



Tauranga City

DRAFT MINUTES

**City Future Committee meeting
Tuesday, 31 March 2026**

UNCONFIRMED

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**MINUTES OF TAURANGA CITY COUNCIL
CITY FUTURE COMMITTEE MEETING
HELD AT THE TAURANGA CITY COUNCIL CHAMBERS, L1, 90 DEVONPORT ROAD,
TAURANGA
ON TUESDAY, 31 MARCH 2026 AT 9:30 AM**

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

IN ATTENDANCE: Marty Grenfell (Chief Executive), Christine Jones (General Manager: Strategy, Partnerships & Growth), Sarah Omundsen (General Manager: Regulatory & Community Services), Reneke van Soest (General Manager: Operations & Infrastructure), Gareth Green (Head of Mayoral Office), Andrew Mead (Head of City Planning & Growth), Brad Bellamy (Principle Planner (Structure Planning)), Richard Butler (Funding Specialist), Shawn Geard (Manager: Transport System Operations), Mike Seabourne (Head of Transport), Sarah Searle (Principal Strategic Advisor), Jeremy Boase (Head of Strategy, Governance & Climate Resilience), Sarah Dove (Team Leader: Strategic Transport & Infrastructure), Claudia Hellberg (Team Leader: City Waters Planning), Emily McLean (Manager: Urban Centres Development), Jane Groves (Stormwater Programme Leader), Jane Barnett (Policy Analyst), Clare Sullivan (Senior Governance Advisor), Anahera Dinsdale (Governance Advisor)

EXTERNAL: Marcus Hinzack – Fordlands via Teams
Scott Adams - Carrus
Genevieve Whitson, Brooke Courtney and Liam Jackson – Downtown Tauranga

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 31 March 2026 at Tauranga City Councils [Youtube Channel](#).

1 OPENING KARAKIA

Cr Steve Morris opened the meeting with a karakia.

2 APOLOGIES

The Chair noted that Mayor Mahé Drysdale and Cr Hautapu Baker would be joining the meeting online. Cr Hautapu Baker will be late and joining at 10:30am.

3 PUBLIC FORUM

Timestamp: 3 minutes and 40 seconds

3.1 Marcus Hinzack - Fordland - speaking to Te Tumu Report – via Teams

Key Points

- Outlined the urgency for a planning pathway to avoid a seven to ten year delay in housing delivery due to the new planning bill's transition provisions.
- Advocated for amendments to allow rezonings in identified growth areas ahead of regional spatial plan completion, referencing alignment with SmartGrowth and Priority One.
- Highlighted enabling infrastructure needs: the Kaituna Link (for early access and resilience), a decentralised modular wastewater solution (to avoid a \$300M pipeline), and the Kaituna stormwater overflow (noting an \$80M project with a funding gap).
- Requested Council support for the planning pathway and infrastructure advocacy.

In response to questions

- Fordland's were not selected by the Select Committee to speak to their submission. It was understood there was an influx of requests to speak and only a select few were chosen to speak to their submission.
- Confirmed Fordland was aligned with other landowners on the planning pathway.

Timestamp: 12 minutes

3.2 Scott Adams - Carrus - speaking to Te Tumu

Key Points

- Supported Mr Hinzack's points and the staff report, urging council to prioritise funding and staff for Te Tumu's structure planning and infrastructure readiness.
- Agreed the new planning legislation offers a more efficient pathway than the RMA, and recommended Council not pursue a plan change but focus on being "shovel ready."
- Described progress on legal access agreements with TK14 for transport corridors and emphasised the need for Council resourcing in negotiations and technical inputs.

In response to questions

- Mr Adams detailed progress on a tripartite agreement for legal access through TK14 land, involving compensation for road corridors but not for physical infrastructure.
- Councillor Taylor asked if Fordland and Carrus were on different legislative pathways; Mr Adams clarified all landowners were now aligned on the new planning bill approach.

