



AGENDA

Ordinary Council meeting Tuesday, 26 May 2026

I hereby give notice that an Ordinary meeting of Council will be held on:

Date: Tuesday, 26 May 2026

Time: 9:30 am

**Location: Tauranga City Council Chambers
L1, 90 Devonport Road
Tauranga**

**Marty Grenfell
Chief Executive**

Terms of reference – Council

Membership

| | |
|--------------------------|--|
| Chair | Mayor Mahé Drysdale |
| Deputy Chair | Deputy Mayor Jen Scoular |
| Members | Cr Hautapu Baker Cr Glen Crowther Cr Rick Curach Cr Steve Morris Cr Marten Rozeboom Cr Kevin Schuler Cr Rod Taylor Cr Hēmi Rolleston |
| 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 | Three weekly or as required |

Role

- To ensure the effective and efficient governance of the City.
- To enable leadership of the City including advocacy and facilitation on behalf of the community.
- To review and monitor the performance of the Chief Executive.

Scope

- Oversee the work of all committees and subcommittees.
- Exercise all non-delegable and non-delegated functions and powers of the Council.
- The powers Council is legally prohibited from delegating include:
 - Power to make a rate.
 - Power to make a bylaw.
 - Power to borrow money, or purchase or dispose of assets, other than in accordance with the long-term plan.
 - Power to adopt a long-term plan, annual plan, or annual report
 - Power to appoint a chief executive.
 - Power to adopt policies required to be adopted and consulted on under the Local Government Act 2002 in association with the long-term plan or developed for the purpose of the local governance statement.
 - All final decisions required to be made by resolution of the territorial authority/Council pursuant to relevant legislation (for example: the approval of the City Plan or City Plan changes as per section 34A Resource Management Act 1991).
- Council has chosen not to delegate the following:
 - Power to compulsorily acquire land under the Public Works Act 1981.
- Make those decisions which are required by legislation to be made by resolution of the local authority.

- Authorise all expenditure not delegated to officers, Committees or other subordinate decision-making bodies of Council.
- Make appointments of members to the council-controlled organisation Boards of Directors/Trustees and representatives of Council to external organisations.
- Undertake statutory duties in regard to Council-controlled organisations, including reviewing statements of intent, with the exception of the Local Government Funding Agency where such roles are delegated to the City Delivery Committee. (Note that monitoring of all Council-controlled organisations' performance is undertaken by the City Delivery Committee. This also includes Priority One reporting.)
- Consider all matters related to Local Water Done Well.
- Consider any matters referred from any of the Standing or Special Committees, Joint Committees, Chief Executive or General Managers.
- Review and monitor the Chief Executive's performance.
- Develop Long Term Plans and Annual Plans including hearings, deliberations and adoption.

Procedural matters

- Delegation of Council powers to Council's committees and other subordinate decision-making bodies.
- Adoption of Standing Orders.
- Receipt of Joint Committee minutes.
- Approval of Special Orders.
- Employment of Chief Executive.
- Other Delegations of Council's powers, duties and responsibilities.

Regulatory matters

Administration, monitoring and enforcement of all regulatory matters that have not otherwise been delegated or that are referred to Council for determination (by a committee, subordinate decision-making body, Chief Executive or relevant General Manager).

Order of Business

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| | Nil | |
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- 1 OPENING KARAKIA**
- 2 APOLOGIES**
- 3 PUBLIC FORUM**
- 4 ACCEPTANCE OF LATE ITEMS**
- 5 CONFIDENTIAL BUSINESS TO BE TRANSFERRED INTO THE OPEN**
- 6 CHANGE TO THE ORDER OF BUSINESS**

7 CONFIRMATION OF MINUTES

7.1 Minutes of the Council meeting held on 21 April 2026

File Number: A20278581

Author: Caroline Irvin, Governance Advisor

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

RECOMMENDATIONS

That the Minutes of the Council meeting held on 21 April 2026 be confirmed as a true and correct record.

ATTACHMENTS

1. Minutes of the Council meeting held on 21 April 2026



DRAFT MINUTES

**Ordinary Council meeting
Tuesday, 21 April 2026**

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| Confidential Attachment 3 | 11.9 - Papakāinga housing funding support..... | 19 |
| 13 Closing karakia | | 19 |

Unconfirmed

**MINUTES OF TAURANGA CITY COUNCIL
ORDINARY COUNCIL MEETING
HELD AT THE TAURANGA CITY COUNCIL CHAMBERS, L1, 90 DEVONPORT ROAD,
TAURANGA
ON TUESDAY, 21 APRIL 2026 AT 9:30 AM**

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

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), Craig Rice (Chief Operating & Financial Officer), Kathryn Sharplin (Head of Finance), Tracey Hughes (Manager: Organisational Financial Performance & Corporate Planning), Jeremy Boase (Head of Strategy, Governance & Climate Resilience), Alison Law (Head of Spaces & Places), Ana Hancock (Team Leader: Design), Radleigh Cairns (Manager: Drainage Services), Caroline Lim (CCO Specialist), Sarah Holmes (Team Leader: Governance & CCO Support Services), Clare Sullivan (Senior Governance Advisor), Anahera Dinsdale (Governance Advisor), Caroline Irvin (Governance Advisor), Gareth Green (Head of Office - Manager of the Mayoral Office), Jane Small (Director Major Projects)

Timestamps are included beside each of the items and relate to the recording of the meeting held on 21 April 2026 on [Council's YouTube channel Part 1](#) and [Part 2](#)

1 OPENING KARAKIA

Cr Hautapu Baker opened the meeting with a karakia.

Presentation to staff member

The Mayor made a presentation to Tracy Van Der Woude from the Information Management Team on the occasion of her 25 years of service to Tauranga City Council and the people of Tauranga and thanked her for all she had contributed. The Mayor noted the role Tracy has played at making sure information was accurate and handled in the correct way. Tracy was known for doing things properly and making sure staff had the information they needed to serve the community well. Her colleagues noted she was someone they valued working with, generous with her time, reliable and trusted across the organisation.

Acknowledgement

The Mayor acknowledged the recent death of Alan Livingstone, ONZM, who served 6 terms as an elected member for Waipa District Council including four terms as Mayor, and a former Chair of Waikato Regional Council. He farmed at Te Pahū and was deeply connected to the area. He was on the QEII Trust. Mr Livingstone was a trustee of Sport Waikato for over 15 years. He was instrumental in the development of Cambridge as a town of champions, including the development of the Sir Don Rowlands centre and the building of the velodrome. The Mayor noted Mr Livingstone was a friend and mentor to him for over 25 years and was a personal friend to his family.

2 APOLOGIES

Nil

3 PUBLIC FORUM

3.1 Kathy Webb - Neighbourhood Support Western Bay of Plenty

Action Requested:

- That staff report back on which fund Neighbourhood Support previously received funding from and advise them of the funding application process for the following year.
- Kathy Webb, Chair of Neighbourhood Support Western Bay of Plenty, noted their vision for neighbourhoods that were safe, resilient and connected, shaped by the people who lived in them. She noted that Neighbourhood Support did not receive funding in the last financial year but had previously received funding. Ms Webb highlighted the following key strategic drivers for the next 12 months:
 - Recruitment and Training – for staff, the board and neighbourhoods.
 - Improving communications – Neighbourhood support circulated five different newsletters which had 45 – 65 percent opening rate. The content related to crime prevention and community safety messaging.
 - Developing and maintaining key partnerships - there were strong relationships with the Police and FENZ. In the previous 12 months they had run a series of community events including Sirens and Smiles in Gate Pa, Merivale, Welcome Bay, and Te Puke. Neighbourhood Support also supported the Emergency Hub establishment in Otūmoetai. The focus was to expand their safety programmes, increase membership and revitalise Street Coordinators.
- Neighbourhood Support was keen to pursue funding opportunities with the Council.

4 ACCEPTANCE OF LATE ITEMS

Nil

5 CONFIDENTIAL BUSINESS TO BE TRANSFERRED INTO THE OPEN

Nil

6 CHANGE TO THE ORDER OF BUSINESS

The agenda was taken in the following order.

7 CONFIRMATION OF MINUTES

7.1 Minutes of the Council meeting held on 3 March 2026

RESOLUTION CO/26/6/1

Moved: Cr Rod Taylor
Seconded: Cr Kevin Schuler

That the Minutes of the Council meeting held on 3 March 2026 be confirmed as a true and correct record.

