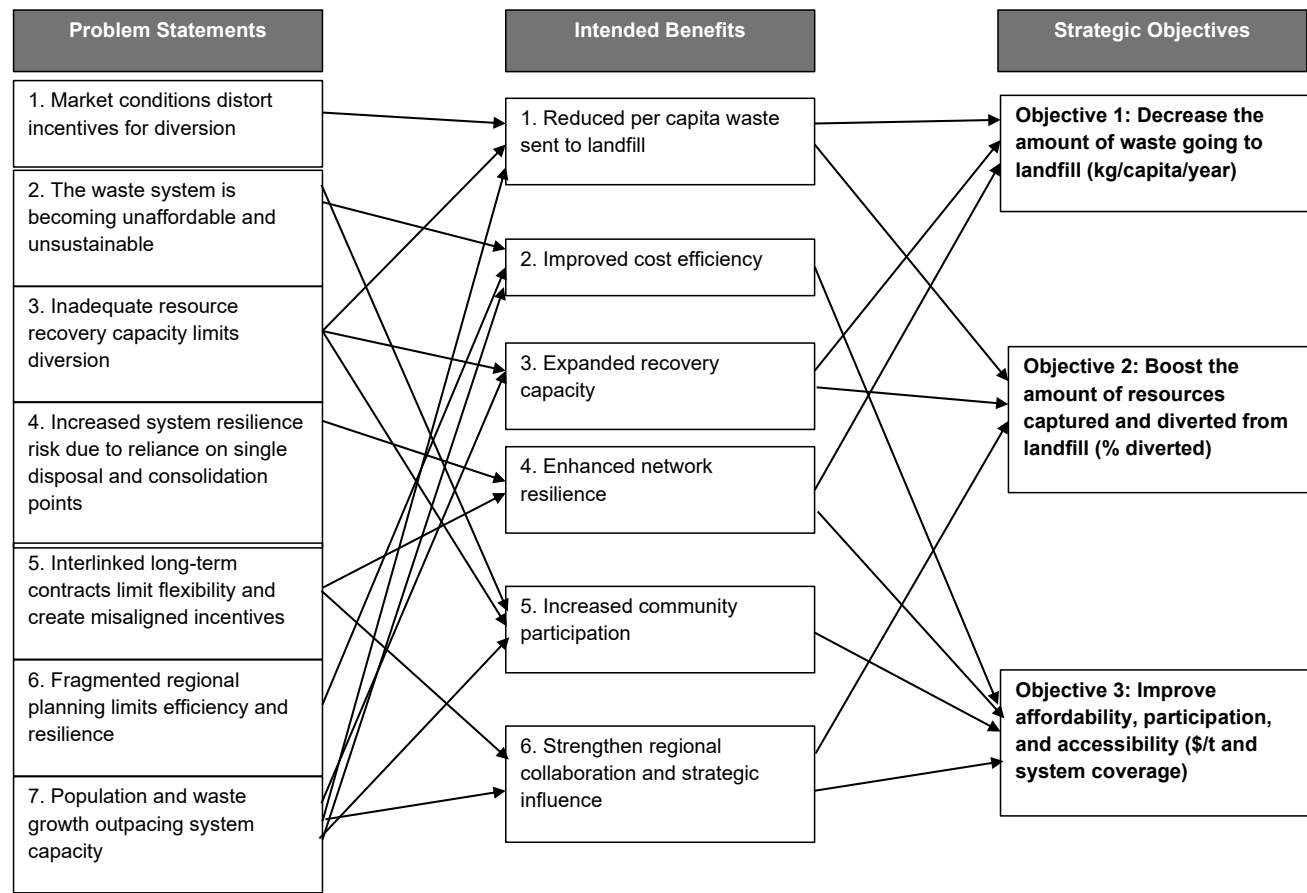
Objective 3: Maintain affordability and participation by delivering value for money and improving cost efficiency within the waste system (\$ / tonne).

Why: Ensuring the waste system remains affordable is essential for equitable access and participation across the community. By focusing on operational efficiency, resource recovery, and opportunities to generate value from the waste stream, Council can help manage rising costs and maintain an affordable service for the community.

Target: Maintain or improve affordability over time by increasing system efficiency, recovering more value from materials, and managing costs relative to service levels and external factors (e.g. levies, inflation).

Investment Logic Map (ILM) Overview

The Investment Logic Map (ILM) visually links the problems affecting Tauranga's waste system with the benefits of addressing them and the strategic objectives aligned with Council's direction and performance measures.



Appendices

Appendix 1: Benefit Mapping and KPIs

This table outlines how each problem links to intended benefits and potential performance indicators. It provides a framework for how progress could be measured once targets are set, helping to assess the programme's value and alignment with strategic goals. At this stage, placeholders are used to indicate where future KPIs, baselines, and targets will be developed.

Problem	Intended Benefit	Headline KPIs	Supporting KPIs	Baseline	Target	Source
1. Market conditions distort incentives	Improved market conditions for recovery	System cost efficiency (\$/t)	Net cost per tonne, revenue from recyclables, resource recovery yield (%)	\$100-\$150/t 30%	< \$XX/t and ≥XX% diversion by 20XX	Derived from Strategic Case narrative (p10)
2. System unaffordability	Improved affordability and sustainability	System cost efficiency (\$/t)	Participation rate, collection coverage, illegal dumping (t/p/a)	\$944/t in 2034 90%	≤ \$XXX/t and ≥XX% participation by 20XX	Derived from LTP projections (p28)
3. Inadequate recovery capacity	Expanded recovery capacity	Waste diversion rate (%)	Divertible capture rate (%), resource recovery yield (%), contamination rate (%)	30% diversion, Per capita recovery rate of 0.21 t/p/a ¹ Per capita waste to landfill of 0.48 t/p/a ²	XX% diversion, per capita recovery rate of 0.XX t/p/a and per capita waste to landfill 0.XX t/p/a by 20XX	Strategic Case p13–17

¹ Based on 2023 Census data, the subregion has a combined population of approximately **209,028 residents** (TCC: 152,844; WBOPDC: 56,184). At that time, an estimated 43,000 tonnes of material was diverted from landfill from the subregion.

² Using the same 2023 Census population data (as per Footnote 1), approximately 101,000 tonnes of waste were sent to landfill from the subregion. These targets also assume a total waste generation of 0.69 tonnes per person per annum, based on combining 0.21 tonnes diverted and 0.48 tonnes to landfill.

Problem	Intended Benefit	Headline KPIs	Supporting KPIs	Baseline	Target	Source
4. Limited network resilience and over-reliance on single disposal and consolidation points	Improved network resilience, accessibility, and backup/contingency capacity through diversified infrastructure and regional capacity-sharing agreements	Number of operational recovery and disposal nodes per material stream	Average distance to nearest facility; % of population within 20 min access; emergency storage or collection continuity (days), number of disposal options, number of active regional capacity-sharing agreements throughput utilisation (%)	1 consolidation node per material stream; 1 active Class 1 landfill, no formal capacity-sharing agreements; minimal contingency	≥ X consolidation nodes per material stream; ≥ X disposal options; ≥ XX % population within 20 min; ≥ X formal capacity-sharing agreement with regional councils, X-X days contingency capacity by 20 XX	Strategic Case p13–19 (landfill and resilience)
5. Contractual constraints	Improved flexibility and innovation	Waste diversion rate (%)	Resource capture rate (%), contamination rate (%)	30% diversion	XX % diversion by 20 XX enabled through contract flexibility	Strategic Case p20
6. Fragmented planning	Stronger regional collaboration	Regional plans, Shared facilities	Shared facilities, partnership agreements	None	Strategy by 2026, IDP by 20 XX	Strategic Case p14 + Indicative Case

Appendix 2: Roles and Responsibilities

Waste outcomes in Tauranga are shaped by a complex network of organisations with overlapping responsibilities across planning, regulation, service delivery, infrastructure, and education. Key parties include:

- Tauranga City Council (TCC): Leads local planning, service delivery, community education, and infrastructure development.
- Bay of Plenty Regional Council: Oversees environmental regulation, monitoring, and regional planning.
- Private Sector Operators: Deliver collection, processing, and disposal services under contract or commercial arrangements.
- Central Government Agencies: Set national policy, regulatory frameworks, and funding mechanisms.
- Iwi and Hapū: Hold kaitiaki responsibilities and play a critical role in shaping culturally appropriate waste outcomes and infrastructure decisions.
- Community Organisations and NGOs: Support education, advocacy, and grassroots initiatives to reduce waste and improve recovery.

This landscape requires strong coordination and collaboration to ensure that roles are clear, gaps are addressed, and efforts are aligned toward shared waste outcomes.

Appendix 3: Assumptions and Dependencies

Assumptions:

- Population baseline: 210,000 residents (2023 Census: TCC 152,844; WBOPDC 56,184).
- Total waste currently diverted: 43,000 tonnes (approx. 30%)
- Total waste landfilled: 101,000 tonnes
- Total waste generated: 144,000 tonnes or 0.69 tonnes per person (144,000 tonnes of waste / 210,000 people)
- Potentially divertible: 65,000 tonnes (approx. 64% of what goes to landfill)
- Maximum theoretical diversion: 108,000 tonnes (approx. 75% of total system)

Dependencies:

- National policy settings (waste levy, emissions charges) significantly influence cost-based KPIs.
- Market conditions for recyclables and organics affect cost gap and revenue assumptions.
- Private sector investment and partnerships are critical for achieving diversion targets.
- Existing ENZ contracts (to 2041) limit flexibility; amendments require negotiation.

Monitoring Approach

- Annual SWAP (Solid Waste Analysis Protocol) surveys for diversion and landfill tonnages.
- Council financial reporting for system cost per tonne.
- Contract performance reports for service coverage, contamination rates, and partnership outcomes.
- TCC Waste Planning Advisor and Principal Strategic Waste Planner to coordinate data collection and reporting.
- Targets and assumptions reviewed every 6 years in line with WMMP review cycle.

Appendix 4: Glossary of Waste Management Terms**System Cost Efficiency (\$/t)**

The total cost of managing waste (collection, processing, and disposal) per tonne. Lower values mean the system is more cost-effective.

Net Cost per Tonne (\$/t)

The actual cost to process recyclables or organics per tonne, after accounting for any revenue from selling recovered materials.

Revenue from Recyclables (\$)

Income earned from selling materials (e.g., paper, metals, plastics). Indicates financial viability of recycling programs. Note that revenue can also be generated by general waste if council owned a landfill.

Resource Recovery Yield (%)

The percentage of material sent to recovery facilities that is successfully processed into usable products (e.g., recycled material, compost).

Higher yield = more efficient processing.

(Different from contamination rate: yield measures efficiency at processing, contamination measures quality at collection.)

Participation Rate (%)

The percentage of households or businesses actively using the waste services provided (e.g., kerbside recycling).

Collection Coverage (%)

The percentage of properties that have access to formal waste collection services (kerbside or drop-off).

Illegal Dumping (t/p/a)

The amount of waste dumped outside the formal system (e.g., roadside dumping), measured in tonnes per annum. Lower values are better.

Waste Diversion Rate (%)

The percentage of total waste generated that is diverted away from landfill for recycling, composting, or reuse.

This is a system-wide outcome measure.

Divertible Capture Rate (%)

The percentage of recyclable or compostable materials (the “divertible” fraction) that are successfully captured for processing.

This measures collection and sorting efficiency.

Contamination Rate (%)

The percentage of collected recyclables or organics that are contaminated (e.g., food in recycling) and cannot be processed, ending up in landfill. Lower values are better.

Waste Disposal Rate (kg/p/a)

The amount of waste sent to landfill per person per year. Lower values indicate less landfill dependency.

Landfill Processing Costs (\$/t)

The cost to dispose of waste in a landfill, including transport and environmental management.

Uncollected Waste (t/p/a)

Waste not captured by formal systems, often linked to illegal dumping or disposed of outside of council facilities like transfer stations. Lower values indicate better system coverage.

Resource Capture Rate (%)

The percentage of identified divertible materials that are captured and sent for recycling, composting, or energy recovery. E.g. A 50% capture rate means half of the materials that could have been recycled or composted were actually collected for processing. The other 50% likely ended up in landfill due to lack of separation, service gaps, or contamination.

Throughput Utilisation (%)

The proportion of a facility's designed capacity that is actually used for processing waste or recovered materials. It indicates how efficiently infrastructure is being used and whether there is sufficient headroom for growth or contingency. High utilisation can signal over-reliance or capacity constraints, while low utilisation may indicate inefficiency or underuse.

9.6 Waters Planning Update

File Number: A18735719

Author: Claudia Hellberg, Team Leader: City Waters Planning

Authoriser: Reneke van Soest, General Manager: Operations & Infrastructure

PURPOSE OF THE REPORT

Provide general update on waters planning projects. Project backgrounds as reported previously in August, are being kept in this report and specific project updates are highlighted.

RECOMMENDATIONS

That the City Future Committee:

- (a) Receives the report "Waters Planning Update".
-

EXECUTIVE SUMMARY

1. City Waters Planning continues to advance key infrastructure projects across water supply, wastewater, and stormwater networks. This summary highlights current progress and updates.

Water Supply Projects

2. Water Take Re-consenting: Consent application preparation for lodgement in March 2026 is underway, with a draft expected before Christmas. Engagement with tangata whenua continues.
3. Western Corridor Supply: Concept plan review completed; revised costs now available to inform structure planning.
4. Eastern Corridor Supply: Planning continues for Coastal Water Trunk Main Stages 1 & 2. Stage 1 is on hold due to financial and land access issues. Reservoir renewal and new storage feasibility studies are ongoing.
5. Cambridge Reservoir No. 4: Site assessment finalised; space confirmed for additional reservoir of 6.8 ML, at an estimated cost of \$34 million. However, a storage deficit would remain; therefore, planning is continuing with investigations into alternative reservoir locations in the vicinity to also enhance system resilience.

Wastewater Projects

6. Western Corridor Strategy: Planning focuses on short- and medium-term phases. Alternative servicing strategies under review. Detailed update due in Q4 of the 2026 financial year.
7. Eastern Corridor Study: Wairakei PS and rising main report was tabled at Council meeting 18 November 2025. Alternative Te Tumu servicing strategy and its impact on Opal Drive project are being assessed.
8. Carmichael Road: Planning for the preferred long-term servicing is underway and completion of the feasibility design is expected to be delivered in Q1/Q2 of the 2026 financial year. Staff is in contact with the developers of the 23 Te Paeroa Road site and there is interest in working collaboratively together.
9. Newton Street & Hewletts Road Upgrade: Feasibility planning initiated; coordination with transport projects is ongoing.

Stormwater Projects

10. Network Capacity Upgrade: Initial citywide upgrade identification complete. Priority areas to be selected for feasibility design.
11. Water Quality Programme:
 - (a) Totara Street: Treatment options under exploration.
 - (b) Esk Street Catchment: Focus on reducing contaminants from high contaminant generating areas like Cameron Road and Frazer Street.
 - (c) Coach Road: Zinc treatment options being explored; source remains unidentified.
12. Stormwater Management Plans (SMP):
 - (a) Cherrywood flooding feasibility study nearly complete.
 - (b) Mount Maunganui SMP development underway.
13. Waimapu Catchment Management Plan: Finalised; online summary in preparation for council presentation.
14. Catchment Management Plan Updates: Five-year reviews of existing Comprehensive stormwater consents in progress.
15. Kaituna Overflow: Preliminary design completed; consent preparation underway. Estimated cost: \$79 million.

Integrated Water Projects

16. Our Water Future: Governance group active; stocktake and gap analysis completed. Budget approved to reassess eastern servicing strategy.
17. Freshwater Management Tool: Peer-reviewed model setup complete. Scenario results under internal and external review.

BACKGROUND

18. City Waters Planning is working on a range of projects to address current and future issues in our water supply, wastewater and stormwater network. The biggest driver for upgrades and investments is growth. Other drivers like resilience and maintaining/improving level of service are very often linked or incorporated into growth projects.
19. All of these projects are LTP funded and have associated planning budgets this financial year. A review of the project list and timing is carried out every three years with new population forecasts as part of the LTP review. A review is currently being carried out to re-prioritise projects and develop a revised forward works programme.
20. This report provides an overview of key projects currently planned. After the planning stage projects will move into design, undertake value for money assessment and initiate implementation. Progress and performance on projects in these phases are being reported to council through the City Delivery Committee
21. Where relevant, projects are coordinated with other activity areas notably, transport and Spaces and Places.

WATER SUPPLY PROJECTS***Water take re-consenting***

22. The Joyce and Oropi water take consents expire in October 2026 and are due for re-consenting with the consent application being lodged by March 2026. The Waiāri consent expires in 2044.
23. The 30yr infrastructure plan flagged issues with over allocation. Latest information from Bay of Plenty Regional Council shows a slightly better picture with less over allocation of our water take streams. However, consents might still be re-assessed (lower) to meet new limits,

which are being worked on under the National Policy for Freshwater Management (NPSFM). However, with the new Waiāri Treatment Plant there is no need for a new source in the next 20 to 30 years even with a lower allocation limit.

24. Engagement with tangata whenua on this project commenced mid-2022 and is ongoing. A tangata whenua working group has been set up and input from this group supports the preparation of the consent application.
25. **Project update:** The consent application including the Assessment of Environmental Effects (AEE) is currently being prepared and staff are expecting to review a first draft around Christmas.

