



**Record of**  
**City Future Committee Workshop**  
**Tuesday, 26 May 2026**

# Workshop record

**Workshop held at the Tauranga City Council Chambers, L1, 90 Devonport Road, Tauranga on Tuesday, 26 May 2026 at 2:45 pm**

<b>Presenters:</b>	Andy Mead and Carl Luca
<b>Members:</b>	Cr Marten Rozeboom, Cr Rod Taylor, Cr Hautapu Baker, Cr Glen Crowther, Cr Rick Curach, Cr Steve Morris, Cr Kevin Schuler, Cr Jen Scoular, Mayor Mahé Drysdale, Tangata Whenua Representative Mr Arthur Flintoff, Cr Hēmi Rolleston, Tangata Whenua Member Arthur Flintoff.
<b>TCC Staff Attendees:</b>	Christine Jones (General Manager: Strategy, Partnerships & Growth), Caroline Irvin (Governance Advisor), Sarah Holmes (Team Leader: Governance & CCO Support Services), Gareth Green

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### 1.1 2027-37 Long Term Plan Briefing - City Planning and Growth

**Staff** Andy Mead, Head of City Planning & Growth  
Carl Luca, Team Leader: Structure Planning

#### Topics covered

- Populations projections and allocations
- Population and dwelling projections
- 2024 – 34 LTP 10 year period projections
- 2024 – 34 LTP 10 year period projections (provisional)
- 2024 – 34 LTP 10 year period allocations (provisional)
- Long term plan 2024-34 priorities
- Key Challenges and recent growth trends
- Emerging 2027-37 LTP Growth Priorities – for feedback
- What have we heard from Elected Members
- City Centre intensification
- Existing Greenfield urban growth areas
- New greenfield areas – eastern corridor
- New greenfield areas – western corridor
- Social, affordable, student and papakāinga housing
- Next steps

At 3.44pm, Deputy Mayor Jen Scoular withdrew from the workshop.

**Follow ups:**

## Population Projections Review:

- Bring the outcome of the population projections review (led by Smart Growth and University of Waikato) back to the Committee within the next month or two.

## Wastewater Infrastructure Risk Management:

- Report back to Council or the City Futures Committee in mid-year on investigations into on-site wastewater treatment and disposal options for new growth areas, including risk mitigation measures.

## Māori Land Development Enablement:

- Consider including in the general philosophy explicit support for initiatives that enable further development of housing on Māori land, and seek feedback from other members on this proposal.

## Spatial Plans Progress Reporting:

- Report in more detail on the progress of spatial plans, including the To Papa Spatial Plan, as part of the AIP reporting back to the Committee on 30 June 2026.

## Social and Affordable Housing Investment Options:

- Develop papers and issues/options for Council to consider regarding the use of the remaining money in the older housing fund and potential targeted investments in social and affordable housing, including support for Papa Kāinga housing.

**Overall direction:**

- The Committee signalled a need to prioritise limited investment toward infrastructure-aligned growth, with a stronger emphasis on intensification, disciplined funding approaches, and selective support for key greenfield areas (particularly Tauriko/Tatumu), while keeping options open and supporting broader housing outcomes through partnerships and incentives.

The workshop closed at 3.57pm.