CARRIED

7.2 Minutes of the Council meeting held on 24 March 2026

RESOLUTION CO/26/6/2

Moved: Cr Marten Rozeboom
Seconded: Cr Glen Crowther

That the Minutes of the Council meeting held on 24 March 2026 be confirmed as a true and correct record.

CARRIED

7.3 Minutes of the Council meeting held on 2 April 2026

RESOLUTION CO/26/6/3

Moved: Cr Marten Rozeboom
Seconded: Cr Kevin Schuler

That the Minutes of the Council meeting held on 2 April 2026 be confirmed as a true and correct record.

CARRIED

8 DECLARATION OF CONFLICTS OF INTEREST

Cr Hēmi Rolleston declared a conflict of interest in relation to item 11.8, the nature of which meant he could take part in the discussion and voting on the matter.

9 DEPUTATIONS, PRESENTATIONS, PETITIONS

9.1 Petition from Barry Scott - A Community Panel

- Mr Scott spoke to his petition. He asked that the Council work with staff and the community to establish a community panel to work alongside the Council in restoring and reopening Mauao and its surroundings to the public. He noted what, in his view, were the legal and ethical considerations to be considered. He advised that the Mainstreet organisation would like to have representation if it were established.
- He noted that Iwi owned Mauao and were the guardians of it.
- He argued that a community panel would have the trust of the people and would make use of the knowledge of the community.
- Mr O'Neill advised that there was precedent for a community panel and noted the previous involvement on Mauao and on Links Avenue.
- Cr Rolleston suggested Mr Scott ask to speak to Nga Poutiriao o Mauao.

RESOLUTION CO/26/6/4

Moved: Cr Steve Morris

Seconded: Cr Rick Curach

That the Council:

- (a) Accepts the petition.

CARRIED

10 RECOMMENDATIONS FROM OTHER COMMITTEES

Timestamp: 53 minutes (Part 1)

10.1 Recommendatory Report from the Waiāri Kaitiaki Advisory Group - Appointment of new Council Co-Chair

RESOLUTION CO/26/6/5

Moved: Cr Rod Taylor

Seconded: Cr Hautapu Baker

That the Council:

- (a) Receives the report "Recommendatory Report from the Waiāri Kaitiaki Advisory Group - Appointment of new Council Co-Chair".
- (b) Appoints Western Bay of Plenty District Council Councillor Darlene Dinsdale as the consent holder Co-chair of the Waiāri Kaitiaki Advisory Group; and
- (c) Endorses the appointment of Luke Whare as the iwi/hapū Co-chair of Waiāri Kaitiaki Advisory Group.

CARRIED

11 BUSINESS

Timestamp: 55 minutes (Part 1)

11.1 Draft 2026-27 Annual Plan - Update at April 2026

Staff Craig Rice, Chief Finance & Operational Officer
Kathryn Sharplin, Head of Finance
Tracey Hughes, Manager: Organisational Financial Performance & Corporate Planning

Actions Requested:

That staff:

- Provide information on how many funded positions there are and how many still to be filled, the FTE number of budgeted roles including vacancies.
- Provide a Reconciliation to come back for the next Council meeting on the staff numbers and cost.
- Consider the agenda papers to try to ensure one set of papers per Council meeting.

RESOLUTION CO/26/6/6

Moved: Mayor Mahé Drysdale

Seconded: Cr Steve Morris

That the Council:

- (a) Receives the report "Draft 2026-27 Annual Plan - Update at April 2026". Carried
- (b) Notes that the 2025/26 organisational reset reduced expenditure budgets in the organisation by \$39m with these reductions carried through to the 2026/27 draft Annual Plan. Development of the 2026/27 Annual Plan since 16 December 2025, has further reduced expenditure budgets by \$21m. This results in a reduction in rates requirement across Council activities excluding three waters of \$12m. 7/3 JS,SM,RT
- (c) Agrees to funding adjustments to reach a 7.5% rates requirement for 2026/27 by:
 - (i) changing the funding of \$800k of support service budgets including accommodation for 2026/27 from allocator funding to loan-funded budget for water organisation establishment, which is a rate reduction of \$415k.
 - (ii) amending museum budgets for one-off display set up costs to be loan funded, reducing rates by \$1m.
 - (iii) carrying forward rate surplus from the current year of \$3.2m and including a reserve to buffer for price volatility as outlined in Table 1 of this report.
- (d) Set a savings target through efficiency gains and cost savings for the staff to deliver \$4.6M savings throughout the year as part of the annual plan.

CARRIED

At 11.52am the meeting adjourned.

At 12.05pm the meeting resumed in open.

Timestamp: 2 hours and 39 minutes (Part 1)

11.2 Draft User Fees and Charges Schedule 2026/27

Staff Craig Rice, Chief Finance & Operational Officer
Jeremy Boase, Head of Strategy, Governance and Climate REsilience
Alison Law, Head of Spaces and Places

Actions Requested:

- That staff change the wording of the first question in the statement of the proposal.

RESOLUTION CO/26/6/7

Moved: Cr Rod Taylor

Seconded: Cr Marten Rozeboom

That the Council:

- (a) Receives the report "Draft User Fees and Charges Schedule 2026/27".
- (b) Approves:
 - (i) Option 2: Fees are reflective of actual costs and moves to a full user pay approach with a zero-operating deficit.
- (c) Adopts the draft User Fees and Charges 2026/27 and statement of proposal as set out in Attachments 1 and 2, for public consultation, incorporating any amendments directed by Council at this meeting.
- (d) Delegates the Chief Operating and Financial Officer to approve the final wording of amendments (as per Council direction) prior to public consultation.

For: Mayor Mahé Drysdale, Deputy Mayor Jen Scoular, Cr Hautapu Baker, Cr Glen Crowther, Cr Rick Curach, Cr Hēmi Rolleston, Cr Marten Rozeboom, Cr Kevin Schuler and Cr Rod Taylor

Against: Cr Steve Morris

CARRIED 9/1

At 12.30pm the meeting adjourned.

At 1.00pm the meeting resumed in open.

Timestamp: 3 hours and 35 minutes (Part 1)

11.8 Ōmanawa Falls Reserve name change

Staff Alison Law, Head of Spaces and Places
Ana Hancock, Team Leader Design

External Koro Nicholas, Ngāti Hangarau Hapū Trust Chairman
Oscar Nathan, General Manager, Tourism Bay of Plenty Ltd

Cr Rolleston welcomed Koro Nicholas to the meeting with a mihi.

RESOLUTION CO/26/6/8

Moved: Cr Hautapu Baker

Seconded: Cr Rod Taylor

That the Council:

Moved: Cr Baker

Seconded: Cr Taylor

- (a) Receives the report "Ōmanawa Falls Reserve name change".
- (b) Approves changing the official name for "Ōmanawa Falls Reserve" to "Te Rere o Ōmanawa", supported by translation in any communications.

CARRIED

Timestamp 4 hours & 18 minutes (Part 1) and 1 minute (Part 2)

11.5 Council-Controlled Organisations: Bay Venues Limited and Tourism Bay of Plenty funding requests

Staff Caroline Lim, CCO Specialist
Jeremy Boase, Head of Strategy, Governance & Climate Resilience

External Tourism Bay of Plenty
Russ Browne, Chair,
Janine Tulloch, Deputy Chair
Oscar Nathan, General Manager
Richard Faire, Head of Strategy & Insights
Haydn Marriner, Tauranga Region, Place Brand Project Lead
Mary Tolley, Head of Destination Management
Loretta Crawford, Head of Destination Marketing

Bay Venues Ltd
Chad Hooker, Chief Executive
Adam Ellmers, GM Finance & Commercial
Paul Dunphy, GM Community Facilities

Actions Requested:

That staff:

- While considering how the airport activity funding can be utilised, consider how support for Mount Maunganui can be funded.
- Consider the management of the digital visitor kiosk situated in Wharf Street and whether it could be managed by Tourism Bay of Plenty

During consideration of this item, Council moved into public excluded for the consideration of part of this item

Resolution to enter public excluded at 2.42 pm

RESOLUTION CO/26/6/9

Moved: Cr Rick Curach
 Seconded: Deputy Mayor Jen Scoular

That the public be excluded from the following parts of the proceedings of this meeting and permit staff from Bay of Plenty Tourism to remain during the consideration of this item because of their knowledge of the item.