Western Corridor water supply study

26. The purpose of this study is to identify the preferred trunk network, including reservoir sites to service the western growth area. This area includes Tauriko West, Lower and Upper Belk, Keenan, Joyce and Merrick Road, all of which will be serviced from the existing Joyce Road Water Treatment Plant. (Figure 1).

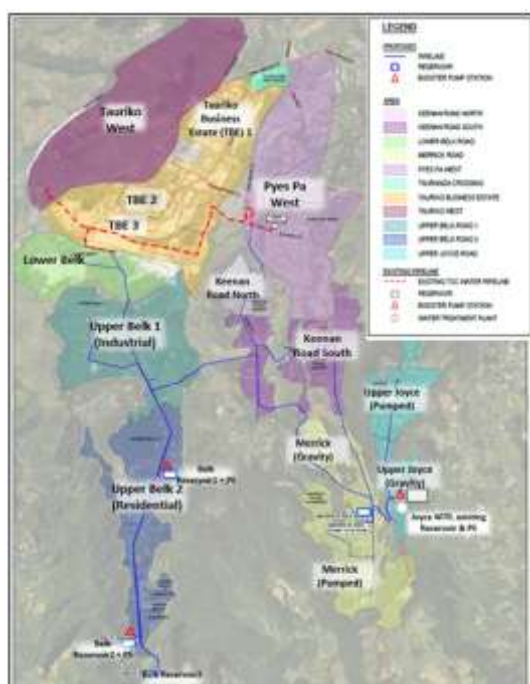


Figure 1: Western Corridor Development Strategy Plan showing proposed Water Infrastructure.

27. The first stage is currently being implemented and will service Tauriko West and Lower Belk.
28. **Project Update:** The review of the concept plan for servicing future stages has been completed and is now available to inform the structure planning of these additional growth areas. The revised costs to service all these additional growth areas total \$342 million (including 69% of risk and optimism bias).

Eastern Corridor water supply study

29. The Papamoa and Mount suburbs are currently being supplied with water from the Joyce Treatment Plant. The extension of the Waiāri water supply to Mount Maunganui is critical to take pressure off the Joyce supply network so capacity can be re-allocated to service growth in the western corridor.
30. The Eastern Corridor projects primarily focus on conveying water from the Waiāri Water Treatment Plant to Mount Maunganui. Currently, water from Waiāri feeds into the Papamoa trunk main at the Welcome Bay Roundabout near Domain Road. The intent is to extend the Waiāri supply across the entire Coastal Corridor, reaching as far as Mount Maunganui. Figure 2 illustrates the proposed projects that will enable this.



Figure 2: Eastern Corridor planned and proposed Water Supply Projects

31. The next part of the trunk main extension is called Coastal Water Trunk main Stage 1 (CWTM 1) and will take water from the Welcome Bay roundabout to Mangatawa. This project is currently in the preliminary design stage but is on hold due to financial constraints and to allow discussions with landowners, as the trunkmain is proposed to be partly located on private and tangata whenua land.
32. The storage reservoir on Mauao needs to be renewed or refurbished however only a like-for-like replacement can be made at the current location. The Coastal Strip has a longer-term shortage in storage capacity. We are exploring potential locations for a new storage reservoir in the Mount Industrial area and assessing feasibility.
33. Hydraulic modelling is being undertaken to assess the amount of reservoir storage needed for the eastern coastal part of Tauranga for resilience purposes.
34. The Coastal Water Trunk main Stage 2 (CWTM 2) from Mangatawa to Mount Maunganui is currently in the planning phase.

Cambridge Reservoir No. 4

35. Additional storage to the existing Cambridge reservoirs is required. This additional storage together with pipeline upgrades to fill the reservoirs at Cambridge are critical to provide sufficient water supply capacity for intensification and infill in the western part of Tauranga (Bethlehem and Otumoetai surrounds).
36. The current focus of this project is to identify options to utilise the existing site for additional storage. This project is in conjunction with the wider Cambridge Rd Reservoir Twin Trunk Mains Relocation & Chadwick Link project which has a total high-level estimate of approximately \$90 million.
37. **Project update:** The assessment of the proposed fourth reservoir at Cambridge Road has been completed, confirming that the site can accommodate an additional 6.8 ML reservoir only, at an estimated cost of \$34 million (including 19% risk, 25% optimism bias, and 10% contingency allowance). However, a storage deficit would remain; therefore, planning is continuing with investigations into alternative reservoir locations in the vicinity to also enhance system resilience.

WASTEWATER PROJECTS

Western Corridor wastewater strategy

38. There are several planning projects underway as part of a programme to assess the capacity and future servicing upgrades needed to service the western growth area. This area includes Tauriko West, Lower and Upper Belk, Keenan, Joyce and Merrick Road.
39. The current strategy plans to connect the new growth areas to the existing Southern Pipeline via the Maleme Street PS and Memorial Park pump stations, however due to increases in

population forecasts there are significant upgrades needed in the downstream existing trunk network for Keenan and Upper Belk which comes with significant capital costs. An alternative strategy, to connect the new areas to new decentralised wastewater treatment plant(s), is also being investigated. A core consideration for this planning work is the staging to service the various planned and potential growth areas over time.

40. Enabling work has already been implemented (and/or is currently under construction) to service the first stages of Tauriko West and Lower Belk (known as the committed development areas). The current planning work focuses on what is needed for short and medium term 'phases'; the 'committed' - the full build out of Tauriko West and the Business Estate areas, and the 'medium term' full build out for Keenan and Upper Belk Urban Growth Areas (UGA). Long term growth areas of Merrick and Joyce will be the subject of later feasibility studies, once their overall viability is confirmed by TCC's City Planning & Growth department.
41. We will provide a more detailed update to this Committee in the 4th quarter of this financial year.

Eastern corridor wastewater study

42. The purpose of this study is to identify the preferred trunk network (including pump stations) to service the eastern growth area, which includes Wairakei and Te Tumu to provide a resilient network.
43. Implementation of the scheme started with the upgrade of the Opal Drive PS (in construction phase) and new Wairakei pump station and rising main (design underway). Further network refinements are required for this initial implementation phase, which only caters for the currently zoned growth.
44. Any further growth (e.g. release of Te Tumu or new private plan change areas) will trigger additional large network upgrades in the form of Wairakei and Opal Drive rising main. These projects are still in the planning phase and budget for implementation is not in the 10-year LTP.
45. An alternative wastewater servicing strategy for Te Tumu is currently underway. It should be noted that current work underway in Wairakei is still required in some form, even, if Te Tumu is being serviced by a separate wastewater scheme. Implications for the existing scheme underway in Wairakei to service the already zoned land will have to be taken into account, when deciding on the wastewater scheme for Te Tumu.
46. **Project Update:** The alternative wastewater servicing study for Te Tumu, and the high-level impact on the options for the Opal Drive to Te Maunga Rising Main project, are both underway. As these projects are linked with each other a joint update will be reported to council in the 4th quarter of this financial year.

Carmichael Road

47. A number of properties at the southern end of Carmichael Road near SH2 have been asking to be upgraded to an urban standard. Currently the road has a more rural look and properties having an on-site wastewater system are not connected to the public system. Some of these private systems are failing.
48. The proximity to the Bethlehem shopping centre and large parcels of mainly pasture makes it attractive to developers.
49. There are plans for future development of an adjacent parcel of land (282 SH2 / 23 Te Paeroa Rd), with an expected population of approximately ~575 (184 units). The development of this site will require a pump station and rising main for wastewater servicing, which provides an opportunity for cost efficiencies by developing a feasibility design with a wastewater pump station to service both the Carmichael Rd properties and the proposed development at 282 SH2/23 Te Paeroa Rd.

50. Plan change 33 to the City Plan introduced a high-density zoning on these properties. The planning for an overarching growth servicing strategy to cater for all of the anticipated growth in this area has been developed.
51. **Project update:** Planning for the preferred long-term servicing is underway and completion of the feasibility design is expected to be delivered in Q1/Q2 2026. A meeting was held in October with the developers of the 23 Te Paeroa Road site to gather feedback on the proposed feasibility design options. The developers expressed interest in continuing to work closely with TCC and regular meetings will be set up to facilitate this going forward.

Newton Street & Hewletts Road Gravity Main Upgrade

52. This is a major project to address capacity issues under Hewletts Road and the railway line. The feasibility planning of this project will look at a range of options and will take about two to three years. It is a busy road corridor with a large amount of traffic and underground services. A range of options will be explored to minimise interruptions and project costs.
53. This project has an interface with a range of other large projects in the area, e.g. the Hewletts Road upgrade transport project, which requires ongoing communication with a range of stakeholders and these projects will influence the optioneering and programme of this project.

STORMWATER PROJECTS

Network Capacity Upgrade Programme

54. Any new stormwater network for primary flows needs to be able to convey runoff from a rainfall event, which has a chance to occur once every 10 years.
55. Much of the city's primary stormwater network needs investment to meet the City Plan levels of service requirements. The Network Capacity Upgrade programme was introduced in the 2021 – 2031 LTP with an initial focus on intensification areas like Te Papa. This programme is still in its early stage and a prioritised work programme is currently being developed.
56. **Project Update:** An initial identification of potential upgrades has been completed for all areas across the city. Next step is to identify the highest priorities, which will then be taken further into feasibility design.

Water Quality Programme

57. Key purpose of the Water Quality Programme is to address new requirements of the National Policy Statement for Freshwater in the Bay of Plenty. It responds to issues identified through harbour and river/stream monitoring. Sediment is a key contaminant. Other typical urban contaminants are heavy metals like zinc and copper.
58. This programme can be further refined based on the findings of the Freshwater Management Tool as described below.
59. Options to address water quality exceedances at three locations is underway. These include Mount Industrial area, Esk Street in Greerton and Coach Road in Otumoetai.
60. **Project Update:** Totara Street in the Mount Industrial Area is a very high source of contaminants and options to treat runoff from this street are currently explored.
61. **Project Update:** The Esk Street catchment in Greerton has multiple higher contaminant sources, including Cameron Road and Frazer Street. Focus of this study is to look into options to reduce contaminants from these high contaminant generating areas.
62. **Project Update:** Monitoring in Coach Road Otumoetai showed elevated zinc levels. A clear source for it couldn't be found, hence treatment options before the discharge enters the harbour are being explored.
63. **Project Update:** While these three projects are being explored further a next step is also to look at additional opportunity areas.

Stormwater Management Plans for Intensification Areas

64. Stormwater Management Plans (SMPs) for Te Papa (CBD, Gate Pa and Greerton) and Tauranga West have been prepared to support intensification and infill in line with the Te Papa and Otumoetai Spatial Plans. These SMPs have a focus on resolving/minimising flooding issues to enable more growth in these areas. At the same time these plans pick up other enhancement opportunities for water quality improvements and primary network upgrades.
65. The development of the Mount Maunganui SMP is currently underway.
66. The feasibility study for a stormwater upgrade project to alleviate flooding along Cameron Road near Tauranga Girls College has been finalised. Awaiting confirmation for Cameron Road Stage 2 transport project before progressing this project further due to aligning projects and timing.
67. **Project update:** A feasibility study to alleviate flooding near Cherrywood shops has been largely completed, but outputs are still under review.

Waimapu Catchment Management Plan

68. The preparation of this catchment management plan is led by Ngati Ruahine and funded by MfE. TCC is acting as a partner in this project and supports it with technical studies and access to professional services.
69. The project has been going on for two years and a range of technical assessments have been undertaken to inform the catchment management plan.
70. The Waimapu CMP has been finalised. An online summary version is currently being prepared and will be presented at a future council meeting.

Update of existing Catchment Management Plans

71. The City has been organised into six stormwater catchments, defined primarily on the basis of receiving environments and stormwater reticulation (Figure 3). These are subject to three comprehensive stormwater consents (CSCs) (RM 66823 – Tauranga City, RM 65714 – Maranui/Mangatawa, and RM 63636 – Papamoa). These consents cover Tauranga's existing urban area.



Figure 3: Tauranga City stormwater catchments (Tauranga City (66823): CSC 1, 3, 4, and 5, Maranui/Mangatawa (65714): CSC 2, and Papamoa (63636): CSC 6)

72. The catchment management plans supporting these existing CSCs are per condition to be reviewed on a five yearly basis, which is currently underway.

Kaituna overflow

73. The Kaituna overflow is a proposed stormwater channel to allow excess floodwater in Papamoa, Wairakei and Te Tumu to spill into the Kaituna River rather than flood the community. Planning for a flood relief overflow on the coast has been ongoing since the 1990s, and in 2008 the Kaituna overflow was consented through the Papamoa Comprehensive Stormwater Consent (CSC). The channel is required to be constructed as part of the development of Te Tumu. It will be integrated into the development to provide amenity and recreational values as well as flood management.
74. Preliminary design of the overflow has been undertaken to understand the scale and costs of the required infrastructure. This includes an increase in scale from the original concept to cater for increased development and climate change. The revised cost estimate is about \$79million.
75. While the discharge from the overflow has been consented as part of the Papamoa CSC, the construction of the overflow itself still needs to be consented. Further work is underway to prepare the application and to ensure sufficient technical assessments are available to underpin the consent application. It is anticipated to have this application ready in line with the Structure Plan for Te Tumu, it is key enabling infrastructure to open development.

INTEGRATED WATER PROJECTS***Our Water Future***

76. The purpose of this programme is to develop a joint servicing strategy to address the future needs of Tauranga and the Western Bay sub-region.
77. A TCC/WBOPDC governance group has been established, and staff are meeting regularly to discuss matters of joint interest. Due to a lack of funding only a stocktake of the current situation and a gap analysis has been carried out to date.
78. The Bell Road fast tracking project triggered WBOPDC to investigate the need for a new Wastewater Treatment Plant. TCC councillors approved budget for 25/26 to relook at eastern servicing strategy to test if there would be benefits for TCC to connect to such a plant (e.g. Te Tumu).

Freshwater Management Tool

79. The freshwater management tool is a suite of integrated models to simulate hydrological flows and water quality. The purpose of this tool is to provide TCC with a good understanding of its catchments and is able to test and respond to legislative changes under the National Policy Statement for Freshwater Management and associated consent requirements.
80. The tool has been set up and has been peer reviewed. Water quality scenarios have been run and the set up and results are currently being reviewed internally and by external peer reviewers. The results of these scenarios will be used to support future decision making for water quality and quantity interventions.
81. Results will be shared with the committee at a later date.

STATUTORY CONTEXT

82. Water supply, wastewater and stormwater services are core functions under the Local Government Act. Projects described in this report are related to these.
83. Potential environmental impacts of projects are regulated under Resource Management Act and associated National Policy Statements (NPS) like the NPS for Urban Development and Freshwater Management. Planning of individual projects includes the assessment of potential environmental effects.
84. The re-consenting of the existing water takes and compliance under the Comprehensive Stormwater Consent are specifically driven by regulatory matters.

STRATEGIC ALIGNMENT

85. This contributes to the promotion or achievement of the following strategic community outcome(s):

	Contributes
We are an inclusive city	☐
We value, protect and enhance the environment	✓
We are a well-planned city	✓
We can move around our city easily	☐
We are a city that supports business and education	☐

86. Water supply, wastewater and stormwater are core services for a well-functioning city. It is important to maintain or improve the existing level of service, while providing for growth in the city and minimising negative environmental effects.

OPTIONS ANALYSIS

87. An options analysis is being carried out for individual capital works projects and will be presented to council as necessary or requested.

FINANCIAL CONSIDERATIONS

88. Projects presented in this overview are all part of the LTP.

LEGAL IMPLICATIONS / RISKS

89. Individual projects have their specific risk register and risks are managed as identified in the risk register.

TE AO MĀORI APPROACH

90. The Water supply, wastewater and stormwater 30-year Infrastructure Strategies acknowledge Te Ao Māori and outline key aspects, which should be considered for the planning of water services in the city. These are being incorporated as appropriate for individual projects.

CLIMATE IMPACT

91. Natural Hazard risks, which are exacerbated by climate change, are a core consideration for each planning project and opportunities to increase the resilience of our assets are being explored.
92. Shortlisted options of capital works projects are being assessed against their carbon footprint and this information is informing the decision making on the preferred option.

CONSULTATION / ENGAGEMENT

93. An engagement plan is prepared for each project and may involve large stakeholder involvement depending on the project. Where practical, projects are bundled together for engagement purposes for efficient use of external stakeholders time.

SIGNIFICANCE

94. The Local Government Act 2002 requires an assessment of the significance of matters, issues, proposals and decisions in this report against Council's Significance and Engagement Policy. Council acknowledges that in some instances a matter, issue, proposal or decision may have a high degree of importance to individuals, groups, or agencies affected by the report.

95. In making this assessment, consideration has been given to the likely impact, and likely consequences for:
- (a) the current and future social, economic, environmental, or cultural well-being of the district or region
 - (b) any persons who are likely to be particularly affected by, or interested in, the matter.
 - (c) the capacity of the local authority to perform its role, and the financial and other costs of doing so.
96. In accordance with the considerations above, criteria and thresholds in the policy, it is considered that the matter is of high significance, however this report provides an overview only and no decisions is required.