Timestamp: 21 minutes and 30 seconds

3.3 Genevieve Whitson - Downtown Tauranga - speaking to Item 9.8 - City Centre Development Incentive Fund 2026/27

Key Points

- Downtown Tauranga expressed uncertainty about the expectations and obligations under Option 4, which would use the fund to finalize and coordinate the city centre revitalisation strategy.
- Highlighted insufficient information, potential misalignment with their constitution, and lack of resources to take on additional obligations without diluting current member services.
- Strongly endorsed Option 3, which would allocate the fund to activation initiatives managed by Vitcc, with Downtown Tauranga providing promotional support. They argued this approach would continue successful events, support businesses during ongoing construction, and provide strategic, long-term benefits rather than short-term 'quick wins.'

In response to questions

- Downtown Tauranga described successful activations such as International Buskers Day, which drew around 6,000 people and significantly boosted hospitality and retail revenue. They emphasized the importance of focusing on a few large, strategic events rather than many small ones, and involving local business expertise in fund allocation.
- Clarified that Downtown Tauranga represents 590 businesses, with about 150 actively engaged, and that their advocacy reflects the views of these members, particularly those most affected by city centre developments.

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 item 9.3 Pāpāmoa East Community and Social Needs Assessment would be addressed before item 9.2 Status Updates on actions from prior City Future Committee meetings.

7 CONFIRMATION OF MINUTES

7.1 Minutes of the City Future Committee meeting held on 17 February 2026

COMMITTEE RESOLUTION CFC/26/2/1

Moved: Cr Hēmi Rolleston

Seconded: Cr Kevin Schuler

That the Minutes of the City Future Committee meeting held on 17 February 2026 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 9.1 – Update on Te Tumu Planning Pathways and took no part in the discussion or voting on the matter.

Cr Rod Taylor declared a conflict of interest in relation to item 9.8 – City Centre Development Incentive Fund 2026/27 and took no part in the discussion or voting on the matter.

9 BUSINESS

Timestamp: 33 minutes

9.1 Update on Te Tumu Planning Pathways

Staff Andrew Mead, Head of City Planning & Growth
Brad Bellamy, Principle Planner (Structure Planning)

At 10.23am, Cr Hautapu Baker entered the meeting.

COMMITTEE RESOLUTION CFC/26/2/2

Moved: Cr Rod Taylor

Seconded: Cr Kevin Schuler

That the City Future Committee:

- (a) Receives the report "Update on Te Tumu Planning Pathways".
- (b) Confirms Council's continued commitment to enabling urban development and rezoning of the Te Tumu Urban Growth Area.
- (c) Notes that the Planning Bill and Natural Environment Bill have now been introduced, providing greater clarity on the proposed replacement of the Resource Management Act 1991 and anticipated implementation timeframes and transition arrangements.
- (d) Confirms the emerging Resource Management reform framework as the preferred

planning pathway for the urban zoning of Te Tumu at this time, noting that risks of duplication and inefficiency if a Council-initiated plan change under the Resource Management Act 1991 was progressed during the transition to the new planning system.

- (e) Agrees that Council will not apply for an exemption under section 80V of the Resource Management Act 1991 to progress a Council-initiated plan change for Te Tumu at this stage.
- (f) Notes that alternative planning pathways remain available to landowners should they wish to pursue them, including private plan change processes, the Fast-track Approvals Act 2024, or other pathways that may arise through the transition to the new planning system, and that staff will continue to engage with landowners and provide relevant and appropriate information should landowners choose to progress one of these options.
- (g) Notes that staff will continue to monitor progress of the Resource Management reform programme, engage with landowners and consider their views, and report back to Council if legislative timing, transition provisions, or implementation assumptions materially change such that an alternative planning pathway should be reconsidered.
- (h) Notes that staff will continue progressing the Te Tumu structure planning programme and associated technical workstreams in collaboration with landowners and tangata whenua to inform future urban zoning process and to ensure that structure planning work provides an integrated planning framework capable of guiding statutory planning or consenting pathways that may arise during the transition period.
- (i) Confirms the importance of ongoing engagement with tangata whenua, Māori land trusts and Te Tumu landowners as a core component of progressing planning and development outcomes for Te Tumu.
- (j) Notes Council's expectation that the Te Tumu Urban Growth Area will continue to be recognised as a priority development area through the preparation of the regional spatial plan.
- (k) Notes the progression of ongoing discussions with the Tumu Kaituna 14 Trust on compensation agreements associated with access and infrastructure corridors.
- (l) Notes the potential interactions between Te Tumu planning work and the Wairakei South Fast-track proposal, including potential risks and issues relating to infrastructure capacity and funding, and confirms that staff will continue to be actively involved in these discussions to preserve the interests of Tauranga City and the long-term development potential of the Te Tumu Urban Growth Area.
- (m) Agrees that Attachment 1 will remain in public excluded.
- (n) **Attachment 1** can be transferred into the open once negotiations have concluded with TCC and TK14 owners.