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:

| | | |
|--|---|--|
| <p>Confidential Attachment 4 - 11.5 - Council-Controlled Organisations: Bay Venues Limited and Tourism Bay of Plenty funding requests</p> | <p>s7(2)(a) - The withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons</p> | <p>s48(1)(a) the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7</p> |
|--|---|--|

CARRIED

At 2.56pm the meeting resumed in open.

The motion was taken in parts.

RESOLUTION CO/26/6/10

Moved: Cr Kevin Schuler
 Seconded: Cr Marten Rozeboom

Part 1

That the Council:

- (a) Receives the report "Council-Controlled Organisations: Bay Venues Limited and Tourism Bay of Plenty funding requests".

Bay Venues Limited (Attachment 1 of this report – Bay Venues funding request)

- (b) Approves a request of re-allocation of renewal funding to operating funding of \$271,000 (FY27) to ensure the planned annual facility painting programme continues.
- (c) Approves a request of \$46,390 per annum to support continued operation of the Queen Elizabeth Youth Centre facility.
- (d) Approves a net annual rates impact of \$61,138 arising from a request of re-allocation of \$365,000 (one-off amount) from renewal funding to operating funding to replace end of life Leisure Management System. This will be debt funded over the life of the asset.

CARRIED

Part 2

Tourism Bay of Plenty (Attachment 2 of this report – Our Tauranga Place Brand Project)

That the Council:

- (e) Approves a request of \$450,000 (bridging year FY27 funding) contribution towards the implementation of the Our Tauranga Place Brand project.

For: Mayor Mahé Drysdale, Deputy Mayor Jen Scoular, Cr Hautapu Baker, Cr Steve Morris,

Cr Hēmi Rolleston, Cr Marten Rozeboom, Cr Kevin Schuler and Cr Rod Taylor

Against: Cr Glen Crowther and Cr Rick Curach

CARRIED 8/2

Part 3

Tourism Bay of Plenty (Attachment 3 of this report – *iSITE Visitor Services Capital Expenditure*)

That the Council:

- (f) Approves a request towards improving the effectiveness, visibility and reach of the current iSITE visitor service programme through:
 - (i) \$150,000 contribution to iSITE fitout at the Te Manawataki o Te Papa site; and
 - (ii) \$85,000 for the new build of a versatile, mobile iSITE caravan.
- (g) Te Manawataki o Te Papa iSite fitout to be funded using part of the Manawataki o Te Papa project contingency.

For: Mayor Mahé Drysdale, Deputy Mayor Jen Scoular, Cr Hautapu Baker, Cr Glen Crowther, Cr Steve Morris, Cr Hēmi Rolleston, Cr Marten Rozeboom, Cr Kevin Schuler and Cr Rod Taylor

Against: Cr Rick Curach

CARRIED 9/1

Part 4

Tourism Bay of Plenty (Attachment 4 of this report – *Digital Wayfinding Network Operations*)

That the Council:

- (h) Approves a request for \$93,000 funding per annum towards managing the ongoing development of the city's digital visitor kiosk network and associated visitor and emergency information systems.

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

Against: Deputy Mayor Jen Scoular, Cr Glen Crowther, Cr Rick Curach and Cr Steve Morris

CARRIED 6/4

Part 5

That the Council:

- (i) **Attachment 4** can be transferred into the open once all those directly affected by the matters covered by the decision have been appropriately informed.
- (j) Asks staff to consider and report back on funding to limit the impact on rates.

CARRIED

EXTENSION OF MEETING TIME

RESOLUTION CO/26/6/11

Moved: Cr Rod Taylor

Seconded: Cr Marten Rozeboom

That the Council meeting extends past six hours.

CARRIED

At 3.54 pm the meeting adjourned.

At 4.06 pm the meeting resumed in open.

Timestamp: 1 hour and 8 minutes (Part 2)

11.3 Local Water Done Well - Governance and Recruitment

Staff Christine Jones, General Manager Strategy, Partnerships & Growth

External Kevin Lavery, Chief Executive, Water Organisation, in attendance

MOTION

That the Council:

Moved Rolleston/Rozeboom

- (a) Receives the report "Local Water Done Well - Governance and Recruitment".
- (b) Establishes the Water Organisation Joint Committee, giving effect to the Commercial Term Sheet approved by Council on 24 March 2026.
- (c) Adopts the Terms of Reference for the Water Organisation Joint Committee, provided as Attachment 1 to this report.
- (d) Appoints the following Tauranga City Council elected members as members of the Water Organisation Joint Committee:
 - (i) Cr Crowther
 - (ii) Cr Rozeboom
 - (iii) Cr Schuler
- (e) Appoints the following Tauranga City Council elected members as alternate members of the Water Organisation Joint Committee:
 - (i) Cr Curach
 - (ii) Cr Morris
 - (iii) Cr Baker
- (f) Notes that the full Terms of Reference for the Water Organisation Joint Committee will be updated with the names of all Committee members following confirmation of the Committee members by Western Bay of Plenty District Council and appointment of Tangata Whenua representatives.
- (g) Approves the Water Organisation Board Skills Matrix, provided as Attachment 2 to this

report with the removal of the words gender and ethnicity.

- (h) Approves commencing recruitment for three Water Organisation Board members, including the Chair, utilising the services of the external recruitment agency JacksonStone & Partners.
- (i) Notes that Council and Western Bay of Plenty District Council approval is required to appoint recommended candidates to the Board of the Water Organisation and a further report will be brought to Council to seek this approval.
- (j) Notes that a further report will be presented to Council and Western Bay of Plenty District Council to consider recommended remuneration for Tangata Whenua representatives of the Water Organisation Joint Committee after an independent job sizing and market benchmarking process has been completed.
- (k) **Attachment 3** is to be retained in confidential due to commercial sensitivity.

AN AMENDMENT WAS PROPOSED

Moved: Cr Steve Morris

Seconded: Deputy Mayor Jen Scoular

That the Council:

Amends recommendation (g) the Water Organisation Board Skills Matrix, provided as Attachment 2 to this report, with the removal of the words gender and ethnicity.

For: Mayor Mahé Drysdale, Deputy Mayor Jen Scoular, Cr Glen Crowther, Cr Rick Curach, Cr Steve Morris, Cr Marten Rozeboom, and Cr Kevin Schuler

Against: Cr Hautapu Baker, Cr Hēmi Rolleston and Cr Rod Taylor

CARRIED 7/3

The substantive motion was then put to the meeting.

RESOLUTION CO/26/6/12

Moved: Cr Hēmi Rolleston

Seconded: Cr Marten Rozeboom

That the Council:

Moved Rolleston/Rozeboom

- (a) Receives the report "Local Water Done Well - Governance and Recruitment".
- (b) Establishes the Water Organisation Joint Committee, giving effect to the Commercial Term Sheet approved by Council on 24 March 2026.
- (c) Adopts the Terms of Reference for the Water Organisation Joint Committee, provided as Attachment 1 to this report.
- (d) Appoints the following Tauranga City Council elected members as members of the Water Organisation Joint Committee:
 - (i) Cr Crowther
 - (ii) Cr Rozeboom
 - (iii) Cr Schuler

- (e) Appoints the following Tauranga City Council elected members as alternate members of the Water Organisation Joint Committee:
 - (i) Cr Curach
 - (ii) Cr Morris
 - (iii) Cr Baker
- (f) Notes that the full Terms of Reference for the Water Organisation Joint Committee will be updated with the names of all Committee members following confirmation of the Committee members by Western Bay of Plenty District Council and appointment of Tangata Whenua representatives.
- (g) Approves the Water Organisation Board Skills Matrix, provided as Attachment 2 to this report with the removal of the words gender and ethnicity.
- (h) Approves commencing recruitment for three Water Organisation Board members, including the Chair, utilising the services of the external recruitment agency JacksonStone & Partners.
- (i) Notes that Council and Western Bay of Plenty District Council approval is required to appoint recommended candidates to the Board of the Water Organisation and a further report will be brought to Council to seek this approval.
- (j) Notes that a further report will be presented to Council and Western Bay of Plenty District Council to consider recommended remuneration for Tangata Whenua representatives of the Water Organisation Joint Committee after an independent job sizing and market benchmarking process has been completed.
- (k) **Attachment 3** is to be retained in confidential due to commercial sensitivity.