NEXT STEPS

97. Waters planning updates will be provided to the committee on a regular basis.

ATTACHMENTS

Nil

9.7 Major Events Strategy Update

File Number: A19279633

Author: Nelita Byrne, Manager: Venues & Events
Amy Mackinnon, Event Development Project Manager
Gareth Wallis, Head of Community hubs, Arts, Heritage & Events

Authoriser: Sarah Omundsen, General Manager: Regulatory and Community Services

PURPOSE OF THE REPORT

1. To provide an update on the Event Funding Framework and development of a Major Events Strategy for Tauranga.

RECOMMENDATIONS

That the City Future Committee:

- (a) Receives the report "Major Events Strategy Update".

EXECUTIVE SUMMARY

2. Council's Event Funding Framework (the Framework) delivers significant social and economic benefit for Tauranga through four event funds; Major Event Fund, Tauranga Event Fund, Kaupapa Māori Event Fund, and the Tauranga Western Bay Community Event Fund.
3. The Framework was established in 2018 and Council endorsed a review in 2024. This ensured the structure and operation gave clarity to applicants, ensured funded events delivered a positive (economic and social) return on investment to the city, and ensured that the Framework supported events that aligned with the city's existing strategic direction.
4. The next step is the development of a Major Events Strategy that will help shape the priority for investment in events and events infrastructure in Tauranga. This will draw on significant stakeholder, community, and event organiser engagement conducted since 2021. Further engagement with Elected Members, our city partners, local and national event organisers, and national organisations will be fundamental to developing a strategy that authentically reflects Tauranga's identity and values, and Council's current strategic direction.
5. It is anticipated that a draft strategy will be developed early next year, with a draft prepared for Council feedback by April 2026.
6. The cost of developing a Tauranga Major Events Strategy will be funded from existing budgets.

BACKGROUND

7. The Framework was adopted by Council on 18 July 2018. Council endorsed adjustments to the framework in September 2024, to provide greater criteria clarity for event organisers, to ensure funded events delivered a positive (economic and social) return on investment to the city, and to ensure that the Framework supported events that aligned with the city's existing strategic direction. This delivers against action 3a in the Tauranga Events Action and Investment Plan – to revise the event funding framework to prioritise events that align with our city's strategic direction. These changes to the framework were developed through collaboration with key internal and external stakeholders.

8. The framework consists of four funds that in the 2024/25 financial year supported 106 events in Tauranga. These events were attended by over 220,000 people and resulted in over \$21 million in visitor spend, and over 160,000 visitor night stays. The total funding pool of \$1.3 million to support events in Tauranga provides significant and measurable economic and social benefits for our community.
9. The framework currently includes the following funds:
 - (a) Major Event Fund (\$400k) – designed to attract, grow and enhance national and international events that add to the vibrancy and economic growth of the city.
 - (b) Tauranga Event Fund (\$600k) – supports regional and national events that cause visitation, and provide social and economic benefits for Tauranga.
 - (c) Kaupapa Māori Event Fund (\$210k total joint fund with TECT Community Trust, Western Bay of Plenty Regional Council, Bay Trust and Acorn Foundation) – supports events that celebrate Māoritanga (Māori culture) in Tauranga Moana.
 - (d) Tauranga Western Bay Community Event Fund (\$870k total joint fund with TECT Community Trust, Western Bay of Plenty Regional Council, Bay Trust and Acorn Foundation) – provides financial support to events that are community-led, deliver positive social outcomes, and enrich our communities.
10. The Tauranga Events Action and Investment Plan 2022-2032 (see *Attachment 1*) was the culmination of significant community and stakeholder engagement in collaboration with Bay Venues, Tourism Bay of Plenty, and Priority One, and was originally intended to be developed into an events strategy. The 'Tauranga Events Strategic Plan – Summary of Engagement 2021' document (see *Attachment 2*) outlines the approach and feedback received from the public and event organisers as part of this engagement.
11. Council can take advantage of this significant community feedback and strategic content already gathered, additional stakeholder engagement and research undertaken for the 2024 review of the Framework, and the city branding engagement work currently underway at Tourism Bay of Plenty. All of these insights can help inform the development of the Tauranga Major Events Strategy, and reduce its timeframe for delivery.

STRATEGIC ALIGNMENT

12. This contributes to the promotion or achievement of the following strategic community outcome(s):

	Contributes
We are an inclusive city	✓
We value, protect and enhance the environment	✓
We are a well-planned city	☐
We can move around our city easily	☐
We are a city that supports business and education	✓

13. Establishment of a Tauranga Major Events Strategy will complete Action 1a in the Tauranga Events Action and Investment Plan – develop a major events framework to provide a clear and coordinated framework for event prioritisation and investment for the city. This is one of the priority areas of focus of the plan, which aims to develop a strategic and collaborative approach to priorities and investment in major events, and business events. The strategy implementation will also continue to support Goal 3 – supporting events that reflect and celebrate our people and our places.
14. Events have the potential to align with multiple strands of Council's community outcomes and deliver on our overall vision to be renowned as the best host city in Aotearoa. While leverage activity has the potential to extend alignment into other areas, the most direct strategic alignment is noted below:

- (a) *An Inclusive City*: creating a sense of civic pride and ensuring a higher standard of living for all, bringing people together to share memorable experiences; encouraging local talent to emerge and thrive; engaging youth and encouraging participation; celebrating diversity and inclusion.
 - (b) *A city that values, protects, and enhances our environment*: transport planning, sound environmental operations, and works to promote green initiatives; respecting the environment and promoting protection of iconic locations; resource recovery and waste minimisation, including waste generated by the event and its spectators/participants and noise management.
 - (c) *A city that supports education and business*: Supporting local businesses, whether through employment, contracts, attracting visitors; increasing foot traffic; providing jobs and/or upskilling opportunities to the community through paid and/or volunteer work; educating attendees on Tikanga Māori (Māori customs and values), and raising awareness of significant historical events for Tauranga Moana Māori.
15. Undertaking this strategic work will shape the priority for investment in events and events infrastructure in Tauranga. This guidance will support funding application decisions, as well as attracting and bidding for future events. If this work is not undertaken, there is a significant risk that the funded portfolio will not align with, or deliver on, our strategic direction and outcomes. Instead, it may be passively shaped by incoming opportunities, rather than proactively driven by the priorities Council has endorsed.
16. Development of the Major Event Strategy may result in further refinement of the Framework.
17. Work on the Tauranga Major Events Strategy will begin in December 2025, with a report back to the City Future Committee by the end of April 2026.

FINANCIAL CONSIDERATIONS

18. There are no significant financial considerations for this report and any minor spend will be accommodated within existing budgets. Existing human resource has been reallocated from business-as-usual responsibilities to deliver this project.

LEGAL IMPLICATIONS / RISKS

19. There are no legal risks.

TE AO MĀORI APPROACH

20. Events are a way in which Tauranga's culture and history can be well understood, embraced, and celebrated. A key driver is recognising te ao Māori's principle of manaakitanga, with an aspiration to be the best host city in Aotearoa, and the integral role of tangata whenua in contributing to this aspiration.

CLIMATE IMPACT

21. Currently, the Framework recognises climate change and this can be seen through:
- (a) *Adapting to a changing climate* – the framework considers locations of events and ensuring events that receive funding are considering this impact if they are in an area that is particularly subject to changing climates.
 - (b) *Reduce emissions* – the framework considers emissions as part of event funding by requiring event organisers to have clear waste reduction and disposal plans. Larger events also need to consider sustainable travel arrangements.
 - (c) *Enhance nature and biodiversity* – events are generally not focussed on enhancing nature and biodiversity, but event funding may consider the impact and ensuring events do not cause any damage to nature and biodiversity.

CONSULTATION / ENGAGEMENT

22. Stakeholder engagement will be fundamental to developing a strategy that authentically reflects Tauranga's identity and values; one that our stakeholders and community can confidently support and advocate for.
23. In addition to workshops with Elected Members, staff will engage with our city strategic partners such as Tourism Bay of Plenty, Priority One, Bay Venues, TECT Community Trust, Te Rangapū Mana Whenua o Tauranga Moana, Sport Bay of Plenty, and Creative Bay of Plenty.
24. Input will also be sought from event organisers both locally and nationally, with Elected Members encouraged to be involved in this process. Currently, one feedback workshop is already planned, to be hosted by the Deputy Mayor and take place on 24 November 2025.
25. The national landscape is also vital, with conversations planned with New Zealand Major Events (Ministry of Business, Innovation & Employment), Sport New Zealand, New Zealand Events Association, and the Entertainment Venues Association of New Zealand.

SIGNIFICANCE

26. The Local Government Act 2002 requires an assessment of the significance of matters, issues, proposals and decisions in this report against Council's Significance and Engagement Policy. Council acknowledges that in some instances, a matter, issue, proposal or decision may have a high degree of importance to individuals, groups, or agencies affected by the report.
27. In making this assessment, consideration has been given to the likely impact, and likely consequences for:
 - (a) the current and future social, economic, environmental, or cultural well-being of the district or region;
 - (b) any persons who are likely to be particularly affected by, or interested in, the matter; and
 - (c) the capacity of the local authority to perform its role, and the financial and other costs of doing so.
28. In accordance with the considerations above, criteria and thresholds in the policy, it is considered that the matter is of low significance.

ENGAGEMENT

29. Taking into consideration the above assessment, that the matter is of low significance, officers are of the opinion that no further engagement is required before beginning work on the Tauranga Major Events Strategy.

NEXT STEPS

30. Staff will begin work on the development of the Tauranga Major Event Strategy in December 2025.
31. A draft strategy will be presented to the City Future Committee in April 2026.

ATTACHMENTS

1. **Tauranga Events Action & Investment Plan 2022-32 - A19299865** [↓](#) 
2. **Tauranga Events Strategic Plan - Summary of Engagement 2021 - A19299864** [↓](#) 



Tauranga Events Action and Investment Plan

2022 - 2032

Developed by Tauranga City Council in partnership with
Tourism Bay of Plenty, Bay Venues Ltd and Priority One



Introduction

Events are important for community wellbeing; they build feelings of belonging, identity and a sense of pride and help to grow awareness of our culture and our diverse community. They help increase the visitor market and support talent attraction, making Tauranga a desirable destination for new residents. Events provide a valuable opportunity to showcase Tauranga's amazing landscape, lifestyle and experiences. Events can benefit our economy through supporting growth of the events industry, generating business for locals and increased expenditure from visitors to the city.

This plan sets out what we want to achieve for events in Tauranga with goals and an action plan to be implemented over the next ten years. It signals our aspiration to be the best host city in Aotearoa where we will establish a hosting standard reflective of our people and our places that is not seen anywhere else in the country.

This plan reflects Tauranga City Council's commitment to supporting and developing events with a significant focus on collaboration. It has been developed in partnership with Tourism Bay of Plenty, Bay Venues and Priority One, who are integral to the successful delivery of this plan. It builds on feedback from tangata whenua, key stakeholders, the events industry (both local and domestic) and the community, who indicated they wanted to see continued investment in events through funding, facilitation, fit for purpose facilities and collaboration.

The engagement process to develop this plan reinforces that Tauranga is heading in the right direction in the events space. It has helped us understand where we have come from, where we are now and where we need to head in the future. Many things are being done well and need continued support. There are also some significant gaps and opportunities, such as the need for fit for purpose venues and a proactive and coordinated approach to attracting major events and business events. Given the significant social, cultural and economic benefits that events bring to Tauranga and the region, it is important to continue supporting and investing in events for the city.





4

Christmas Illuminations on The Strand



What we want to achieve

This plan will help us work towards achieving the following outcomes by 2032:

- Community pride in being the best host city in Aotearoa, staying true to who we are and sharing these experiences through our events.
- A vibrant and diverse year-round programme of events that our community love and keeps people coming back for more.
- Events that recognise and promote partnerships with tangata whenua and value culture and diversity. Where people of all ages, beliefs, abilities and backgrounds are included, feel safe, connected and healthy.
- A proactive and collaborative approach to major events and business events that significantly contribute to social and economic outcomes and focus resources and investment.
- Development of fit for purpose event venues, supported by sustainable transport initiatives and a range of accommodation options.
- An events industry that feels supported and encouraged to deliver quality events.

What events do for our city

Events contribute to Tauranga's social, cultural and economic outcomes, helping to make our city a great place to live, work, learn, visit and play.

Events celebrate who we are

Events celebrate and highlight the things that make us unique and contribute to our identity. They foster and grow our communities and celebrate our differences, telling the stories of our people and places and raising our profile. Events contribute to a sense of community pride, vibrancy, connection, identity and belonging. They showcase our amazing environment and increase the utilisation of venues and outdoor spaces.

Events strengthen community wellbeing

Events provide a social benefit through community participation and engagement, helping different communities to connect and enjoy a shared experience. They contribute to inclusivity by reflecting the diversity of our people, culture, backgrounds, age, abilities and interests. Events drive participation in sports, arts, culture, and learning, helping to enhance the mental and physical wellbeing of our community. They add vibrancy to the city providing entertainment, fun and excitement!

Events support our economy

Events are critical to growing our destination's visitor economy, attracting people here and showcasing our city and region. They contribute to the local economy through employment and support for local business. They are part of promoting an exciting and vibrant lifestyle that benefits residents and makes Tauranga an appealing place to live. Business events in particular bring significant economic value with visitors staying longer and spending more. They are integral to addressing seasonality by bringing visitors to the city during shoulder seasons.

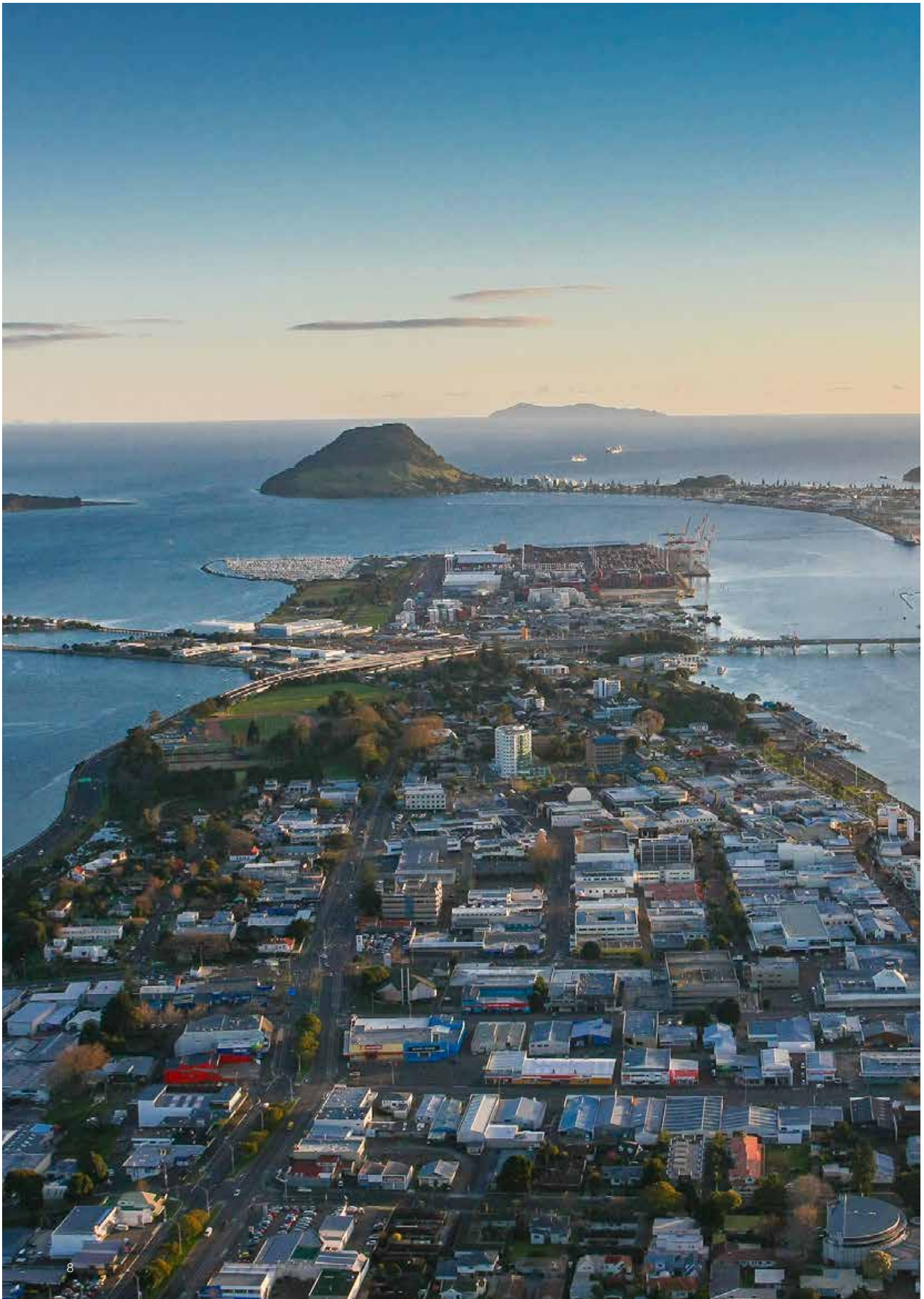
Case study - AIMS Games

AIMS Games started in Tauranga in 2004 and is now one of the largest international sporting event for 11-13-year-olds in the southern hemisphere. The week-long annual event held in September has over 24,000 participants and spectators attending, providing the opportunity to compete at an elite level, be active, celebrate fair play, embrace cultural diversity and enjoy success. The event has an extensive entertainment and cultural activities programme, adding vibrancy to the city and creating a festival-like atmosphere. It has grown from 760 competitors from 17 schools and four sporting codes to up to 11,000 competitors, over 300 schools and 23 sporting codes.