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

Against: Nil

Abstained: Tangata Whenua Representative Mr Arthur Flintoff

CARRIED

Timestamp: 1 hours and 7 minutes

9.3 Pāpāmoa East Community and Social Needs Assessment

Staff Richard Butler, Funding Specialist

External Liz Davies, Socialink

Powerpoint Presentation

At 10:45am, Mayor Mahé Drysdale left the meeting.

COMMITTEE RESOLUTION CFC/26/2/3

Moved: Cr Steve Morris

Seconded: Cr Kevin Schuler

That the City Future Committee:

- (a) Receives the Pāpāmoa East Community and Social Needs Assessment Report.
- (b) Requests staff prepare a paper for the draft Long Term Plan on a future Pāpāmoa Community Centre.
- (c) That a working group be set up to help progress the development, feasibility and operation of short-term and longer-term social service and community centre facilities in Pāpāmoa. The group should have inclusive representation from local community, social service, health and kaupapa Maori organisations and iwi and from Tauranga City Council. It should be resourced by TCC.
- (d) Requests that elected members be presented with information on other priority areas in the city with similar needs for community centre facilities, as part of the 2027 LTP process .

CARRIED

Mayor Mahé Drysdale was not present for the vote.

Attachments

- 1 PDF Presentation - Papamoia East CSSNA_report summary for TCC Feb 2026_

Timestamp: 1 hour and 40 minutes

9.2 Status updates on actions from prior City Future Committee meetings

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

COMMITTEE RESOLUTION CFC/26/2/4

Moved: Cr Marten Rozeboom

Seconded: Cr Rod Taylor

That the City Future Committee:

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

CARRIED

At 11.20am the meeting adjourned.

At 11.31am the meeting resumed in open.

Cr Kevin Schuler re-entered the meeting at 11:36am.

Timestamp: 2 hours 2 minutes

9.4 Arterial Route Improvements

Staff Shawn Geard, Manager: Transport System Operations
Mike Seabourne, Head of Transport

Powerpoint Presentation

Action Requested:

- A draft strategy around cycling across and around Tauranga is developed and presented to Members of the Committee.

COMMITTEE RESOLUTION CFC/26/2/5

Moved: Cr Kevin Schuler

Seconded: Cr Rod Taylor

The resolution was taken in parts

That the City Future Committee:

- (a) Receives the report "Arterial Route Improvements".
- (b) Endorses maintaining priority of the arterial transport network.

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

Against: Nil

CARRIED 11/0

(c) Endorses proceeding with:

- (i) Ohauti Road right turn enabling.
- (iii) SH29A / Oropi Road line marking change.
- (iv) Fraser Street / Chadwick Road / Oropi Road roundabout signal metering
- (v) Welcome Bay Road (westbound) HOV lane + Kaitemako Road signals (incl. variable lane signage)

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

Against: Nil

CARRIED 10/0

(ii) Variable Message Signs (VMS)

For: Crs Marten Rozeboom, Rod Taylor, Hautapu Baker, Glen Crowther, Rick Curach, Steve Morris, Kevin Schuler and Tangata Whenua Representative Mr Arthur Flintoff