CARRIED

Timestamp: 1 hour and 33 minutes (Part 2)

11.4 Council-Controlled Organisations: Shareholder Feedback on Draft Statements of Intent 2026/2027-2028/2029

Staff Caroline Lim, CCO Specialist
Jeremy Boase, Head of Strategy, Governance & Climate Resilience

RESOLUTION CO/26/6/13

Moved: Cr Marten Rozeboom

Seconded: Deputy Mayor Jen Scoular

That the Council:

- (a) Receives the report "Council-Controlled Organisations: Shareholder Feedback on Draft Statements of Intent 2026/2027-2028/2029".
- (b) Receives the draft Statements of Intent 2026/27-2028/29 for Bay Venues Limited, Tauranga Art Gallery Trust, Tourism Bay of Plenty, Te Manawataki o Te Papa Limited, Bay of Plenty Local Authority Shared Services Limited and Bay of Plenty Local Authority Shared Services Limited's Letter to its shareholders about its draft Statement of Intent.
- (c) Approves the shareholder feedback for Bay Venues Limited, (detailed in paragraph 16 of this report) on the following matters:
 - (i) Council brand and alignment with community outcomes of "A vibrant city that

- embraces events”.
- (ii) Staff safety and anti-social behaviour.
 - (iii) Mount Hot Pools language to ensure community not unnecessarily concerned or that any future decisions are not pre-empted.
 - (iv) Financial stewardship, prudence, and capital programme.
 - (v) Partnership with Tangata Whenua.
 - (vi) Staff inflationary adjustments.
- (d) Approves the shareholder feedback for Tauranga Art Gallery Trust, (detailed in paragraph 16 of this report) on the following matters:
- (i) Comfort with growth benchmark but would like visitor numbers prior to Toi Tauranga Art Gallery’s closure.
 - (ii) Acknowledgement of Council feedback.
 - (iii) Visitor satisfaction and data capture.
 - (iv) Specific reporting about the reopening of the gallery.
 - (v) Budget information.
- (e) Approves the shareholder feedback for Tourism Bay of Plenty, (detailed in paragraph 16 of this report) on the following matters:
- (i) Tourism Bay of Plenty Working Group’s comfort with the document and supportive of the direction this council-controlled organisation is taking.
 - (ii) Key focus for Council being the decision-making paper to be presented on 21 April regarding Tourism Bay of Plenty’s three funding requests.
- (f) Approves the shareholder feedback for Te Manawataki o Te Papa Limited, (detailed in paragraph 16 of this report) on the following matters:
- (i) Te Manawataki o Te Papa Limited Working Group’s comfort with the document.
 - (ii) The targets are well-aligned and clearly presented.
- (g) Notes that as joint shareholder of Tourism Bay of Plenty, Western Bay of Plenty District Council has approved their separate shareholder feedback on Tourism Bay of Plenty’s draft Statement of Intent 2026/27-2028/29 at its Council workshop on 16 April 2026.

CARRIED

Timestamp: 1 hour and 59 minutes (Part 2)

11.6 Long-term Plan 2027-2037 - Project Plan

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

RESOLUTION CO/26/6/14

Moved: Cr Hautapu Baker

Seconded: Cr Kevin Schuler

That the Council:

- (a) Receives the report "Long-term Plan 2027-2037 - Project Plan".
- (b) Endorses Attachments 3 and 4 (confidential) as the initial schedule of issues to be considered through the Long-term Plan 2027-2037.

- (c) **Attachment 4** can be transferred into the open after discussions with parties has taken place.

CARRIED

Timestamp 2 hours and 19 minutes (Part 2)

11.7 Report for the adoption of draft Trade Waste Bylaw for consultation

Staff Radleigh Cairns, Manager: Drainage Services
Reneke van Soest, General Manager Operations & Infrastructure

RESOLUTION CO/26/6/15

Moved: Cr Marten Rozeboom

Seconded: Deputy Mayor Jen Scoular

That the Council:

- (a) Receives the report "Report for the adoption of draft Trade Waste Bylaw for consultation".
- (b) Notes the Bylaw Review Plan for Trade Waste Bylaw (**Attachment One**) developed to meet the requirements of section 263(4)(d) of the Local Government (Water Services) Act 2025.
- (c) Approves the proposed draft Trade Waste Bylaw (**Attachment Two**) and the Statement of Proposal (**Attachment Three**) for community consultation.
- (d) Delegate to the General Manager: Operations & Infrastructure the ability to make any minor edits or amendments to the draft Trade Waste Bylaw 2026 or Statement of Proposal to correct any identified errors or typographical edits prior to consultation.

CARRIED

Timestamp: 2 hours and 33 minutes (Part 2)

11.11 Status update on actions from prior Council meetings

Staff Clare Sullivan, Senior Governance Advisor
Christine Jones, General Manager, General Manager Strategy, Partnerships & Growth

RESOLUTION CO/26/6/16

Moved: Cr Glen Crowther

Seconded: Cr Kevin Schuler

That the Council:

- (a) Receives the report "Status update on actions from prior Council meetings".

CARRIED

Timestamp: 2 hours and 37 minutes (Part 2)

11.13 Appointment to Tangata Whenua / Tauranga City Council Committee

Staff Sarah Holmes, Team Leader: Governance & CCO Support Services
Christine Jones, General Manager, General Manager Strategy, Partnerships & Growth

RESOLUTION CO/26/6/17

Moved: Cr Rod Taylor
Seconded: Cr Hēmi Rolleston

That the Council:

- (a) Receives the report "Appointment to Tangata Whenua / Tauranga City Council Committee".
- (b) Appoints Steve Te Kani to the Tangata Whenua / Tauranga City Council Committee as a member of Te Rangapū Mana Whenua o Tauranga Moana, replacing member Buddy Mikaere.

CARRIED

Item 11.9 Papakāinga Housing Funding Support was not dealt with at this meeting.

12 PUBLIC EXCLUDED SESSION

Resolution to exclude the public at 5.39 pm

RESOLUTION CO/26/6/18

Moved: Deputy Mayor Jen Scoular
Seconded: Cr Glen Crowther

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 |
|--|--|--|
| <p>13.1 - Public Excluded Minutes of the Council meeting held on 3 March 2026</p> | <p>s6(a) - The making available of the information would be likely to prejudice the maintenance of the law, including the prevention, investigation, and detection of offences, and the right to a fair trial</p> <p>s7(2)(a) - The withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons</p> <p>s7(2)(b)(ii) - The withholding of the information is necessary to protect information where the making available of the information would be likely</p> | <p>s48(1)(a) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7</p> |

| | | |
|--|---|---|
| | unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information | |
| 13.2 - Public Excluded Minutes of the Council meeting held on 24 March 2026 | <p>s7(2)(a) - The withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons</p> <p>s7(2)(b)(ii) - The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information</p> <p>s7(2)(g) - The withholding of the information is necessary to maintain legal professional privilege</p> <p>s7(2)(i) - The withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p> | s48(1)(a) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7 |
| 13.3 - Public Excluded Minutes of the Council meeting held on 2 April 2026 | <p>s7(2)(a) - The withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons</p> <p>s7(2)(i) - The withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p> | s48(1)(a) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7 |
| 13.4 - Asset Realisation Reserve (ARR) - Further Properties for Disposal Classification | <p>s7(2)(b)(ii) - The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information</p> <p>s7(2)(h) - The withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities</p> | s48(1)(a) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7 |
| Confidential Attachment 3 - 11.3 - Local Water Done Well - Governance and Recruitment | s7(2)(b)(ii) - The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information | s48(1)(a) the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7 |
| Confidential Attachment 4 - 11.6 - Long-term Plan 2027-2037 - Project Plan | 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 |
| Confidential Attachment 2 - 11.9 - Papakāinga housing funding support | s7(2)(b)(ii) - The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information | s48(1)(a) the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7 |
| Confidential Attachment 3 - 11.9 - Papakāinga housing funding support | s7(2)(b)(ii) - The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information | s48(1)(a) the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7 |

CARRIED

At 5.44pm the meeting resumed in open

13 CLOSING KARAKIA

Cr Hautapu Baker closed the meeting with a karakia.

The meeting closed at 5.47pm.

The minutes of this meeting were confirmed as a true and correct record at the Ordinary Council meeting held on 26 May 2026.