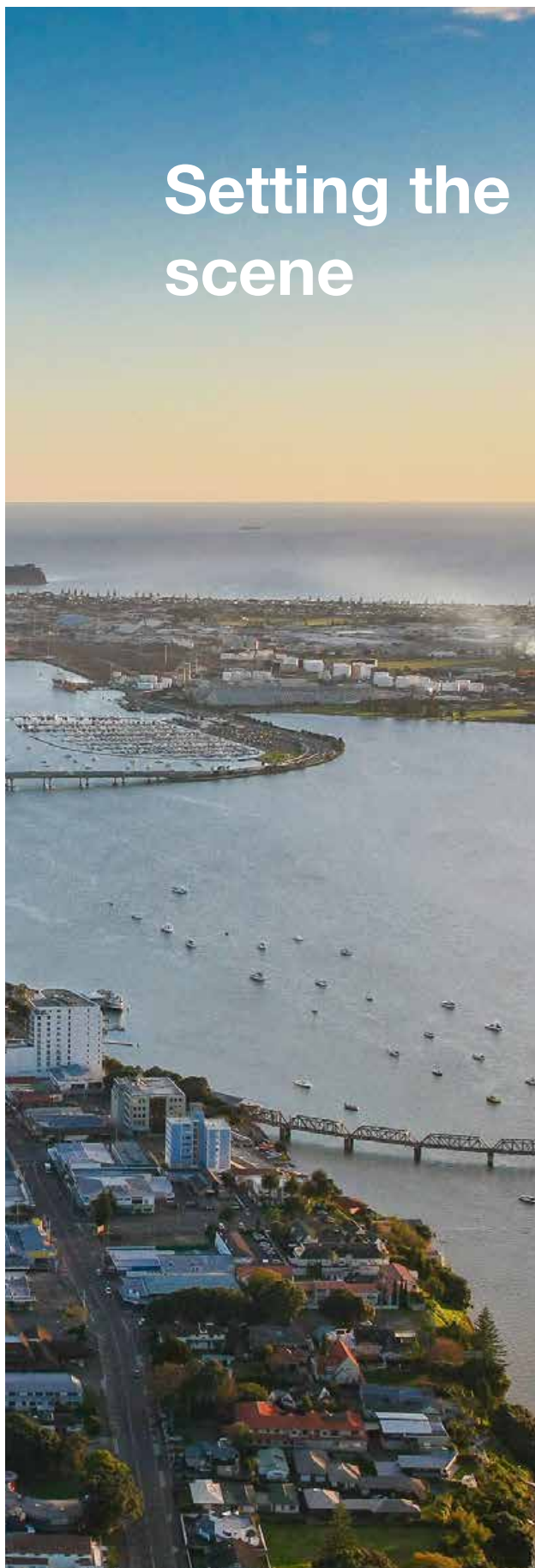
AIMS Games contribute to healthy and active communities by encouraging participation, particularly for rangatahi. It is unique to Tauranga, growing from humble beginnings, created and nurtured by locals, to what it has become today. AIMS Games allow rangatahi from different demographics and abilities to compete in elite competitions, meet others, build social skills and experience the best of Tauranga's people, culture, spaces and places.

AIMS Games provide many benefits to the city, including:

- Strong community value and pride in being the host. In 2019, 71% of Tauranga residents surveyed agreed or strongly agreed that events like the AIMS Games increase their pride in Tauranga.
- Drives significant shoulder and off-season visitation. The AIMS Games 2019 attracted 20,103 visitors to Tauranga at an average of 3.72 nights per visitor.
- Utilises and showcases sports and recreation facilities and the natural environment.
- Supports local with most businesses involved being Tauranga based suppliers. In 2019, AIMS Games visitors spent \$6.2 million in Tauranga.
- An ongoing commitment to sustainability initiatives for transport and waste.



Setting the scene



Tauranga is on the east coast on the North Island, just over two hours' drive from New Zealand's largest city, Auckland. It sits along a stunning coastline with a thriving port and has a forest backdrop along the Kaimai Ranges. Mount Maunganui is a suburb of Tauranga and a nationally renowned holiday destination. The city is part of 'The Golden Triangle', an area experiencing significant economic growth that includes Hamilton, Auckland and Tauranga. Tauranga is also a short drive from Rotorua and the Coromandel, two of New Zealand's top tourists destinations. It has a busy regional airport with numerous daily direct flights from Auckland, Wellington and Christchurch, connecting to other regional towns and cities.

Where we have come from

In the early 2000s Tauranga experienced rapid population growth and with that came increasing expectations of what was needed for people to live, work and play here. At the time there was minimal investment in events and venues. It wasn't until the mid-2000s that the importance of a vibrant events scene in a growing city was realised and increased funding for event facilitation and delivery was put in place.

Today, Tauranga has grown to have a rich and diverse programme of events inspiring social connectivity, building community pride and telling the unique stories of our city. Over summer, Mount Maunganui regularly hosts sporting events, from surf lifesaving competitions to triathlons and multi-sport events occurring within and alongside the harbour and coastal area. The long-running National Jazz Festival, the National Waka Hourua Festival, and other community events, add to the diversity of events on offer.

Events are an increasingly important economic contributor, attracting visitors to the city and encouraging local spending. Music festivals such as One Love and Bay Dreams attract over 54,000 people to Tauranga each summer, while international cricket broadcasts and media coverage showcases Tauranga to viewers worldwide.

Tauranga is fortunate to have a well-established community of event organisers and services that enable the delivery of quality events. A focus on building a reputation as an event-friendly and enabling city has significantly improved the event experience for all involved. The events industry are increasingly focusing on implementing good event practices such as environmental sustainability and making events more accessible to more people.

This provides a good starting point to build on and while significant groundwork has been done, there are also challenges ahead.

Challenges and opportunities

Tauranga lacks fit for purpose event venues that support the ability to grow across all sectors, including sports, performing arts, cultural events and business events. Baycourt Community Arts Centre has a 580 seat theatre, which is small by comparison to other regional cities. Trustpower Baypark, operated by Bay Venues, consists of an arena and stadium. The arena has two auditoriums yet is under increasing pressure as demand for community sport and commercial events grows. Trustpower Stadium is used predominantly for speedway with capacity for up to 18,350 people and lounge/corporate spaces for hire.

With the city not having a fit for purpose stadium and our regional rugby team playing in the national league, a temporary grandstand is erected at the Tauranga Domain each rugby season. The grandstand has a significant impact on the availability for other key users of the domain resulting in compromises for all parties.

Under the council portfolio, The Historic Village is a unique community that offers a multitude of experiences catering to a wide range of people, all in one location. The Historic Village offers boutique spaces to hire for a limited capacity of 200 people. The city has many premium outdoor spaces including Mount Maunganui Main Beach, Wharepai Domain (adjacent to Tauranga Domain), Blake Park, and Memorial Park. Some of these spaces experience issues with conflicting needs of community sports and events.

Many venues require compromise, adeptness, and innovative thinking to deliver quality events. Bay Oval is a good example of what is possible. The facility transitioned from a bare piece of ground 20 years ago to an international cricket facility hosting the opening and matches in the ICC Women's Cricket World Cup 2022 and many other international competitions. Historical under investment in facilities is starting to be corrected and this is critical to the future success of events in Tauranga.

Growth continues to present its challenges and opportunities as Tauranga's population is projected to grow from 154,000 in 2021 to 211,000 in 2051. That's another 57,000 people living in this city and on average, nearly 2,000 people every year. Retirees continue to be a large and growing demographic alongside an increasingly diverse community of young families and people escaping bigger cities for the lifestyle choices on offer here.

The quantity, scale and complexity of events are growing, presenting challenges for event facilitation, funding and infrastructure. The community has signalled a growing appreciation of events, wanting more events across various genres. Events play a vital role in an inclusive city, providing opportunities to recognise culture and diversity and activities where people of all ages and backgrounds can be included, feel safe, connected and healthy. They also play a key role in attracting people to our centres, helping to create vibrant and diverse experiences which is a particular focus for our city centre.

More can be done to improve transportation options for major events within the western Bay of Penty, and a collaborative approach is needed to be truly effective. Limited accommodation options continue to be an issue for larger events with no major hotel chain offering accommodation and only three hotels in the city centre.

There is no clear and coordinated 'city brand' or event marketing and promotion approach. There is a significant opportunity for key partners to adopt a collaborative approach to event funding and promotion and to respond to gaps in the events market. Aligning event priorities with the city's strategic direction will help prioritise resources given the extent of growth in events to date and financial/resource constraints. There is a need for a clear and coordinated approach to determining event priorities, particularly for major events, business events and event promotion.

COVID-19 has created significant uncertainty for events and will have an ongoing and long term impact on the industry, with the extent of this currently unknown. Council and key partners continue to provide support and navigation through these uncertain times.





Oceans' surf life saving

Working together

Tauranga City Council's current role in events is as follows:

- Event facilitation – providing a one-stop-shop of events support to make it as easy as possible to deliver events on public open space in the city.
- Event approval - responsible for issuing approval for events on parks, reserves, beaches and other council land. The approval process assesses event impact, risk, safety, public health, traffic and waste management to ensure appropriate controls are in place.
- Event venues - providing indoor and outdoor spaces for events to occur in/on.
- Event funding - providing financial support for a variety of events.

Council is not a direct deliverer of events (apart from the New Year's Eve celebrations and Anzac Day commemorations) as there is already a well-established network of event organisers providing quality events to the community.

Council has overall responsibility for implementation of this plan however successful delivery requires a collaborative approach.

Key partners that Council will work with to deliver this plan are:

- **Bay Venues**, a Council Controlled Organisation (CCO), provides major event venues (Trustpower Baypark, with Trustpower Stadium and Trustpower Arena) and a network of recreation and community facilities also utilised for events. Key role in events is provision of venues and attraction of events to utilise these venues.
- **Tourism Bay of Plenty**, Coastal Bay of Plenty's tourism and destination management organisation, focused on attracting visitors to the region and creating memorable experiences. Also a Council Controlled Organisation. Key role in events is facilitating the growth of business events and providing destination management and promotion services for major events to increase visitor spend and nights in the region.
- **Priority One**, western Bay of Plenty's economic development organisation focuses on growing a sustainable economy that improves productivity and delivers prosperity to local people and communities. Key role in events is connecting the business community to support events and using events to help attract new businesses and residents to the city.

Key partners and relationships that are important to ensure the successful delivery of this plan are:

- **Tangata whenua**, working in partnership with iwi and hapū to bring their aspirations to the fore, value their connections and history and help to tell their stories.
- **Events industry**, the network of event organisers and event support services based in Tauranga and New Zealand, who deliver everything from major events to small community events, and work in professional and voluntary capacities.
- **Organisations** including Western Bay of Plenty District Council, Bay of Plenty Regional Council, community funders such as TECT, Tauranga Chamber of Commerce, Creative Bay of Plenty, Sport Bay of Plenty, health, police and emergency services, Mainstreet organisations, Waka Kotahi, Bay Oval, and Tauranga Art Gallery (also a Council Controlled Organisation).
- **Our community**, understanding and responding to community needs, ensuring we value culture and diversity, and provide events where people of all ages, abilities and backgrounds are included, feel safe, connected and healthy.

Delivering on strategic direction for Tauranga

To create a strong and competitive event landscape, distinct and innovative events that build on Tauranga's strategic direction and unique selling points will be essential in the future.

This section summarises the strategic direction for Tauranga. It outlines what makes Tauranga unique and what we value (our people and places). Strategic direction is provided through:

- Tauranga City Council's City Vision and Community Outcomes
- Tourism Bay of Plenty's Te Hā Tāpoi The Love of Tourism Strategy (includes Our Place DNA)
- Priority One's Economic Development Priorities

Aligning events to this strategic direction will help attract, support and invest in events and associated infrastructure that deliver the best possible outcomes for the city. This strategic direction will be used to inform delivery of actions included in this plan.



14

Turban Day

The Best Host City in Aotearoa



The plan's response to Tauranga City Council's strategic approaches are incorporated in this plan as follows:

Te ao Māori

Events are a key way in which Tauranga's culture and history can be well understood, embraced and celebrated.

Relevant actions include:

- Work with tangata whenua to identify opportunities to grow and develop events that reflect our culture and history.
- Recognising te ao Māori's principle of manaakitanga – care and safety of people. An aspiration to be the best host city in Aotearoa and the integral role of tangata whenua in contributing to this aspiration.
- Acknowledgment of the partnership approach and importance of this relationship with iwi and hāpu.

Sustainability

Sustainability goals are embedded into event venues, event values (e.g. environmental kaitiakitanga) and council's funding framework criteria.

Working beyond Tauranga

Recognise the role of Tauranga as a premier event destination for large scale national and international events.

Relevant actions include:

- Development of major events and business events frameworks to clearly identify the role of Tauranga in the region and nationally, including competitor analysis to understand event markets and inform future opportunities.
- Continue to play a proactive leadership role in the local and national events landscape, maintaining and developing industry relationships and supporting a sustainable sector.
- Continue to advocate central government and industry associations to ensure Tauranga is well represented in national direction and funding for events.



'The Night is Young, students from Te Wharekura o Mauao' by Brydie Photography

Goals and actions

Tauranga City Council and key partners have prioritised the following goals over the next ten years:

1. Develop a strategic and collaborative approach to priorities and investment in major events and business events.
2. Support the development and sustainability of the events industry in Tauranga.
3. Support events that reflect and celebrate our people and our places (see strategic direction).
4. Improve the promotion and marketing of events to both local and national audiences.
5. Become the best host city in Aotearoa.
6. Plan for and develop fit for purpose event venues and infrastructure.

The next section identifies the actions required to achieve each goal, the key agency responsible for delivering the action and the timeframe for implementation. Involving tangata whenua and key sectors and organisations will be an important part of this implementation. An action summary provides an overview of all actions, priorities and responsibilities for the key partners.



Christmas Illuminations on The Strand

Goal 1: Develop a strategic and collaborative approach to priorities and investment in major events and business events

Major events drive economic growth and attract significant visitation and tourism. They showcase Tauranga as a premier event destination and an exciting place to live, work, play and visit.

Events with a high economic benefit contribute to community wellbeing through employment and support for local businesses. Supporting events that drive domestic visitation and generate national/international media exposure is important for tourism and economic outcomes.

Business events play a significant role in delivering economic benefits, yet in Tauranga, this is essentially an untapped market. A lack of suitable accommodation options and fit for purpose venues (e.g. hotel and convention centre) are barriers to this growth. Business events also support tourism, accommodation, hospitality and retail during the mid-week, off-peak season. This has huge potential, and Tauranga has many selling points to attract business events to the city.

Major events also deliver significant social benefits. They help develop our cultural and social identity and add to vibrancy and diversity of experiences. They can create and cultivate a strong sense of community pride and actively engage residents and visitors to showcase Tauranga as an exciting place to live, work, play and visit. It is important that social connectedness, quality of life and city vibrancy are equally recognised and valued along with economic benefits.

A proactive and coordinated framework is required for both major events and business events to ensure resources and investment are focused on attracting, supporting and retaining events that deliver the best possible outcomes for Tauranga and align with our city vision and strategic direction. Major events and business events rely on more than one organisation, with cooperation between councils, venues, event organisers, tourism and economic agencies, transport agencies, and other partners.



Priority areas of focus

Action	Key responsibility	Timeframe
1a Develop a major events framework to provide a clear and coordinated framework for event prioritisation and investment for the city. This will need to consider: • Development of major events portfolio that aligns with the city's strategic direction. • Competitor analysis to understand event markets and inform future opportunities. • Considerations to include seasonality, the opportunity for innovation, creativity and unique event propositions, and prioritisation of use of council and council controlled venues. • Building the evidence base to support increased investment in fit for purpose venues. • Understanding the capacity and diversity of accommodation options available and gaps against event market requirements.	TCC	Short 1-3 years



Action	Key responsibility	Timeframe
1b Develop a business events framework to provide a clear and coordinated framework for investment for the city. This will need to consider: - Supporting and growing the value of business events (meetings, incentives, conferences and exhibitions (MICE)) and associated venues and infrastructure e.g. conference venue). - Competitor analysis to understand event markets and inform future opportunities. - Considerations to include seasonality, opportunity for innovation and creativity, future economic and employment opportunities and support use of local venues, accommodation, hospitality and tourism industries. - Building the evidence base to support increased investment in fit for purpose venues. - Understanding the capacity and diversity of accommodation and conference facilities available and gaps against market requirements. - Understand the tourism and recreational activities on offer and how these can support the attraction of business events.	TBOP	Short 1-3 years







Tauranga Marathon

Goal 2: Support the development and sustainability of the events industry in Tauranga

Council and council controlled venues aim to achieve high customer service standards and coordinated response to hosting events. Collaboration is important from a reputational perspective and integral to the quality of the event experience for everyone involved.