Against: Crs Jen Scoular and Hēmi Rolleston

CARRIED 8/2

(vi) 15th Avenue / Fraser Street intersection optimisation (incl. Left in, left out restrictions on 14th Ave and 16th Ave, and shared path)

For: Crs Marten Rozeboom, Rod Taylor, Hautapu Baker, Glen Crowther, Rick Curach, Steve Morris, Hēmi Rolleston and Kevin Schuler

Against: Cr Jen Scoular and Tangata Whenua Representative Mr Arthur Flintoff

CARRIED 8/2

(vii) Carpool initiatives (app + priority parking)

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

Against: Crs Jen Scoular and Steve Morris

CARRIED 8/2**Attachments**

1 PDF Presentation - Item 9.4 - ARR - 31-3-26 City Futures

Cr Hautapu Baker left the meeting at 1:33pm.

Timestamp: 3 hour and 47 minutes

9.5 Strategy Stocktake - Tauranga Taurikura (Environment Strategy)

Staff Sarah Searle, Principal Strategic Advisor
Jeremy Boase, Head of Strategy, Governance & Climate Resilience

COMMITTEE RESOLUTION CFC/26/2/6

Moved: Deputy Mayor Jen Scoular

Seconded: Cr Glen Crowther

That the City Future Committee:

- (a) Receives the report "Strategy Stocktake - Tauranga Taurikura (Environment Strategy)".

CARRIED

Cr Hautapu Baker was not present for the vote.

At 1.45pm, the meeting adjourned.

At 2.17pm the meeting resumed in open.

Timestamp: 4 hours and 37 minutes

9.6 Quarterly Update - Growth, Land Use Planning & Transport Strategy Projects - March 2026

Staff Andrew Mead, Head of City Planning & Growth
Sarah Dove, Team Leader: Strategic Transport & Infrastructure

COMMITTEE RESOLUTION CFC/26/2/7

Moved: Cr Rod Taylor

Seconded: Cr Marten Rozeboom

That the City Future Committee:

- (a) Receives the report "Quarterly Update - Growth, Land Use Planning & Transport Strategy Projects - March 2026".

- (b) **Attachment 2** remains in public excluded until it is no longer commercially confidential.
- (a) Endorses a sub-regional focused approach to the upcoming Regional Spatial Plan for the Bay of Plenty led through SmartGrowth for the Western Bay of Plenty sub-region.
- (b) Supports staff working with regional and sub-regional partners to prepare a pre-enactment programme and draft process agreement options to support the timely delivery of a Regional Spatial Plan (RSP) once the Planning Bill and Natural Environment Bill are enacted.
- (c) Acknowledges that the level of progress that can be made towards preparing a Regional Spatial Plan will be limited until the Bills are enacted and further national direction is received from Government.
- (d) Notes the Council expectation that Tauranga's Priority Development Areas will continue to be recognised and provided for as urban growth areas through the preparation of the Regional Spatial Plan.

CARRIED

Timestamp: 5 hours and 12 minutes

9.7 Waters Planning Update

Staff Claudia Hellberg, Team Leader: City Waters Planning

COMMITTEE RESOLUTION CFC/26/2/8

Moved: Cr Kevin Schuler

Seconded: Cr Hēmi Rolleston

That the City Future Committee:

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

CARRIED

Timestamp: 5 hours and 22 minutes

9.8 City Centre Development Incentive Fund 2026/27

Staff Emily McLean, Manager: Urban Centres Development

Powerpoint Presentation

COMMITTEE RESOLUTION CFC/26/2/9

Moved: Deputy Mayor Jen Scoular

Seconded: Tangata Whenua Representative Mr Arthur Flintoff

That the City Future Committee:

- (a) Receives the report "City Centre Development Incentive Fund 2026/27".
- (b) Directs staff to allocate the 2026/27 City Centre Development Incentive Fund of \$233,250 to:
 - (i) Option 3: Apply the Fund only to support activation and vibrancy in the city centre.
- (c) Directs staff to provide options for the City Centre Development Incentive Fund post-2026/27 to be considered during development of the 2027-2037 Long-term Plan, including consideration of whether to extend support to some or all other urban centres in Tauranga.