8 DECLARATION OF CONFLICTS OF INTEREST

9 DEPUTATIONS, PRESENTATIONS, PETITIONS

Nil

10 RECOMMENDATIONS FROM OTHER COMMITTEES

Nil

11 BUSINESS

11.1 Draft Development Contributions Policy 2026/27 - public hearings

File Number: A20280468

Author: Ben Corbett, Team Leader: Growth Funding

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

PURPOSE OF THE REPORT

1. To receive and hear submissions from the public on the draft Development Contributions Policy 2026/27.

RECOMMENDATIONS

That the Council:

- (a) Receives the report "Draft Development Contributions Policy 2026/27 - public hearings".
- (b) Receives both the verbal and written submissions on the draft Development Contributions Policy 2026/27 (Attachments 1 and 2).

EXECUTIVE SUMMARY

2. Council adopted the draft Development Contributions Policy 2026/27 ("draft DCP") for the purpose of public consultation in March 2026. Consultation ran from 1 April – 1 May 2026.
3. Usually changes to the DC Policy are consulted on alongside public consultation on TCC's Annual Plan or Long-Term Plan. This year TCC undertook a standalone consultation as there was no public consultation on the Annual Plan 2026/27.
4. 11 submissions were received with two submitters requesting to present verbal submissions on behalf of three organisations at today's public hearings. Staff are working to confirm submitter attendance and this may need to be updated in advance of this meeting.

DISCUSSION

5. TCC proposed the following key changes in the draft DC Policy:
 - (a) Increase in citywide development contributions of 7% driven by cost of capital increases, community infrastructure and wastewater infrastructure charges
 - (b) Decreases in local development contributions for Te Papa Infill (-10% for the northern sub-catchment and -5.3% for the southern catchment) and Tauriko West (-8%);
 - (c) Increases in local development contributions for Wairakei A (+6.3%) and West Bethlehem (+5.2%);
 - (d) Updating the definition of "bedroom" to clarify TCC's approach to second living areas;
 - (e) Updating the definition of "household unit" to clearly state that minor dwellings in residential zones will be charged both local and citywide development contributions; and
 - (f) Providing further detail regarding how local development contributions will be assessed in Tauriko West, TBE Stage 4 and Upper Ohauti.

- 6. 11 written submissions were received through consultation, and these are attached at **Attachments 1 and 2**. Key themes will be summarised as part of reporting on 2 June 2026.
- 7. Two submitters (on behalf of three organisations) requested an opportunity to speak to their written submissions. Submitter details and their submissions are set out at **Attachment 2**.

STRATEGIC ALIGNMENT

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

| | Contributes |
|--|-------------------------------------|
| We are an inclusive city | <input type="checkbox"/> |
| We value, protect and enhance the environment | <input type="checkbox"/> |
| We are a well-planned city that is easy to move around | <input checked="" type="checkbox"/> |
| We are a city that supports business and education | <input checked="" type="checkbox"/> |
| We are a vibrant city that embraces events | <input type="checkbox"/> |

- 9. The creation and application of TCC’s DCP helps TCC to deliver infrastructure to enable growth.

STATUTORY CONTEXT

- 10. Operating a DC Policy helps TCC to ensure that development contributes materially towards TCC’s growth-related capital expenditure.
- 11. The DC Policy and public consultation requirements are set by the Local Government Act 2002, and the recommendation meets the requirements of the Local Government Act 2002.

SIGNIFICANCE

- 12. 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.
- 13. 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.
- 14. In accordance with the considerations above, criteria and thresholds in the policy, it is considered that the matter is of low significance.

ENGAGEMENT

- 15. Public engagement regarding the draft DC Policy has now been completed.

NEXT STEPS

- 16. Staff will report to Council regarding deliberations on 2 June before returning to Council with the final DC Policy for adoption on 23 June 2026.

ATTACHMENTS

1. **Written submissions - not accompanied by verbal submissions - A20282116** [↓](#) 
2. **Written submissions - accompanied by verbal submission - A20282002** [↓](#) 



Written Submissions regarding draft Development Contributions Policy 2026/27

- 1. Bram Lemson**
- 2. Paul Billinghamurst**
- 3. Grant Downing on behalf of Belk 500 Ltd**
- 4. Grant Downing on behalf of TBE 3 Ltd**
- 5. Grant Downing on behalf of Tauriko West Ltd**
- 6. Registered Master Builders Association of New Zealand Incorporated**
- 7. Oliver Boyd on behalf of Summerset Group Holdings Limited**
- 8. Jeff Fletcher on behalf of Tumu Kaituna 14 Trust (TK14)**



1. Bram Lemson

Contact details

First name: Bram

Last name: Lemson

Email: [REDACTED]

The Development Contributions Policy methodology calculations for Community Infrastructure is inconsistent with the LGA 2002 Development Contributions legislation and Department of Internal Affairs Guidelines.

1) Central Library and Community Hub growth calculation is in breach of LGA 2002 Schedule 13 1(1) methodology again.

2) The Mayor and Council's staff gave me false information in a made-up spreadsheet as an excuse their error in the library calculations in 2023-22, 2023-24 Development Contributions Policy (DCP) does not reduce the DCP fee. Council Growth staff have continued to make these false calculations in the DCP for the Central Library space. I made the same comment last year, but Council did not publish my submission. Council deducts 1055 sqm of non-library space from the overall area (5,600 sqm) of the Central Library and Community Hub building to allocate 4,779 sqm as library space. Council then divides the 4,779 sqm of library space up as 2,400 sqm removed library space and 2,379 sqm as additional library space. The total construction cost is \$96,394,891. $\$96,394,891$ divided by 5,600 sqm (whole building) = \$17,213 per sqm. But for 'beneficiaries - growth community' share of the total construction cost, Council divides the total construction cost of the whole building \$96,394,891 by 4,779 sqm (library space). This equals \$20,170 per sqm. So, Council is charging the 'growth community' a portion of the non-library space because Council staff are inconsistent in their DCP methodology calculations. In the Memorial Aquatic Facilities the methodology calculation deducts \$20 million from the total construction cost for 'non-aquatic'. The Mayor gave me false information and his excuses are not correct according to the Department of internal Affairs Development Contributions Policy Guidelines. Previous new home builders are owed a partial refund for the Central Library because these are errors, and nothing to do with assumptions.

3) The Mayor also stated the Population taken from the 2021 - 2031 LTP assumptions was used in the 2022-23 & 2023-24 Development Contributions Policy. That was not true. Council staff only changed the population tables for the 2023 year in the 2025-26 Development Contributions Policy. This breaches the LGA 2002 Schedule 13 1(1) methodology as the Memorial Park Hall Indoor Court did not provide any growth before 2023 when Community Infrastructure was introduced in the DC policy for the first time after the LGA 2002 legislation change around 2019. I think it is inconsistent methodology to ignore the current Population Review and charging new home builders DCP fees towards Memorial Indoor Court based on a population of 150,626 when the Tauranga City Council's official population for 2023 was 157,675. The level of service is 1 court for every 13,000 people. In 2023 there was to be 12 indoor courts in total (including Merivale primary School court). $12 \times 13,000 = 156,000$. But the official population for 2023 in 2021 Population review was 157,675. Therefore, no indoor courts (including Merivale Primary School) providing any level of service for future growth. Now the DCP population for 2023 is 161,206 for Indoor Courts level of service calculations. Therefore, before Community Infrastructure was included in the Development Contributions Policy, the methodology calculations are out by 10,580 people because council's Growth team failed to use the 2021 Tauranga City Population and Dwelling Projection Review. From 2022 - 2024 new home

builders were charged growth created after 2023 year, but now in 2026 - 2027 new home builders get credit for backlog of service prior to 2022 Community infrastructure included in the DCP. The DC Policy for Indoor Courts started in the 2023 year, but new home builders in 2027 are now getting further DCP fee credit for the years before 2023. That is, $161,206 - 150,626 = 10,580$ people. The Tauranga City Population and Dwelling Projection Review 2021 was used for the 2021-31 LTP. The current Growth Team Leader was the co-author informing the Commissioners at the LTP Meeting that there were population updates to come. This was a whole year before Community Infrastructure was introduced into the Development Contributions Policy. Previous new home builders had paid DC fees towards the start of Community Infrastructure DC policy based on superseded Population and Dwelling Projection Review. The Tauranga City Population and Dwelling Projection Review 2021 Introduction stated; This Review (the 2021 Review), supersedes the "Tauranga City Population and Dwelling Projection Review 2020" (The 2020 Review). The 2021 Review provides an overview of the methodology and key assumptions that underlie the allocation of revised population and dwelling projections across Tauranga City. The allocation will be used as base assumptions for a range of infrastructure modelling and planning projects including traffic and waters modelling, development contributions and the Long Term Plan 2021-2031 (the LTP).