Based on feedback from the events industry and key partners, Tauranga has benefited significantly from developing a streamlined process for approving events on council land. The city has a robust and effective event approval and facilitation process that makes it as easy as possible to deliver events on council land, ensuring they are safely delivered and adhere to legislative requirements. Tauranga has built a reputation as an event-friendly and enabling city and it is important this reputation continues to be maintained. However, the quantity, scale and complexity of events are continually growing, resulting in increased resourcing challenges to continue to provide this current level of service.

COVID-19 has created significant uncertainty for events and will have an ongoing impact on events, with the extent of this currently unknown. Council and key partners continue to provide support and navigation through these uncertain times.

We want to continue to build on the good work to date and ensure we keep pace with demand for these services and support sustainable growth within the industry.

Priority areas of focus

Action	Key responsibility	Timeframe
2a Build the capacity and capability of the events industry through providing access to a range of programmes and learning opportunities. Share resources and knowledge within the events sector to strengthen support for those involved in delivering events. Continue to support the sector to restart, regenerate, and reinvent as an outcome of COVID-19 implications.	TCC	Ongoing
2b Ensure adequate resource is provided for council's event facilitation and support services to continue to provide event-friendly and enabling experiences to event organisers. Develop a process to determine the required levels of event facilitation provided for different types of events so that resources are targeted to areas where support is needed the most.	TCC	Ongoing Short 1-3 years
2c Continue to play a proactive leadership role in the local and national events landscape, maintaining and developing industry relationships, advocating central government and industry associations to ensure Tauranga is well represented in national direction and funding for events.	TCC	Ongoing
2d Develop a robust system for the full portfolio of events to measure the benefit of events to the community and report regularly on this, including continued use of Event Economics for major events. Use this as a catalyst to celebrate hosting successful events and tell the story of how events benefit the city. Track the economic and social value of events, trends over time and the extent to which the strategic outcomes are achieved.	TCC	Short 1-3 years

Goal 3: Supporting events that reflect and celebrate our people and our places.

Tauranga has many distinct advantages in attracting events including proximity to large population centres of Auckland and Waikato, home of world-class talent across many sectors such as high-performance sport, marine and innovation industries, and the arts, and a popular holiday destination due to our climate and coastal location.

While some of this is not necessarily unique to Tauranga, it is the combination of these attributes that reflect who we are as a city. In time, fantastic event venues will complete the package and what we can offer the Tauranga community, New Zealanders, and the rest of the world.

Progress has been made on incorporating Māori community priorities, tikanga and te reo Māori into major events and there is much more potential in this space. There is also a strong and thriving community performing arts sector in Tauranga with dance schools and musical theatre companies in particular well represented.

The community have given us a broad remit of the types of events they would like to see in the future. This includes concerts, local community events, large

events, bands, culture, creativity, youth, arts, music, festivals (music, food and beverage, lifestyle), something every weekend, new and exciting events, sports events, and outdoor cinema. Our community has also said that council should have a more proactive role in activating centres, spaces, and places across the city, with the city centre identified as a high priority through the community events survey. While council's current role is on enabling events on council land and funding support, there may be a need to increase the scope to include event delivery to align with broader strategic direction.

Tauranga's strategic direction is helping shape who we are as a city and what is important to us. Aligning events to this direction will help to attract, support and invest in events that deliver the best possible outcomes for the city. Tourism Bay of Plenty's DNA defines the combination of things that make us unique; Māori culture, horticultural provenance, natural environment and oceans and beaches. While this applies to the wider coastal region, the themes have relevance to where we have come from, our location and what we value.



Priority areas of focus

Action	Key responsibility	Timeframe
3a Revise the event funding framework to prioritise events that align with our city's strategic direction (see delivering on strategic direction).	TCC	Short 1-3 years
3b Work in partnership with community funders to identify collaborative funding opportunities where mutually beneficial outcomes can be achieved.	TCC	Underway
3c Work with iwi and hāpu to identify opportunities to grow and develop events that reflect our culture and history, including Te Wiki o Te Reo, Matariki and other key cultural events that increase knowledge and understanding of te ao Māori and our unique local stories.	TCC	Short 1-3 years
3d Identify programmes to activate centres and spaces and places. Initial focus is on the city centre in line with strategic direction.	TCC	Short 1-3 years and ongoing



Goal 4: Improving the promotion and marketing of events to both local and national audiences

The community has given us a clear message we need to do better in the way in which events are promoted and marketed. It has been identified that the main barrier preventing someone in Tauranga from attending an event is they didn't know it was on and it was not easy to find out about events in our city. The feedback showed ethnic communities and newcomers are more likely to miss events as they are not aware of the different communication channels promoting events.

As a city, we don't have a well-recognised place brand. We need to establish a firm identity so current and future residents and visitors know what the city stands for and connect to it. Cementing a fresh identity for Tauranga is timely with the upcoming renewal of the city centre.

There is no clear and coordinated marketing strategy promoting what's happening in Tauranga. Nor do we regularly highlight our achievements in the events space.

There is a need to focus on improving how events are communicated and promoted. Consolidated event information on a digital platform will assist in event programming by helping avoid duplication as well as providing accurate, user-friendly resources for finding out what's on in Tauranga.

We know event organisers will be more attracted to our city if it is easy for them to market their event here and reach audiences, ultimately driving strong sales or attendance.

Putting these marketing and promotion foundations in place will help to build our reputation, showcase our city and make it easy for audiences to attend events.



Priority areas of focus

Action	Key responsibility	Timeframe
4a Develop a Tauranga place brand that builds on the city's strategic direction. Co-brand with key partner organisations where appropriate and use as a host city brand for events in Tauranga.	TCC	Short 1-3 years
4b Develop an events marketing plan to promote events to Tauranga residents. Include an audience development plan to build a connection with harder to reach communities to develop and grow new audiences. Provide event organisers access to marketing platforms to promote their events. Develop a coordinated website of events in Tauranga. Website linked to partner sites including Tauranga City Council and Tourism Bay of Plenty.	TCC	Short 1-3 years
4c Promote Tauranga as a premier event destination for visitors nationally and internationally. Adopt a collaborative approach to the promotion of events.	TBOP	Short 1-3 years



27

Goal 5: Become the best host city in Aotearoa

This is about creating the 'when I was in Tauranga' positive story and spreading this far and wide. We want to set expectations of the quality of experience people have when attending events in Tauranga, while staying true to who we are.

We know we are already doing some great things in this space as we recognise it is the combination of an event and the experience of the destination that delivers the best rewards. We want to take this further and do what we can to deliver exceptional experiences and enjoy the best of what Tauranga has to offer. Tangata whenua are integral to us becoming the best host city in Aotearoa. It is also important that our community are on this journey so that together we provide experiences that are authentic and that build our pride and reputation.

We have set out some initial actions to proactively progress this concept further and these will evolve over time as we work through identifying the potential in this space. It is an aspirational goal and will be difficult to measure but there are some

fundamental aspects that can be used as a guide including:

- All stakeholders taking pride in demonstrating manaakitanga and valuing the role it plays in building the profile of Tauranga.
- Businesses actively engaged in events through promotion and sponsorship opportunities.
- Community actively engaged in events as participants, ambassadors, volunteers and hosts.
- A wider appreciation and acknowledgement of our culture and history.
- Being the first city of choice for event organisers.
- Easy to attract and bid for major events.
- Community perception surveys



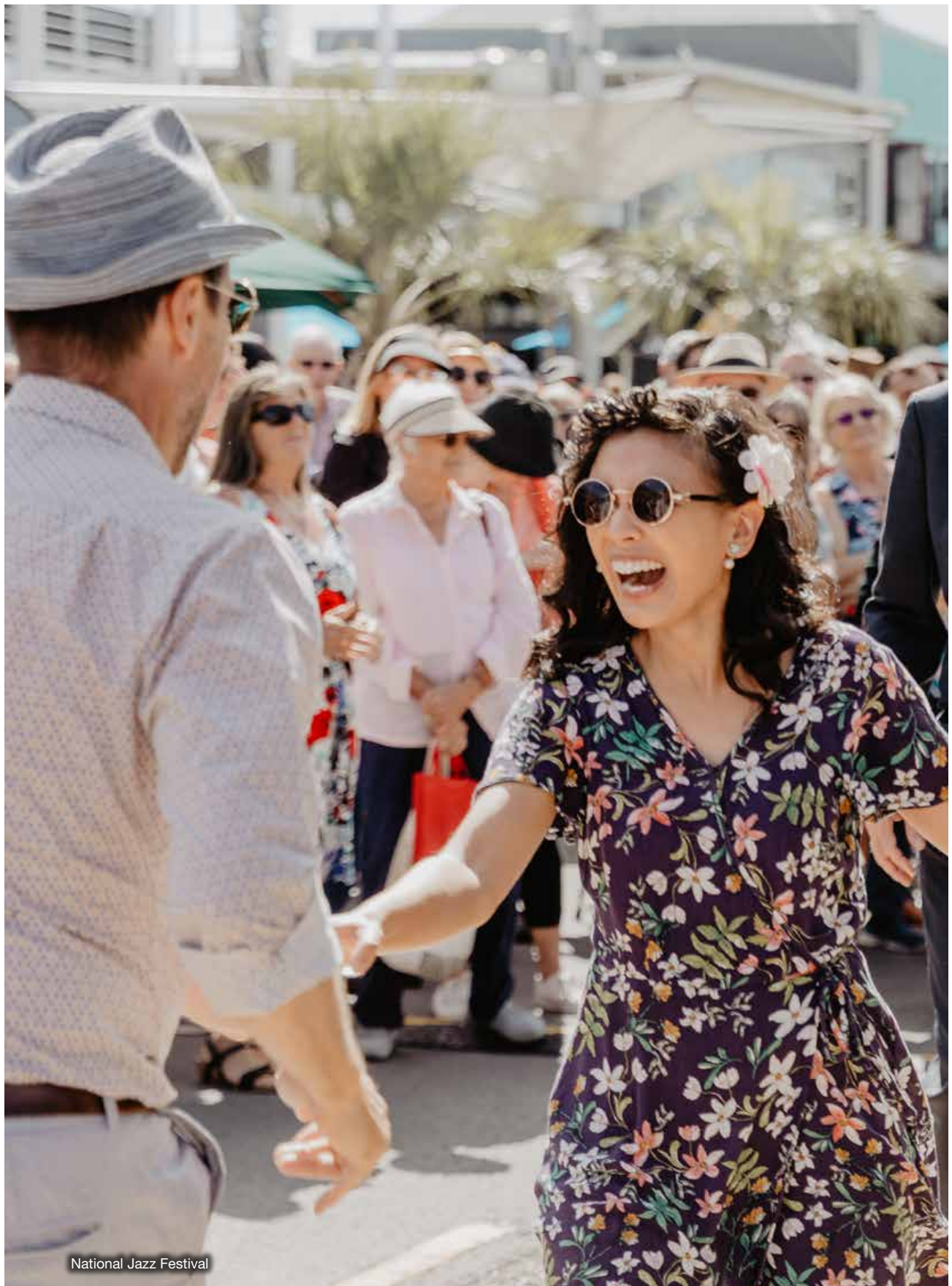
Tūtara Kauika ki Rangataua welcome the Indian cricket team to Tauranga, 2019

Priority areas of focus

Action	Key responsibility	Timeframe
5a Tell our stories – highlight the benefits of events to the city. Help to instil pride in the community and bring them along on the journey. Links to Goal 2 and 4.	TCC	Short 1-3 years
5b Hold wānanga with iwi and hāpu to identify opportunities to incorporate Manaakitanga as an authentic and deliberate part of an event experience.	TCC (working in partnership with iwi and hāpu)	Short 1-3 years
5c Support a city-wide approach where we all celebrate and embrace events. This includes Mainstreet organisations and local businesses, stakeholders acting as event champions, and the community playing a number of roles.	TCC	Short 1-3 years
5d Provide flexibility in the allocation of event funding to recognise opportunities for contributing to the best host city aspiration.	TCC	Short 1-3 years



Mount Festival of Multisport



National Jazz Festival

Goal 6: Plan for and develop fit for purpose event venues and infrastructure

Tauranga lacks fit for purpose event venues that support the ability to grow across all sectors, including entertainment, sports, performing arts, cultural events and business events. Many venues require compromise, adeptness and innovative thinking to deliver quality events. Tauranga has missed out on events such as concerts and conferences due to inadequate venues. Event venues also need to be supported by a range of accommodation options and good transport networks.

Demonstrated economic benefits are often the catalyst for investment in major infrastructure. A lack of suitable venues for events restricts the growth and attraction of different event markets. A 'Number 8 Wire' mentality has made the most of existing venues; however, this is not sustainable. Growth and events success to date supports the need for fit for purpose venues in the future. Facility and event gaps identified through development of this plan include a stadium, exhibition and events centre, all-weather market space, cultural events centre, and larger music, concert and performance venues. Most of these facilities are already subject to business case/feasibility studies/masterplans.

Business events play a significant role in delivering economic benefits, yet in Tauranga, this is essentially an untapped market. A lack of suitable accommodation options and fit for purpose venues (e.g. hotel and convention centre) are barriers to this growth. If no additional accommodation options are developed, then that is a major restriction on the type and size of events that may be held within the city.

Historical underinvestment in facilities is starting to be corrected in the 2021-2031 Long Term Plan. This presents an opportunity to develop fit for purpose, inclusive event venues and is critical to the success of events in Tauranga in the future. The role of the Civic Precinct Masterplan - Te Manawataki o Te Papa – the heartbeat of Te Papa and other city centre projects including the community stadium, is significant as events are a key contributor to providing:

- A place where people can share our stories, learn, discover, appreciate our culture and history, shape our future, be entertained and have fun.
- A place the community can be proud of, that attracts investment and provides economic, tourism, employment, cultural, social and wellbeing benefits for the city and wider region.
- A central place to thrive and grow, together.

Community feedback through development of this plan identified the opportunity for events to play a key role in increasing vibrancy and bringing people into the city centre. Projects identified in the masterplan are integral to achieving this along with support for private sector plans for facility development in the city centre.

Priority areas of focus

Action	Key responsibility	Timeframe
6a Implementation of the Civic Precinct Masterplan — Te Manawataki o Te Papa — the heartbeat of Te Papa. In particular the following capital projects: • Exhibition and events centre • Civic plaza • Waterfront reserve • Baycourt upgrade	TCC	Planning underway and projects completed by 2030
6b Continue to advance feasibility plans for development of a multi-use community stadium for Tauranga. This will provide a venue for events including concerts, cultural events, festivals and sporting events, and if located in the city centre would have a significant impact on increasing visitation and vibrancy. Also links to major events and business events framework which will provide detailed analysis of event demand for the stadium.	Priority One	Feasibility underway and project complete by 2026
6c Continue to support development of a performing arts and convention centre, and hotel accommodation within the city centre. Also links to major events and business events framework which will provide detailed analysis of event demand for these facilities, and Action 6g.	TCC	Underway



AIMS Games opening ceremony

Action	Key responsibility	Timeframe
6d Utilise the masterplan process for strategic sports and events sites (Blake Park, Baypark and Tauranga Domain) to determine the positioning of events across these sites. This will ensure the right type of events are located in the right place across this network, to maximise event/destination outcomes and provide clarity on fit for purpose venue requirements.	TCC	Underway and complete by October 2022
6e Work with Bay of Plenty Regional Council to develop integrated transport solutions for major events. Identify opportunities to reduce congestion around major event hubs and provide a more reliable and safer journey to encourage people to walk, cycle or use public transport to attend an event.	TCC (working in partnership with BOPRC)	Short 1-3 years
6f Ensure new facility and outdoor space development considers opportunities for creating fit for purpose and/or flexible venues for events. Ensure facilities are welcoming and engaging for all of our community and recognise the contribution they can make to telling stories of our history and culture.	TCC	Ongoing as part of planning and design of new places and spaces.
6g Identify key gaps in accommodation provision for major events and business events and determine options for addressing these gaps.	Priority One	Short 1-3 years