For: Crs Marten Rozeboom, Jen Scoular, Hēmi Rolleston, Kevin Schuler and Tangata Whenua Representative Mr Arthur Flintoff

Against: Crs Glen Crowther, Rick Curach and Steve Morris

Abstained: Cr Rod Taylor

CARRIED 5/3

Attachments

- 1 Preso to CFC 31 March

Timestamp: 6 hours and 3 minutes

9.9 Approach to Flood Hazard Management

Staff Christine Jones, General Manager: Strategy, Partnerships & Growth
Jane Groves, Stormwater Programme Leader

COMMITTEE RESOLUTION CFC/26/2/10

Moved: Tangata Whenua Representative Mr Arthur Flintoff

Seconded: Cr Glen Crowther

That the City Future Committee:

- (a) Receives the report "Approach to Flood Hazard Management".
- (b) Endorse staff to undertake further work on the strategic approach to natural hazards to inform the next Long-Term Plan.

CARRIED

Timestamp: 6 hours 26 minutes

9.10 Policies to revoke

Staff Jeremy Boase, Head of Strategy, Governance & Climate Resilience

COMMITTEE RESOLUTION CFC/26/2/11

Moved: Cr Rod Taylor

Seconded: Deputy Mayor Jen Scoular

That the City Future Committee:

- (a) Receives the report "Policies to revoke".
- (b) Approves the revocation of the:
 - (i) Referenda Policy 2005.
 - (ii) Libraries Level of Service Policy 2013.

For: Crs Marten Rozeboom, Rod Taylor, Jen Scoular, Glen Crowther, Rick Curach, Hēmi Rolleston, Kevin Schuler and Tangata Whenua Representative Mr Arthur Flintoff

Against: Cr Steve Morris

CARRIED 8/1

Timestamp: 6 hours and 29 minutes

9.11 Local Elections Policy Review: direction setting

Staff Jane Barnett, Policy Analyst
Jeremy Boase, Head of Strategy, Governance & Climate Resilience

COMMITTEE RESOLUTION CFC/26/2/12

Moved: Cr Rod Taylor

Seconded: Cr Kevin Schuler

That the City Future Committee:

- (a) Receives the report "Local Elections Policy Review: direction setting".
- (b) Directs staff to prepare a draft Election Signs Policy with the following proposed provisions:

Issue 1: Elections signs on Council land

- (i) Option 1A: Retain Council's position that election signs are permitted on Council land at approved locations and subject to conditions.

Issue 2: Number of election signs designated at each designated site

- (iii) Option 2A: Retain the current rule of one election sign per candidate per designated site

Issue 3: CE Delegation

- (vi) Option 3A: The Chief Executive to have delegated authority to make changes to the designated sites for elections signs for traffic management reason, roading layout changes or safety concerns.

CARRIED**EXTENSION OF MEETING TIME****COMMITTEE RESOLUTION CFC/26/2/13**

Moved: Deputy Mayor Jen Scoular

Seconded: Cr Marten Rozeboom

That the City Future Committee meeting of 31 March 2026 extends past six hours.

CARRIED

Timestamp: 6 hours and 40 minutes

9.12 City Future Committee Work Programme - April 2026 to March 2027**Staff** Jeremy Boase, Head of Strategy, Governance & Climate Resilience**COMMITTEE RESOLUTION CFC/26/2/14**

Moved: Cr Marten Rozeboom

Seconded: Cr Rod Taylor

That the City Future Committee:

- (a) Receives the report "City Future Committee Work Programme - April 2026 to March 2027".
- (b) 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**10 DISCUSSION OF LATE ITEMS**

Nil

11 PUBLIC EXCLUDED SESSION

Public Excluded session was not required as the Confidential Attachments did not need further discussion.

12 CLOSING KARAKIA

Cr Hēmi Rolleston closed the meeting with a karakia.

The meeting closed at 4:24pm.

The minutes of this meeting were confirmed as a true and correct record at the City Future Committee meeting held on 19 May 2026.

UNCONFIRMED