4) The Democracy Services Team Leader misled me about the initial 11th Indoor Court (at Merivale Primary School) used for the number of Indoor Courts infrastructure provided by the existing community. The Growth Team Leader stated in an internal memo, "Indoor courts Staff prepared the DC Policy 2022/23 on the basis TCC had 11 indoor courts. It later became clear that one of those courts was not owned by TCC but rather a composite of various facilities TCC has negotiated limited access to." It is clear in the above statement that Growth staff were not aware that the 11th Indoor Court was a primary school indoor court. The Democracy Services Team Leader stated that this was publicly consulted, but I have not been given any evidence of this. The whole Indoor Court methodology changed giving future new home builders a reduced DC fee for indoor courts because Merivale Primary School indoor court was removed and the \$61 million re-development of Memorial Hall for only half a court for growth did not go ahead. The original construction cost for the Indoor Courts at Memorial Park was wrong as the \$61 million in the LTP was for the whole Indoor Court re-development including QEYC and not just one single indoor court in the Memorial Hall. Originally Council only allocated 5% of construction costs for renewal, and the final DCP was 16%. New home builders were misled by the DCP as the \$61 million was the entire Memorial Park recreation centre which was then to be part of the Aquatic Centre too. Now Council has changed the indoor court growth funding for the third time, allocating growth towards previous 'The Warehouse' building purchase and fitout for only \$28 million, when previously new home builders were charged a share of \$61 million for only half share indoor court for growth on the promise of getting local indoor courts in their growth area too. This area around Memorial Park now has 7 Indoor Courts, but Council staff still claim in the Development Contributions Policy Draft follows the rationale of the Community Facilities Investment Plan (2021). This does not follow the LGA 2002 Development Contributions Principle Section 197AB(1)(g)(ii) as the West and East growth areas were misled that they would have indoor courts in their district too. There are 7 indoor courts in this central area and Haumaru Indoor Courts should be Local Development Contributions or rates funded as originally decided.

5) Council continues to give new home builders reduced DCP fees for the Memorial Aquatic Centre by allowing a deduction of \$47 million 'cost of renewal'. As a ratepayer that paid DC fees for the Memorial Aquatic Centre without this \$47 million cost of renewal and \$ 20 million for 'non-aquatic' developments we are paying for this deduction in our rates, but were charged fees, as growth, when

Type text here

we built our home. Tauranga City Council does not have one single Community Infrastructure that was carefully calculated in consistent methodology from 2022. We are the ratepayers worse off by paying again in rates because Council staff couldn't get it right from the start in creating a consistent calculation under LGA 2002 Schedule 13. Memorial Aquatic Centre - Inconsistent methodology. Memorial Hall Indoor Court - Inconsistent methodology. Central Library and Community Centre - Inconsistent methodology and errors covered up with false calculations on a spreadsheet.

6) Council staff continue to ignore my concern for 100% growth DC charged to Tauranga City new home builders for infrastructure at Te Maunga WWTP while Omokoroa new dwellings have their wastewater pumped to Tauranga City Council's WWTP to be treated. It is inconsistent to the LGA 2002 Development Contributions Principles when Omokoroa - Western Bay of Plenty District Council is not calculated in DC Citywide WWTP using up capacity of WWTPs (HUEs) but Tauranga City developers are charged 100% for some of the infrastructure costs at WWTP.

7) Council had brought forward recovery of infrastructure construction costs Waiari Stage 3 in the LTP before Three Waters. The DC fees increased significantly and now this asset, and another has disappeared from the DC Water Assets without any explanation. Water assets will be transferred to a new CCO. This DC policy inconsistency has the potential risk of council adding assets to charge more fees (revenue) and then removing assets a couple of years later and keeping the DC fees to use the money collected on expenditure that was not the reason for collecting the money originally. New home builders that were charged DC fees for these watermain assets now removed, have a right to know where this money previously charged has gone so they are informed if the new CCO attempts to charge water rates for the same assets

2. Paul Billinghamurst

Contact details

First name: Paul

Last name: Billinghamurst

Email: [REDACTED]

As a real estate agent we often need clarification around how many legal "bedrooms" a property has. I know for "Development Contributions Policy", the definition can be different from that of the "Housing Improvement Regulations 1947". I think your proposed definition should clarify that the room needs to be "inhabitable". The way it's currently written if I have a big garden shed, or closed in sunroom, it could be classified as a bedroom. Is this the intent?

3. Grant Downing - Belk 500 Ltd

1st May 2026

Tauranga City Council
Private Bag 12022
Tauranga 3143

**SUBMISSION: Tauranga City Council 2026/27 Development Contributions Policy
Belk 500 Ltd (submitter)**

This submission is in relation to the 2026/27 Development Contributions Policy.

Belk 500 is a landholding company of the developer of the Tauriko Business Estate. Stage 4 industrial zoning was made operative by TCC in late 2024 and Belk 500 has been granted subdivision consents and Development Works Approvals for Stage 4A with Council.

The Stage 4 extension to TBE includes land controlled by Element IMF related entities (including Belk 500) together with numerous other landowners. Catchment 4A comprises only Element IMF controlled land while Catchment 4B ownership is approximately half Element IMF and half other landowners. For Stage 4B significant infrastructure is required and is to be shared between the numerous owners.

We made submissions through the last two DC Policy consultation processes. The Draft 2026/27 Policy now includes two new Local Development Contribution catchments to collect LDC's in Tauriko Business Estate Stage 4. Proposed fees are shown scheduled in the policy.

We have made some specific submission points on the attached schedule and note that there is still some way to go before a full understanding of the makeup of the numbers is possible.

Belk 500 proposes to meet and work with TCC staff to develop the proposed additions to the Policy further.

Yours faithfully

Grant Downing
Development Manager

████████████████████

BELK 500 LIMITED

PHONE 07 571 4120 | PO BOX 13289, TAURANGA 3141

LEVEL 1, 59 THE STRAND, TAURANGA 3110



DRAFT DEVELOPMENT CONTRIBUTIONS POLICY 2026/27

| Section Heading | Page No. | Comment | Submission |
|----------------------|----------|---|--|
| Local Infrastructure | 198 | There is inconsistency in references to Stages 4A & 4B. The structure plan and elsewhere should not use the 'Tranche 1 & 2' terminology. | TCC to update references to consistently be Stages 4A & 4B. |
| Local Infrastructure | 198 | Tauriko Structure Plan needs updating. Part of the Brazier property at 184 Belk Rd is shown in Stage 4A but should be shown in Stage 4B as it will be serviced from Belk Rd. Belk 500 can supply latest CAD design for TCC to use to align with actual designs. | TCC to update structure plan. |
| Local Infrastructure | 197 | The divisors used for Stage 4 Stages 4A & 4B should be calculated on the same basis as the historical Tauriko Growth Area. That is developable land including roads but excluding stormwater management areas and reserves etc. | That Council calculate the new Tauriko divisors on the same basis as historical the Tauriko UGA. |
| Local Infrastructure | 199-201 | The Tauriko Stage 4 Infrastructure schedules comprise line costs and funding source percentage allocations but there has been no detailed backup provided to these. In addition there are ongoing network infrastructure studies that the numbers are presumably derived from but have not concluded or been finalised yet. The basis of the numbers and allocations used in the schedules need to be provided in order to determine if they are appropriate. | That Council provide details that allow the make-up of the items, numbers and allocations in order for the submitter to ascertain their derivation and assess their appropriateness. |
| Local Infrastructure | 199-201 | Stage 4B stormwater is proposed to be piped to TBE Pond C in Stage 3A. Belk 500 has increased the capacity of Pond C to cater for Stage 4B properties including for other landowners. The stormwater schedule requires a line item for a contribution towards Pond C by other landowners. Council shall then reimburse Belk 500 by passing on those contributions. | That Council add an item to the Stage 4B Infrastructure schedules for landowners to contribute to the completed upsizing of Stormwater Pond C in Stage 3A. |