Bay Dreams

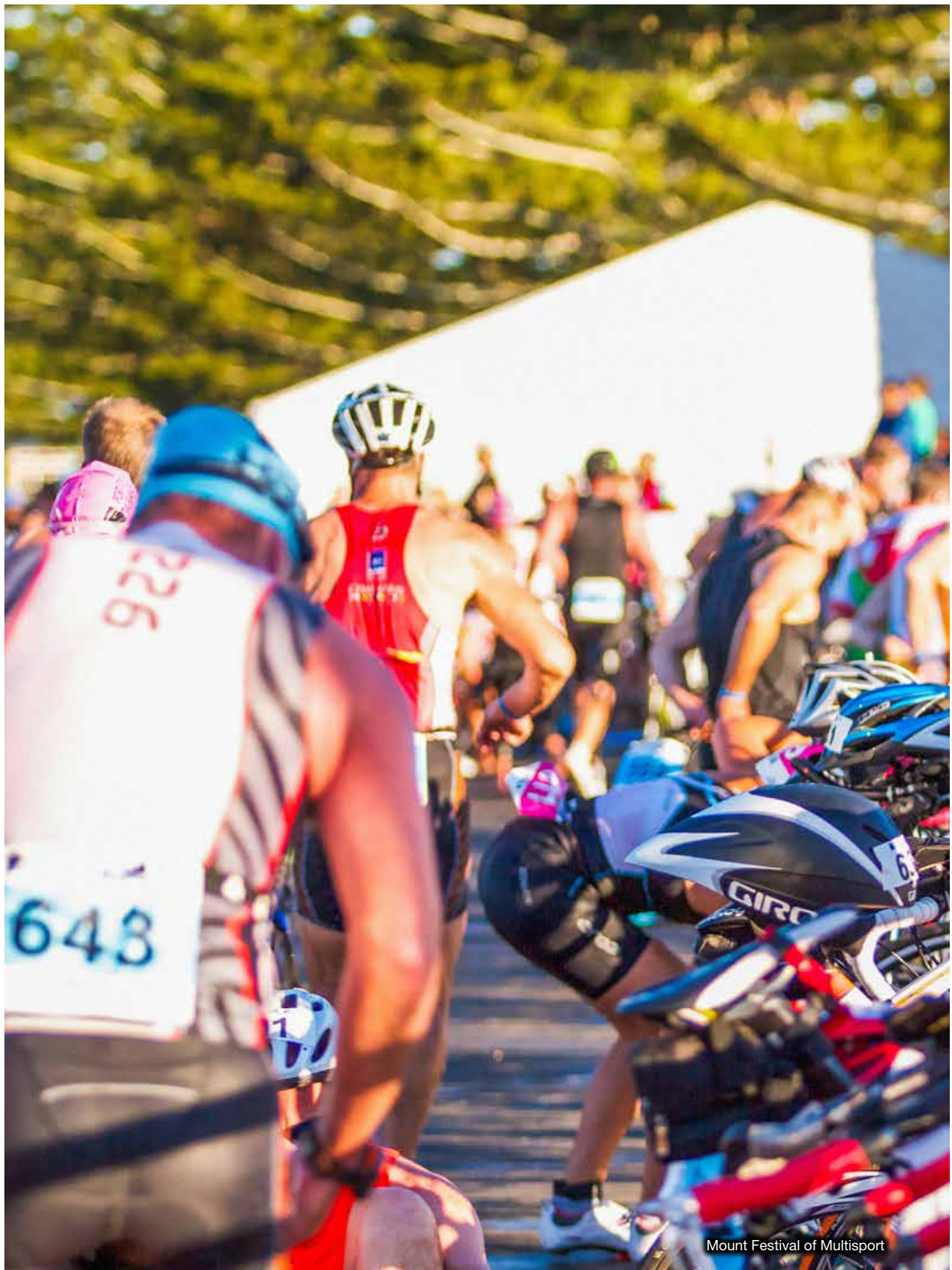
Action plan summary

Key partners:  Lead  Support as required

Action	Timeframe	TCC	Bay Venues	TBOP	Priority One
1a Major events framework	1–3yrs				
1b Business events framework	1–3yrs				
2a Capability and capacity	Ongoing				
2b Event facilitation support	Ongoing				
2c Event industry relationships	Ongoing				
2d Measuring event benefits	1–3yrs				
3a Event funding framework	1–3yrs				
3b Community funder collaboration	Underway				
3c Cultural events	1–3yrs				
3d Activate centres	1–3yrs				
4a Develop Tauranga place brand	1–3yrs				
4b Event marketing plan	1–3yrs				
4c Event destination promotion	1–3yrs				
5a Tell stories	1–3yrs				
5b Work with iwi and hapū	1–3yrs				
5c City-wide approach	1–3yrs				
5d Flexible funding	1–3yrs				

Action	Timeframe	TCC	Bay Venues	TBOP	Priority One
6a Civic Precinct Masterplan	Underway – 2030	●	●	●	●
6b Community stadium	Underway – 2026	●	●	●	●
6c Convention Centre/Hotel	Underway	●	●	●	●
6d Strategic site masterplans	Underway – Oct 2022	●	●	●	●
6e Integrated transport	1–3yrs	●	●	●	●
6f Spaces and Places	Ongoing	●	●	●	●
6g Accommodation	1–3yrs	●	●	●	●





Mount Festival of Multisport

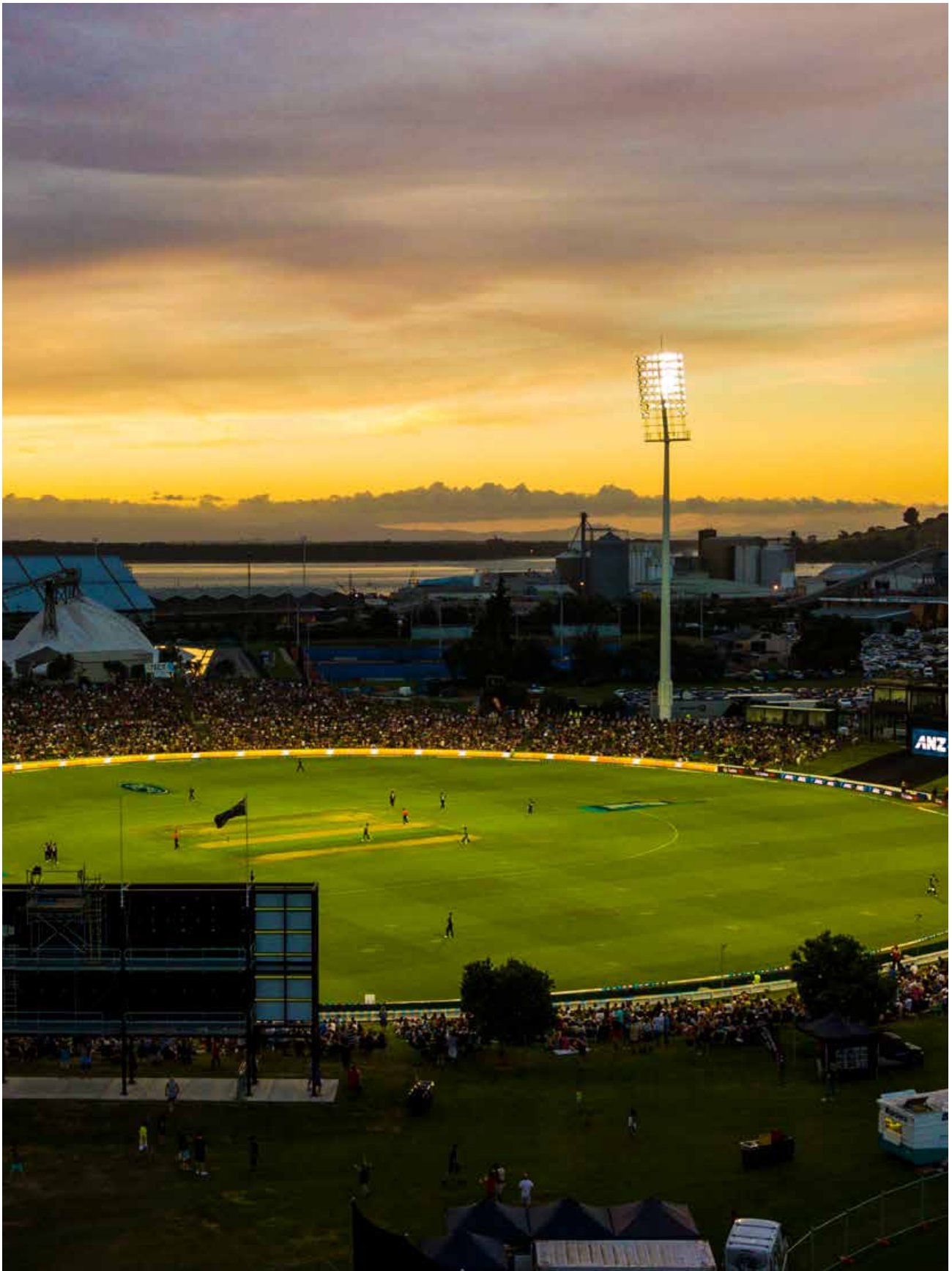
Measures of success

Council and key partners will assess progress regularly, recognising the evolving nature of events and the pace at which our city is growing. Direct and indirect measures of success include:

- Increase in satisfaction with the variety and diversity of events.
- Event programme clearly demonstrates alignment to strategic direction through the type of events, inclusiveness of events, location of events and so on.
- Reduction in barriers that prevent people from attending events.
- A wider appreciation and acknowledgement of our culture and history.
- Evidence of the contribution of events to social, cultural, environmental and economic outcomes.
- Development of new fit for purpose venues for events.
- An increasing number of business events



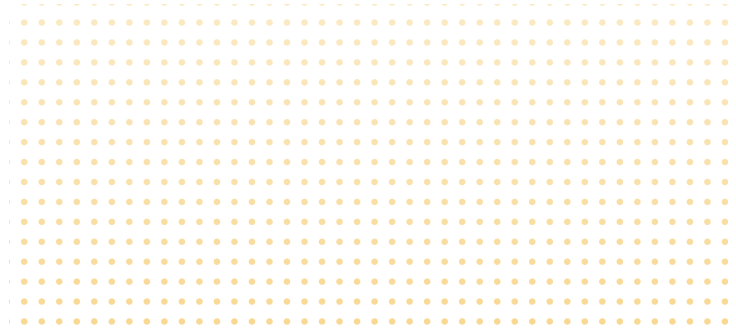
BLACKCAPS versus Pakistan, Bay Oval





 tauranga.govt.nz  07 577 7000





What is the Tauranga Events Strategic Plan?

Tauranga hosts hundreds of events each year, from community and cultural celebrations, through to concerts and major sporting events. These events have the ability to connect and inspire communities, while also providing tangible economic benefits. They also make our city a great place to live, work, play and visit.

Council currently supports a wide variety of events each year and offer a range of indoor and outdoor venues. With continued growth in the event sector we would like to better understand what people would like to see in the future. The strategic plan will identify how council and stakeholders can continue to support the growth of events, to maximise benefits to the community and the economy.



How we communicated

To help us understand what you would like to see in the future for events, we ran a survey to collect your feedback. The survey was live from 5 July to 23 July 2021.

We promoted participation in the survey through social media, digital and print advertisements, key contacts and our council newsletter. We also had a mailing list of around 300 people that had registered their interest in receiving a link to the survey.

We received close to 700 responses and have summarised the key themes for you to read.

In addition to this feedback, we are also having various meetings and workshops with key stakeholders, including the events industry. A complete summary of all feedback will be provided in December 2021.

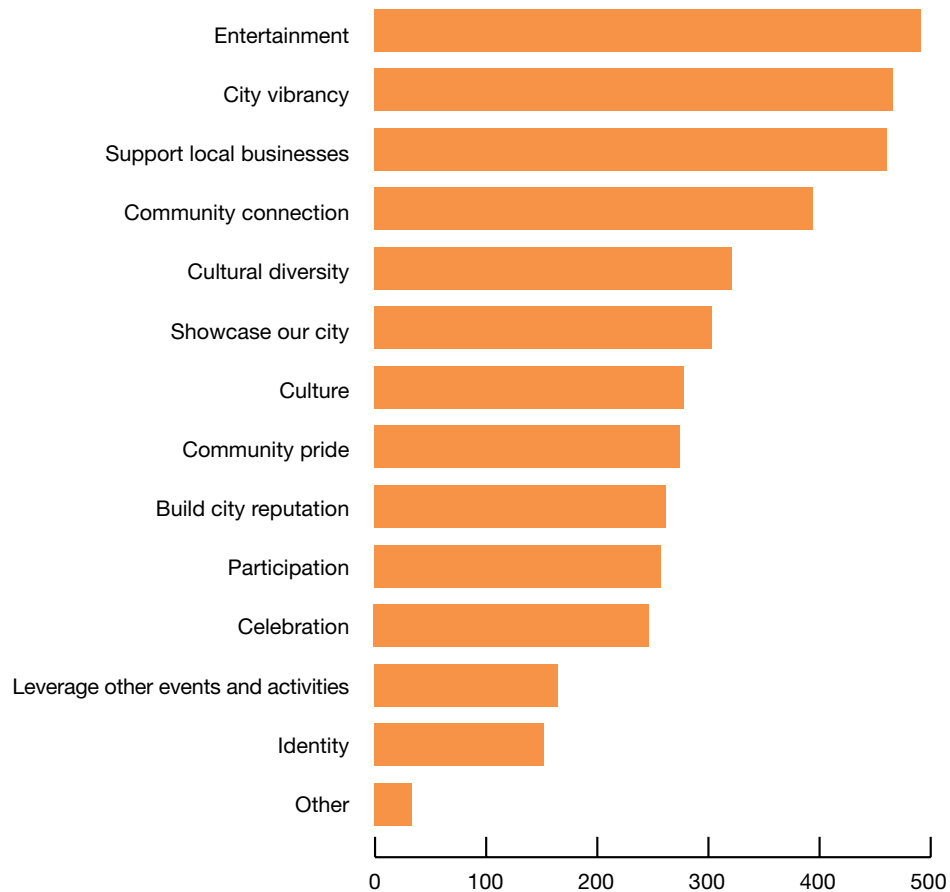




What we heard

1

Why do you think it's important we have events in our city?



Additional comments (common themes):

Theme	No. of mentions
Events bring communities together, build communities, connect communities, contribute to our wellbeing, educate, broaden experiences, and provide a sense of belonging.	142
Events bring people to our city and support local people and business, helping our economy.	79
More events are needed – shows, concerts, bigger events to bring people to the city, large events, bands, culture, creativity, entertainment, youth, arts and culture, add value to what we have, music bands, cater to those in between, more shows so don't have to travel, food festivals, something every weekend, new and exciting, sports events, balance of event types, specialist events, events for all ages.	54
To have fun and enjoy ourselves, be entertained, something to do, excitement!	49
For our city to be vibrant, thriving and dynamic.	44
Diversity and range of events for different demographics, and scale.	43
Need for arts and cultural events, events contribute to our identity and reflect our culture.	41
Our city is ghostly and boring. We need events to bring things to life!	35
All these things outlined in the survey are important.	30
Events showcase our city, culture and people.	26
Events are integral and vital to our city. They help to define us.	22
The city centre needs more events.	20

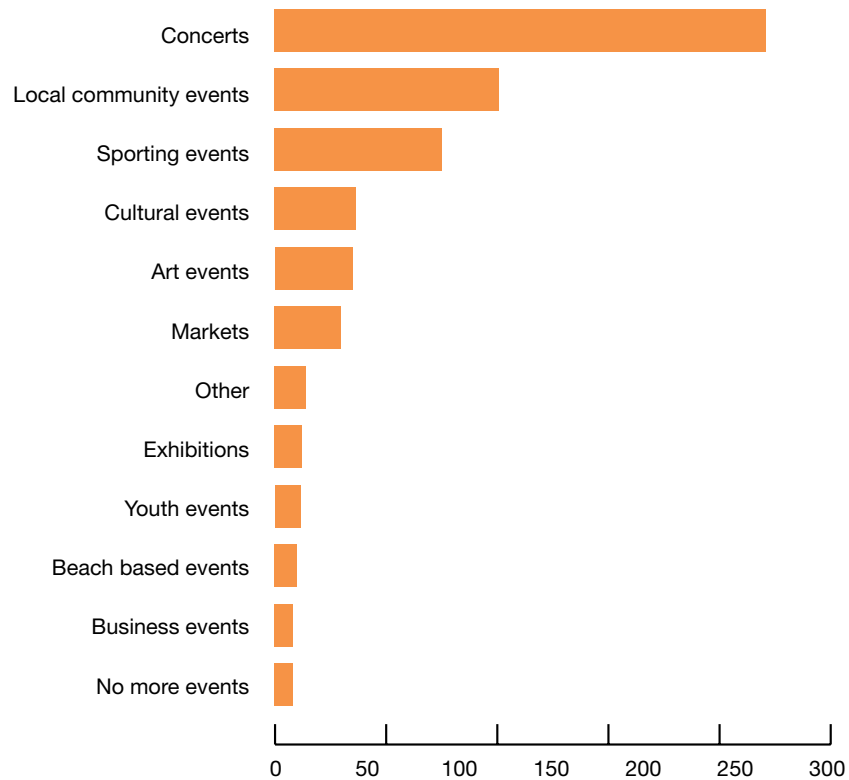
Theme	No. of mentions
We need more facilities and facilities that better provide for events use (e.g. performing arts, Baycourt Community and Arts Centre, museum, 50m pool, sound shell, stadium, hotels).	16
Reputation benefits for the city.	16
We need more community events and need regular monthly events on an ongoing basis for the community to connect.	14
Provide opportunities for participation.	12
Events help us to take pride in our city.	11
Events are a need rather than a want and impact on ratepayers.	6
Events help to utilise our spaces and places.	5
We need better promotion and marketing of events.	5
Events help us to be more inclusive as a city.	5



This information tells us that our community place significant value on having events in our city. They recognise that events are important primarily for the range of social benefits they provide and the positive contribution that events make to our economy.

2

What kind of events are a top priority for our city?