| Section Heading | Page No. | Comment | Submission |
|----------------------|----------|--|--|
| Local Infrastructure | 199-201 | Reimbursement for a number of LDC project items is sought for Initial works constructed by TBE and TCC. Construction of initial works has commenced and reimbursement is sought in FY27. The values need to be established from the more detailed information asked for above. Final/actual costs are to be submitted prior to reimbursement/progress payments or offsets of LDC payments. | That Council make provision for reimbursement of LDC items constructed by Belk 500 and TCC in FY26 with final costs to be confirmed. |

| Reimbursements for Tauriko FY27 (from Draft 2026/27 DC Policy) | | | | | | | | |
|--|------|--|------------|----------|------|-----------|---------------|-----------------------|
| Proj ID | Item | Project Name | Cost Basis | Quantity | Unit | Unit Rate | Item Cost | Budget Status |
| | | Water | | | | | | |
| 1834 | | Tauriko - Gargan Rd to Roundabout closest to Belk Rd 250mm dia | Standard | 40 | m | 297.00 | \$ 11,880.00 | Construction 2026 |
| | | Wastewater | | | | | | |
| 1519 | | Reticulation - Spine Rd from Gargan to Pond C Gravity 225 & 150 dia | Standard | 40 | m | 246.73 | \$ 9,869.02 | Construction 2026 |
| | | Stormwater | | | | | | |
| 1605 | | Reticulation - Spine Rd from Gargan to Pond C Initial Stage 3A1 | Standard | 200 | m | | \$ 74,282.00 | Construction 2026 |
| 2398 | | Tauriko - Gargan Plateau to Pond D1 750mm dia Type 3 Conditions | Standard | | | | \$ 59,015.00 | Construction underway |
| 1613 | | Tauriko - Floodway Catchment D | | | | | \$ 986,400.00 | Construction Complete |
| 1616 | | Tauriko Walkways/Cycleways From Access D to Kennedy Rd Extension | | | | | \$ 162,354.00 | Construction in 2027 |
| 1683 | | SW Bypass Channel at Pond C | | | | | \$ 35,000.00 | Construction Complete |

4. Grant Downing - TBE 3 Ltd

1st May 2026

Tauranga City Council
Private Bag 12022
Tauranga 3143

**SUBMISSION: Tauranga City Council 2025/26 Draft Development Contributions Policy
TBE 3 Ltd (submitter)**

This submission is in relation to the 2026/27 Development Contributions Policy.

TBE 3 Ltd is a landholding company of the developer of the Tauriko Business Estate. Our detailed submission is attached.

Yours faithfully

Grant Downing
Development Manager
[REDACTED]

TBE 3 LIMITED

PHONE 07 571 4120 | PO BOX 13289, TAURANGA 3141

LEVEL 1, 59 THE STRAND, TAURANGA 3110



DRAFT DEVELOPMENT CONTRIBUTIONS POLICY 2026/27

| Section Heading | Page No. | Comment | Submission |
|----------------------|----------|---|--|
| Local Infrastructure | | Tauriko Structure Plan 14 needs updating. TBE 3 can supply latest CAD design for TCC to use to align with actual designs. | TCC to update SP14. |
| Local Infrastructure | Various | Tauriko UGA forecasted timing of development contributions revenue and costs is not available in the document. Subject to clarification/receipt of the final information and its review – changes to timing may be required. Timing impacts cost of capital and inflation calculations. | That Council provide the final draft Tauriko UGA revenue and cost model for review and changes are made as appropriate. |
| Local Infrastructure | Various | Tauriko schedule items attached contain changes in quantity, remaining work or require additional items now that detailed design is done. We request to meet staff and work through the identified items and that changes are made where appropriate. Also, unit rates need to be checked for consistency with base rates. | That Council make changes to the identified scheduled items where required following meetings and explanation with the submitter. |
| Local Infrastructure | 188 | Tauriko West will be served to some degree by the SP14 Tauriko Business Estate High Level Water Supply (LIPS 1165, 1860 & 1620). This should be reflected in the “DC Funding Other Catchments” column in the DC Policy and a percentage allocated in accordance with the Tauriko West Structure Planning. Tauriko West technical reports provide options for water supply at Tauriko West and a preliminary allocation could be made based on this. | That Councils DC Policy be amended for LIPS items 1165, 1860 & 1620 to reflect shared services by ascribing a percentage to Tauriko West in the “DC Funding Other Catchments”. |
| Local Infrastructure | Various | Reimbursement for a number of LDC project items is sought for works constructed by TBE and TCC. The items are attached as a schedule . The values scheduled are preliminary assessments. Final/actual costs are to be submitted prior to reimbursement/progress payments or offsets of LDC payments. | That Council make provision for reimbursement of LDC items constructed by TBE 3 and TCC in accordance with the attached schedule with final costs to be confirmed. |

5. Grant Downing - Tauriko West Ltd

1st May 2026

Tauranga City Council
Private Bag 12022
Tauranga 3143

**SUBMISSION: Tauranga City Council 2026/27 Development Contributions Policy
Tauriko West Ltd (submitter)**

This submission is in relation to the 2026/27 Development Contributions Policy.

Tauriko West Ltd is a landholding company of one of the three major landowners within the Tauriko West Urban Growth Area. Residential zoning was made operative by TCC last year and Tauriko West Ltd is preparing to lodge resource management consents to enable land development to commence.

The Draft 2026/27 Policy now includes a new Local Development Contribution catchment to collect LDC's in Tauriko West. Proposed fees are shown scheduled in the policy.

We have made some specific submission points on the attached schedule and note that there is some way to go before a full understanding of the makeup of the numbers is possible.

Tauriko West Ltd proposes to meet and work with TCC staff to develop the proposed additions to the Policy further.

Yours faithfully

Grant Downing
Development Manager

████████████████████

TAURIKO WEST LIMITED

PHONE 07 571 4120 | PO BOX 13289, TAURANGA 3141

LEVEL 1, 59 THE STRAND, TAURANGA 3110



DRAFT DEVELOPMENT CONTRIBUTIONS POLICY 2026/27

| Section Heading | Page No. | Comment | Submission |
|----------------------|----------|---|--|
| Local Infrastructure | 204 | The divisor used for Tauriko West is based on the yield expected. There is still considerable uncertainty as to yield due to consenting risk, developable area and the feasibility of the different housing typologies. | That Council provide the makeup of the proposed divisor to enable it to be assessed. |
| Local Infrastructure | 205-206 | The Tauriko West Infrastructure schedules comprise line costs and funding source percentage allocations but there has been no detailed backup provided to these. In addition there are ongoing network infrastructure studies that the numbers are presumably derived from but have not concluded or been finalised yet. The basis of the numbers and allocations used in the schedules need to be provided in order to determine if they are appropriate. | That Council provide details that allow the make-up of the items, numbers and allocations in order for the submitter to ascertain their derivation and assess their appropriateness. |
| Local Infrastructure | 205-206 | Kainga Ora are a party to shared costs of infrastructure at Tauriko West but development of their land is now considerably uncertain with it being advertised for sale. There are significant risks now as to that funding materialising. | That Council include infrastructure such as the Spine Road in its LDC schedule. |

6. Registered Master Builders Association of New Zealand Incorporated



Registered Master Builders Association of New Zealand Incorporated

Submission on Tauranga City Council Draft
Development Contributions Policy 2026/27

May 2026



Building a Better New Zealand

The Registered Master Builders Association submission on Tauranga City Council Draft Development Contributions Policy 2026/27.

The Registered Master Builders Association (Master Builders) welcomes the opportunity to submit to the Tauranga City Council (the Council) on *Draft Development Contributions Policy 2026/27 (the draft policy)*.

About Master Builders

Master Builders represents over 3,000 commercial and residential builders and are the leading sector advocates on the built environment. Our members have been building the places where New Zealanders live, work, and play, since 1982.

Our sector is a key contributor to the New Zealand economy. For the year ended March 2024, the construction sector contributed 7.8 per cent of the country’s real Gross Domestic Product (GDP) accounting to over \$17.2 billion¹. It also employed 295,100 people (or 10.2% of the country’s total workforce) in the December 2025 quarter².