Additional comments (common themes):

Theme	No. of mentions
Community events – free, family friendly, children, school holidays, controlled fireworks, local street parties, grassroots, music, celebrations, outdoor concerts	25
Arts and culture events – comedy, theatre, dance, performance, big stage shows, emerging stars, poetry, musicals, drama	16
Festivals – food, wine, over a weekend and late at night, film festivals	9
New Year's Eve events – located at the Mount and Gordon Spratt Reserve, family friendly	6
Government forums and meeting centres, conferences, international, national	5
Educational events - workshop and information days where people can learn and connect with others who have skills and knowledge	5
City centre waterfront events	4
Matariki events – fireworks, celebration and awareness	4
No more events	4
International events – concerts, shows, art events	4
All the above – need a mix of events to attract a range of audiences	3
Kaupapa Māori events – celebrating Te Reo and Tikanga	3
Historical celebrations and events	3

Theme	No. of mentions
More events for people with disabilities	2
Flagship events that Tauranga becomes known for - New Plymouth Festival of Lights example	2
Music and concerts - grassroots, local musicians through to large scale acts	2
Religious events	2

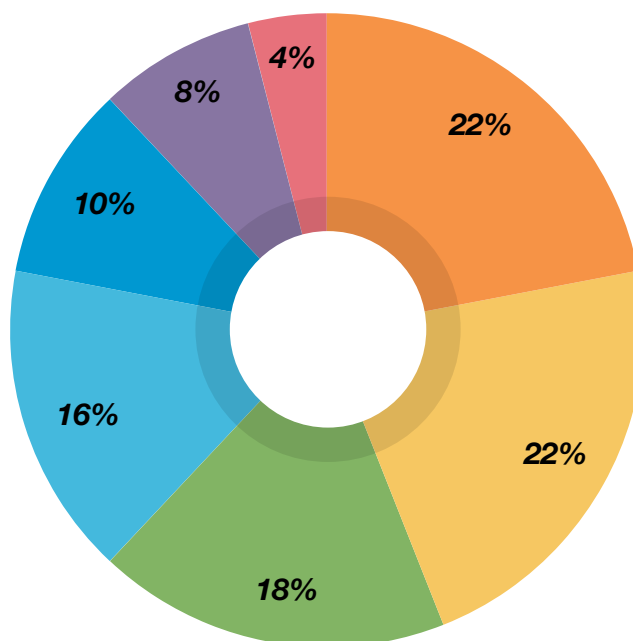


This information tells us that our community want to see more events in our city with a focus on concerts primarily, then local community events, sporting events and arts and culture events. Comments regarding the need to attract more concerts spoke to wanting large scale concerts with high-profile acts that tour New Zealand, (and that people usually have to travel to cities to access) through to small scale concerts that are more accessible to the community and that support up and coming musicians.

3

How do you think council and its CCO's should be supporting events?

CCO's are our Council Controlled Organisations and include Bay Venues, Tourism Bay of Plenty and Tauranga Art Gallery.



- Work with event organisers to help them deliver safe and successful events (event facilitation)
- Provision of indoor and outdoor venues
- Discounted rates (eg venue hire) to help people deliver events
- Funding to help people deliver events
- Provision of equipment for events
- Delivery of events
- Other

Additional comments (common themes):

Theme	No. of mentions
Promotion of events – needs to be user friendly, CCO’s proactive role, better promotion and communication, free support and marketing coverage for community events, national publicity, Tourism BOP role in promotion, advertising support, utilise council channels.	18
Types of events – free outdoor cinemas, food and beer/wine festivals and events, free concerts and music in parks, cultural events, tell our story, acting and theatre, attract big events, Anzac and New Year’s Eve, allow events to run later.	13
Capacity and capability – support community organisations, want consistent high quality and well organised events, event management toolkit, reduce red tape, do all we can to support events, advisory role, make it easy, support event organisers.	12
Ratepayer funding of events – do not use rates for this purpose, should be user pays.	10
Facilities – lack of fit for purpose indoor and outdoor facilities to hold and attract events and current facilities all have limitations. Examples include facilities that attract super rugby, cultural events, all weather market space, mid-sized spaces, dedicated auditorium (1000-1500 capacity), venue for large music events.	9
Strategic positioning of events – actively attract and procure events, develop signature events, benchmark against other cities, winter time events, subsidise big names coming to Tauranga, market research to understand what events the community would like to see and then attract them, leverage off events (eg decorate downtown).	8
Accessibility – free transport, range of transport options, disabled access, public transport, facility closing times.	6

12

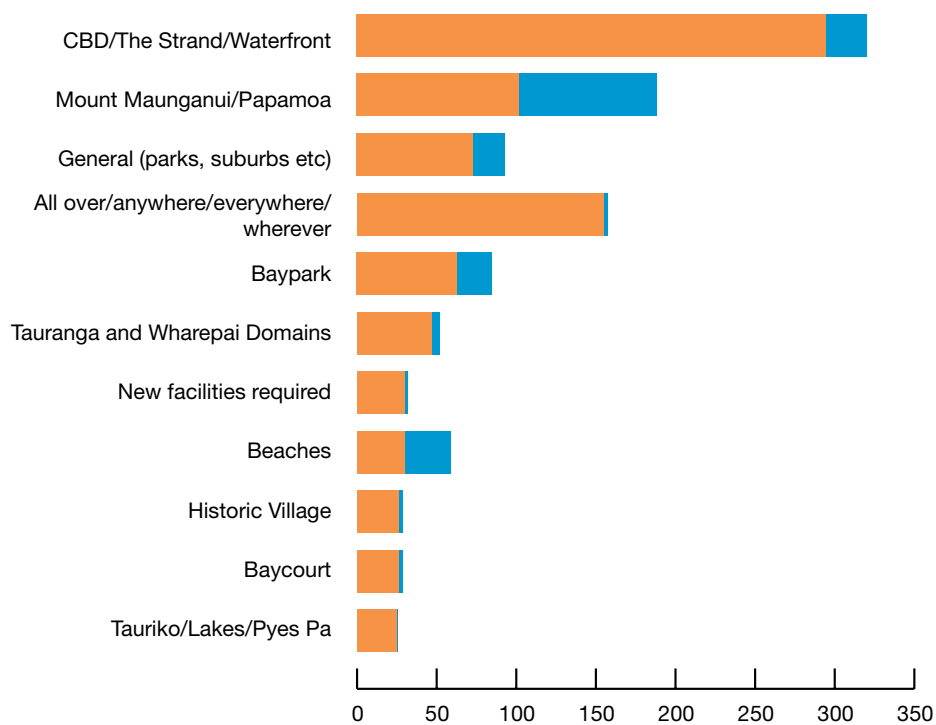
Theme	No. of mentions
Funding of community organisations/events – reduced venue costs	6
Various comments – stop being fun police, need more accountability, stop adding restrictions, playing field not equal.	6
All the above options – council should be doing it all to ensure events are supported.	5
Funding of event resources – support local event suppliers (3), provide support infrastructure for events (2).	4
Funding – underwrite key events, make shows at Baycourt cheaper, discounts for locals.	4
Sponsorship – big businesses that benefit from events, use this instead of rates, assist with public transport and waste management options for community events.	4
Funding event capability – continue to provide resources for event facilitation, especially support for new ventures and first-time event organisers.	2
Environment – encourage events that are climate change friendly, embed environmental sustainability practices into events.	2



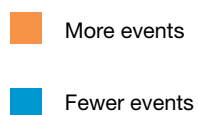
This information tells us that our community consider council's role in events should be to work with event organisers to help them deliver safe and successful events (event facilitation) and the provision of indoor and outdoor venues, followed by discounted venue hire to help people deliver events at these venues.

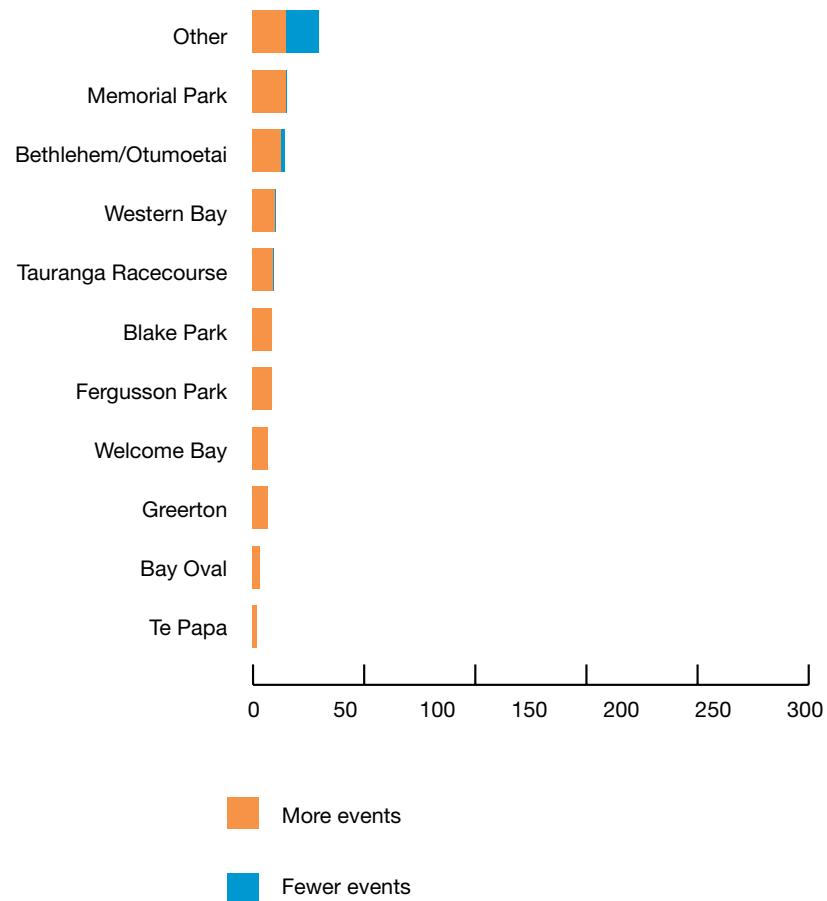


Where would you like to see more events and where would you like to see fewer events?



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The city centre ranked the highest as a place where our community would like to see more events to create vibrancy and bring more people into the city centre.

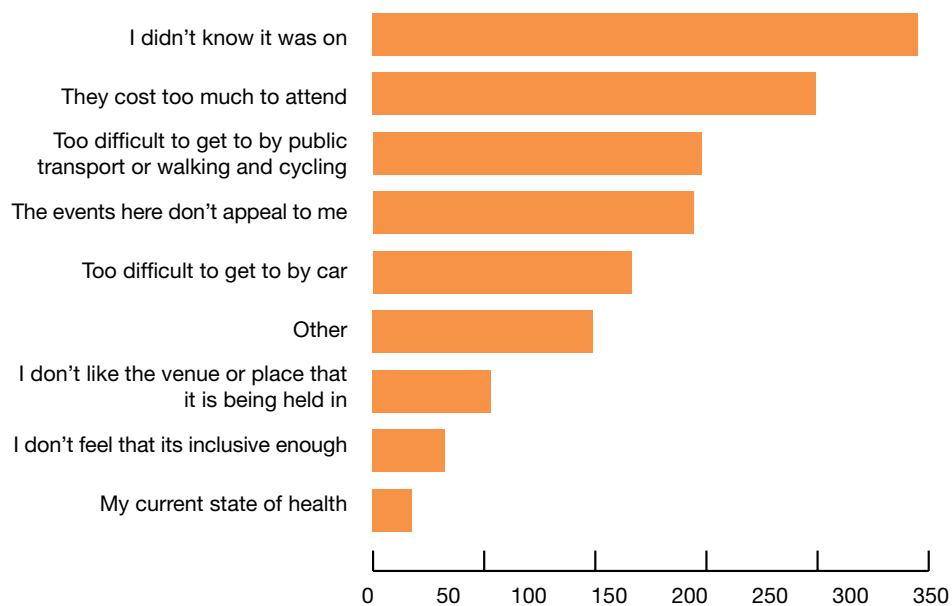
Across a lot of the feedback was consideration of the traffic and parking implications of events, particularly for those who consider we should have fewer events at the Mount and in the city centre.

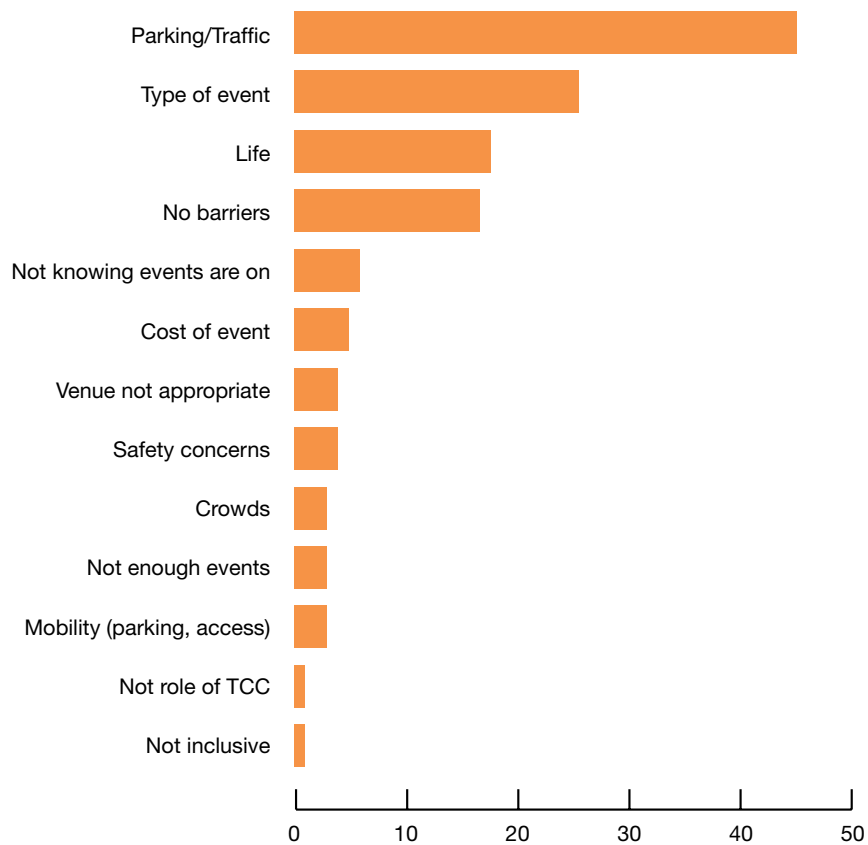
The types of new facilities that were identified include a larger arts/theatre facility, a stadium, a purpose-built events centre, music venues, a hotel and convention centre and a museum.



5

What prevents you from going to events that you might like to attend?

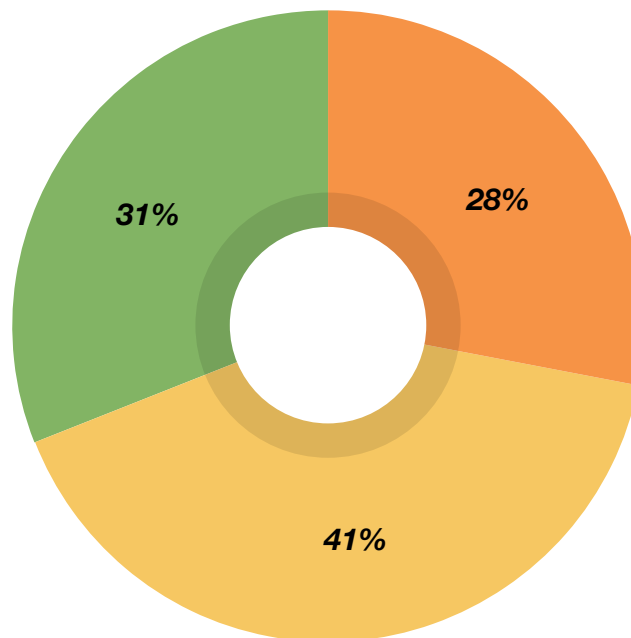


What prevents people from attending events (additional comments):

This feedback tells us that we need to focus on improving the way that we promote events that are happening in our city and provide more opportunities for the community to attend events that are free or low cost to make them more accessible to more people. Based on the additional comments, the lack of carparking and traffic congestion are key reasons that prevent our community from attending events.

6

***Do you think it's easy to find out
about events in our city?***



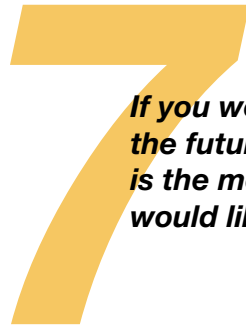
Additional comments:

Theme	No. of mentions
Need to advertise and promote events more	43
Mainly use social media to find out about events	23
Need a one stop shop of information	22
Only find out after the event has occurred (or without enough prior notice)	18
Want to know more about events in our city	17
Information is ok as it is	16
Mainly use websites to find out about events	15
Mainly use Facebook to find out about events	11
Mainly use weekend papers to find out about events	11
Billboards are a good way to find out about events	10
Direct emails are a good way to find out about events	7
Information on events is hard to find	7
The current events information has too narrow focus	7
Mainly find out about events through word of mouth	7
Mainly find out about events through mailouts	5
Mainly find out about events through road signs	4



This information tells us that we need to focus on improving the way that we promote events that are happening in our city, and that there are a variety of ways that we can do this to get the largest possible reach into our community.





If you were to develop a vision for the future of events in our city, what is the most important thing you would like to see included?

Common themes focused on:



Diversity



Inclusiveness



Family friendly



Free



Vibrancy



Facilities and venues that the city needs



Accessibility



Focus on what makes us unique



Being an events destination



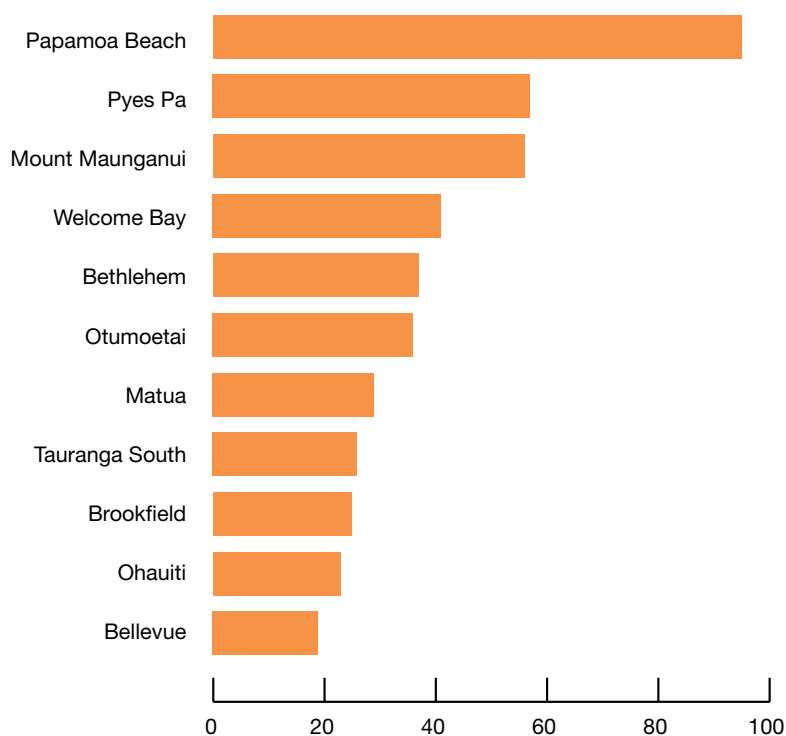
Sorting out transport issues

Who we heard from



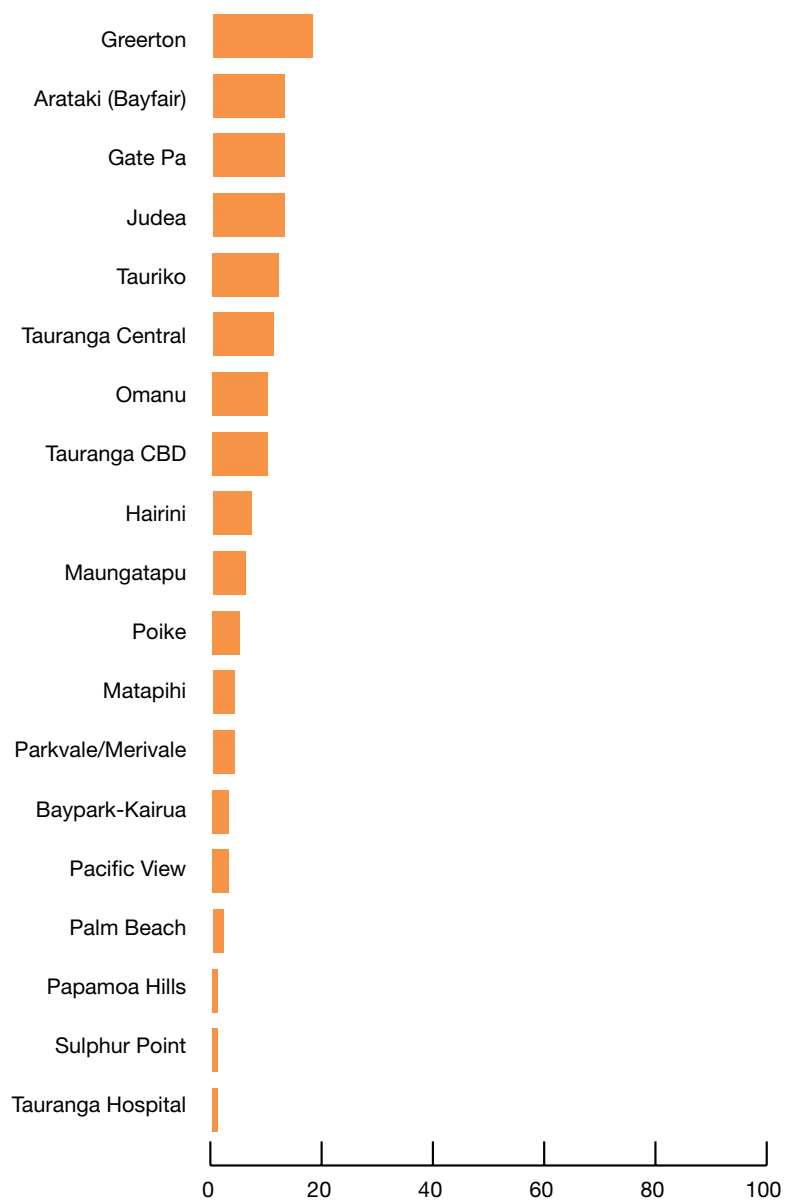
Where survey respondents are from

Most responses were from residents of Tauranga. Of the total responses, 124 identified as being involved in the events industry or events supply chain.



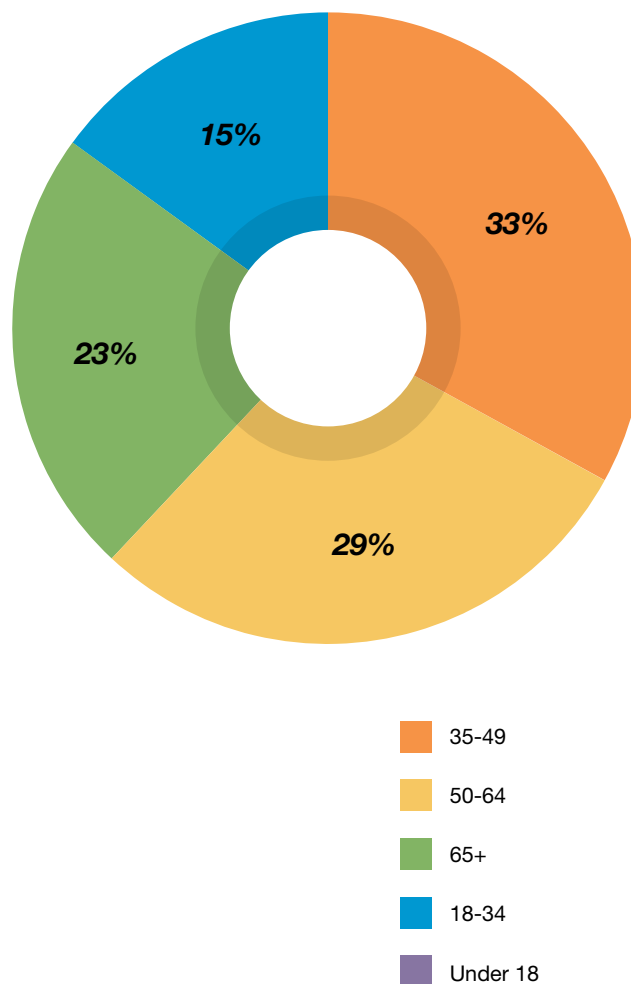
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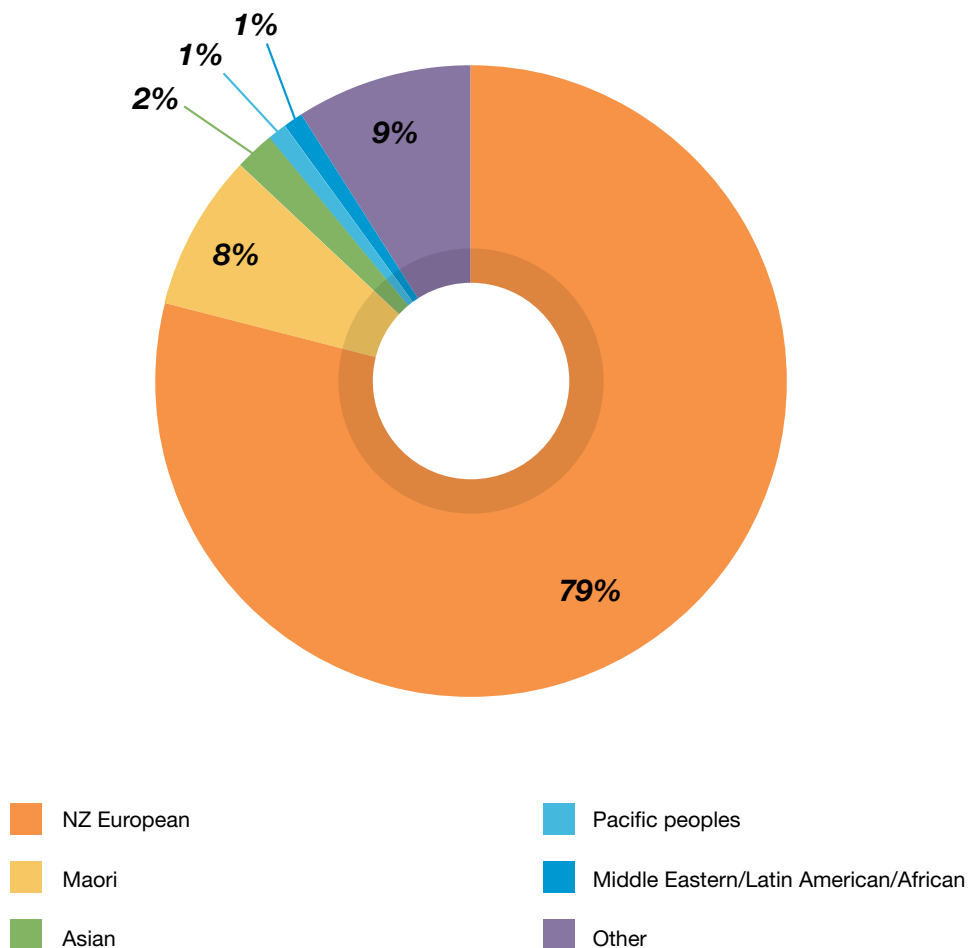
Age group of respondents

We had good representation from most age groups except for those aged 18-years and under. Specific engagement with youth will help to address this gap in information.



Ethnicity of respondents

Most of the feedback was from people that identify as NZ European, with minimal feedback from people of other ethnicities. The Vital Update work is a key consideration in this strategic plan process and has provided a good understanding of views of people from a range of ethnicities on the role that events play in their lives, and the barriers that impact on their ability to engage in events.





What next?

We'll use this feedback to create a plan to help shape the future of events in Tauranga Moana. We are working towards having a final Tauranga Events Strategic Plan in place by December 2021.

Over 500 people said they wanted to continue to be informed on the progress of the strategic plan. We will ensure that this group are notified when the strategy is adopted and advised on further implementation initiatives.

For more information and to keep in touch with progress, visit: www.tauranga.govt.nz/eventstrategy

9.8 Status update on actions from prior City Future Committee meetings

File Number: A19345543

Author: Anahera Dinsdale, Governance Advisor
Anne Payne, Principal Strategic Advisor

Authoriser: Jeremy Boase, Head of Strategy, Governance & Climate Resilience

PURPOSE OF THE REPORT

1. This report provides a status update on actions requested during previous City Future Committee meetings.

RECOMMENDATIONS

That the City Future Committee:

- (a) Receives the report "Status update on actions from prior City Future Committee meetings".

BACKGROUND

2. This is a recurring report provided to every City Future Committee meeting. The next report will be to the first City Future Committee meeting in 2026.
3. The attached update includes all open actions and actions completed since the last report on 14 October 2025.
4. Once reported, completed actions are archived and made available in the Stellar library²⁵.

DISCUSSION

5. The action status update report for the City Future Committee as at 12 November 2025 is provided as **Attachment 1** to this report, and is summarised in the table below.

Status of actions	No. actions
Closed (completed since the last report)	-
In progress	6
Pending (waiting on something)	2
To be actioned	-
Total actions included in this report	8

ATTACHMENTS

1. **Actions from City Future Committee - as at 12 November 2025 - A19379358** [!\[\]\(00e558ce89be4dcec517713b4394e0f1_img.jpg\)](#) 

²⁵ Stellar pathway: Council & Committees → City Future Committee → 2025 → Actions Requested by City Future Committee meetings.

City Future Committee				Actions status update as at: 12 November 2025			
Meeting Date	Agenda Ref.	Report Name	Action Required	Status Update (incl anticipated / actual completion date)	Status Summary	Date Closed	GM / CE Responsible
14 Oct 2025	9.1	Vale Street, Windsor Road and Grange Road Safety Improvement Options	That staff provide the Committee with a report that includes an up-to-date list of every (transport) project (including safety projects) included in the current Annual Plan, and by year, in the Long Term plan, including where projects have been bundled and the details of projects in those bundles also listed in the report.	A briefing request has been submitted to share with EM - the outcome of the request and seek early feedback to ensure we are on the right track. A paper outlining the outcome is proposed to be tabled at the 15/12/2025 City Delivery Committee Mtng.	In progress		Reneke van Soest
14 Oct 2025	9.2	Harbour Drive Safety Improvement Options	That staff provide a report back to the City Delivery Committee on the maintenance response for boulders and the use of agrochemicals along Harbour Drive, including alternatives to chemical use.	Staff are preparing a report with this information, to be provided to the City Delivery Committee meeting on 15 December or to the first Committee meeting in the New Year.	In progress		Reneke van Soest
14 Oct 2025	9.7	Status Update on actions from prior City Future Committee meetings	That staff prioritise and arrange a Tauranga Western Bay of Plenty Transport Committee meeting before Christmas 2025.	Transport Forward Planning Scenarios Briefing set for December 17th 12.30-2pm. Invited: TCC Transport staff and Elected Members, with invites being extended to BOPRC and WBOPDC. Plans for next year's meetings to be decided at this briefing.	Pending		Reneke van Soest
12 Aug 2025	9.3	Te Tumu Wastewater Servicing Options	Staff to report back to Committee on the resilience of the wastewater system if delivered.	An assessment for alternative wastewater servicing options for Te Tumu has commenced. It will consider the resilience of a developer-delivered onsite treatment plant within Te Tumu. This assessment will also consider the resilience of the existing TCC wastewater network if Te Tumu flows (and hence large scale upgrades) are excluded from the system. Completion of the assessment is anticipated by 4th quarter of FY26 (i.e. March-June 2026).	In progress		Reneke van Soest

Meeting Date	Agenda Ref.	Report Name	Action Required	Status Update (incl anticipated / actual completion date)	Status Summary	Date Closed	GM / CE Responsible
12 Aug 2025	9.3	Te Tumu Wastewater Servicing Options	Staff to report back to Committee on the impact costs if delivered in an alternative way.	An assessment for alternative wastewater servicing options for Te Tumu has commenced. It will consider the developer costs of a developer designed, constructed and operated onsite treatment plant within Te Tumu, plus costs of larger-scale treatment plants that would be delivered and operated by the Water Services CCO. This assessment will also consider the costs of smaller scale upgrades required to the existing TCC wastewater network if Te Tumu flows (and hence large scale network upgrades) are excluded from the system. The potential cost impact to the Te Maunga WWTP upgrade programme will also be considered. Completion of the assessment is anticipated by 4th quarter of FY26 (i.e. March-June 2026).	In progress		Reneke van Soest
17 Feb 2025	8.4	Quarterly Update - Growth, Land Use Planning and Transport Strategy Projects - February 2025	Staff to provide information on infrastructure costs for Māori development.	Memo on Papakainga housing and infrastructure matters sent to EM's as part of Council Catchup 23 May 2025. Workshop to be scheduled to discuss and then report to a Committee. Staff have been assigned to prepare information for elected members (September 2025). Memo being prepared and will be circulated in advance of papakainga briefing scheduled for 4 December.	In progress		Christine Jones
17 Feb 2025	8.6	2025/26 Development Contributions Policy - Growth Funding Opportunities	That a workshop be held once Central Government provides direction on the funding and financing tools.	Report with an update in the City Future 1/4ly Growth, Land Use and Transport Planning Report to 5 May 2025. Also addressed in the Government Reforms Affecting TCC report to 5 May 2025 City Futures meeting. Once further clarity on Central Government reform then a workshop can be scheduled. Staff understand that the Development Levy Bill may be issued prior to the end of the 2025 calendar year.	Pending		Christine Jones

Meeting Date	Agenda Ref.	Report Name	Action Required	Status Update (incl anticipated / actual completion date)	Status Summary	Date Closed	GM / CE Responsible
2024 - Vision, Planning, Growth & Environment Committee							
14 Oct 2024	9.2	Waste Infrastructure Programme Business Case development	To provide the Subregional waste infrastructure analysis. This is also to cover projections of costs including external consultants	Workshop held 11 August with Elected members. This will now move forward to a future report for Council for decision making about the future of the waste infrastructure and management of the waste streams. Report to 16 September Council meeting on broader Te Maunga site. Report to November City Future meeting on Objectives which will inform Business Case option analysis	In progress		Christine Jones

10 DISCUSSION OF LATE ITEMS**11 PUBLIC EXCLUDED SESSION****Resolution to exclude the public**

RECOMMENDATIONS

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

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

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
Confidential Attachment 2 - 9.4 - Quarterly Update - Growth, Land Use Planning & Transport Strategy Projects - November 2025	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