We are working hard to lead the change our sector needs by ensuring we have the regulatory systems and processes in place to build faster and better. We are supporting our members to grow their capability and business acumen to ensure a strong and healthy sector; to innovate and make the most of new technologies so we meet the climate change challenge; and to attract, train and retain skilled talent. We are proud to be New Zealand’s best builders.

At Master Builders we are committed to transforming the sector and rebuilding our economy. We are focused on building better homes, communities and workplaces, and ultimately better lives for all New Zealanders. We want to ensure that the houses that we build now are well built, accessible, affordable, and appropriate to the needs of our ever changing society. We are building a better New Zealand.

Our members are supported on the ground by 23 branches across 6 regional hubs:

| Branch hub | Serving |
|----------------------|--|
| Auckland | Auckland, Northland, Coromandel |
| Midlands | Waikato, Tauranga, Whakatāne, Rotorua, Taupō |
| Central North Island | Taranaki, Whanganui, Hawke’s Bay, Manawatū, Gisborne |
| Cook Strait | Wellington, Wairarapa, Nelson, Marlborough, West Coast |
| Canterbury | Canterbury, Ashburton, South Canterbury |
| Southern | Otago, Central Otago, Gore, Southland |

¹ Statistics New Zealand – Infoshare: Gross domestic product – March 2024

² <https://www.stats.govt.nz/news/building-new-zealand-focus-on-the-construction-industry/>

1. Introduction

- 1.1 Master Builders welcomes the opportunity to submit on Tauranga City Council's Draft Development Contributions Policy 2026/27.
- 1.2 The draft policy proposes a 7.3 percent³ increase in citywide residential development contributions (DCs). The Council's Statement of Proposal attributes the increase to higher capital costs and increased investment in community infrastructure and wastewater.
- 1.3 The draft policy also updates key definitions and rules. This includes broadening what counts as a bedroom, confirming that minor dwellings can incur both local and citywide DCs and clarifying how site areas are assessed in certain growth areas.
- 1.4 This review is also occurring during a period of national reform, with development contributions expected to be replaced by a new development levies system.

2. Recommendations

- 2.1 Master Builders recommends that the Council should:
 - 2.1.1 Improve transparency in how both citywide and local contributions are calculated and applied.
 - 2.1.2 Provide greater certainty on local development contribution settings and future changes.
 - 2.1.3 Avoid definition changes that may unintentionally discourage intensification or efficient housing design.
 - 2.1.4 Publish worked examples across common development types (e.g. apartments, townhouses, infill, greenfield).
 - 2.1.5 Adopt a more measured approach to increases, recognising the upcoming transition to development levies.

3. Development Contributions – Scale and Affordability

- 3.1 While the percentage increase in citywide residential DCs is modest, the overall level of charges is now substantial. Under the draft policy, the citywide totals (excluding GST) are \$18,675 for a one bedroom dwelling, \$24,277 for a two bedroom dwelling, \$37,349 for a three bedroom dwelling, and \$48,554 for a large dwelling with more than three bedrooms.
- 3.2 These costs are typically front-loaded and payable before a building consent is issued. This creates pressure at a point where financing is already constrained and can directly impact project feasibility.
- 3.3 In practice, higher upfront charges can:
 - 3.3.1 Delay projects.
 - 3.3.2 Reduce development activity.
 - 3.3.3 Push marginal projects out of viability.

³ Tauranga City Council Development Contributions Policy 2026/27

4. Uncertainty and Lack of Transparency

- 4.1 A key concern is not just the level of DCs, but the difficulty in predicting them. Feedback from members indicates that charges can vary significantly across similar projects, making it challenging to price risk at the feasibility stage.
- 4.2 Master Builders has received recent examples from members operating in Tauranga that show the scale and apparent inconsistency of DCs in practice.
- 4.3 A Master Builders member recently presented us with an example illustrating this issue. For a proposed three-dwelling residential development in Tauranga, Council estimated total development contributions of approximately \$212,640 including GST. This included approximately \$120,136 in citywide contributions and \$92,504 in local contributions. The member advised that the development did not proceed because the development contribution cost made the project unaffordable.
- 4.4 The case also raised an example of the difficulty our members can face in understanding and predicting local development contribution settings. The developer queried whether the site should be treated as falling within one growth area rather than another, noting that the relevant mapping information was difficult to interpret with the boundary appearing to run close to, or across, the site. Based on Master Builders' preliminary calculation, the difference between the two possible local development contribution areas may have been approximately \$76,000 including GST⁴. Council subsequently confirmed the site was within the higher local contribution area.
- 4.5 Master Builders does not take a view on the correctness of that individual assessment; however, the example highlights the impact that local boundary classifications can have on project feasibility well into the project planning phase after the developer has already invested significant time and cost in assessing, designing, and progressing the project.
- 4.6 In one case, approximately \$250,000 in DCs was charged for three adjoining apartments (around \$83,000 per unit), while another member reported approximately \$120,000 (excluding GST) for five townhouses (around \$24,000 per unit). These examples are not directly comparable and do not, on their own, demonstrate incorrect charging. However, they highlight that actual charging outcomes can vary materially depending on project characteristics and that these differences are difficult to anticipate early in the development process.
- 4.7 The policy allows adjustments for citywide charges but not for local DCs, making transparency around local charges especially important.
- 4.8 We recommend that the Council publish clear guidance showing how the same policy operates across apartments, townhouses, minor dwellings, infill and site area based greenfield development.

5. Definition Changes and Intensification

⁴Based on Table 3 of Tauranga City Council's *Draft Development Contributions Policy 2026/27*. The draft policy lists the local development contribution for Pyes Pā as \$8,370 including GST per lot and Pyes Pā West as \$46,421 including GST per lot. Across two lots, the difference is approximately \$76,102 including GST.

- 5.1 The draft policy refines the definition of bedroom so that only one principal living area is exempt and an additional separate or closable living area can be counted as a bedroom for DC purposes. The Council's public explanation expressly says that second living areas such as media rooms or rumpus rooms will be treated as bedrooms for assessing the citywide charge.
- 5.2 Master Builders understands the case for clearer definitions. The concern is not with clarity itself but with the use of bedroom proxies in ways that may overstate actual infrastructure demand, particularly for flexible layouts and modern attached housing.
- 5.3 These changes risk penalising flexible housing layouts and discouraging smaller and more efficient housing forms.

6. Impact on Growth

- 6.1 There is a clear interaction between development contributions and housing delivery. Council has identified higher costs of capital linked to slower development. Increasing upfront charges in this environment risks reinforcing that trend. In practice, uncertainty and cost pressures lead developers to:
 - 6.1.1 Price in additional risk
 - 6.1.2 Delay projects
 - 6.1.3 Stage development more cautiously
 - 6.1.4 Or not proceed at all
- 6.2 A more measured charging path would better support housing delivery, improve the likelihood that infrastructure costs are recovered from actual growth over time and reduce the risk that Tauranga loses activity to jurisdictions perceived as more predictable.

7. Alternative Funding and Financing Options

- 7.1 The upcoming national reforms will introduce new tools, including development levies and growth targeted rates. These tools are designed to:
 - 7.1.1 Spread costs over time, for example by including the development contribution in homeowners' rates and spreading it over a defined period.
 - 7.1.2 Better align costs with those who benefit.
 - 7.1.3 Reduce upfront barriers to development.
- 7.2 Councils should be transitioning towards a broader funding mix rather than relying primarily on increasing upfront development contributions.

8. Alignment with National Reform

- 8.1 The national policy direction is moving away from the current DC framework towards a more standardised and transparent growth funding system, with stronger emphasis on:
 - 8.1.1 Proportionality.
 - 8.1.2 Service-specific charging.
 - 8.1.3 Improved disclosure.
 - 8.1.4 Phased implementation of increases.
- 8.2 Given this direction, the 2026/27 policy should be treated as transitional. This means:

- 8.2.1 Avoiding significant structural changes.
- 8.2.2 Limiting large increases.
- 8.2.3 Improving alignment with emerging national principles.
- 8.3 Master Builders understands that development levy legislation is likely to be introduced before the election, with implementation now expected around mid-2028.
- 8.4 During this transition, councils should avoid significant or assumption-driven changes that may affect feasibility and need to be revisited under the new regime.

9. Conclusion

- 9.1 While the draft policy makes incremental changes, it continues to rely heavily on upfront charges and does not sufficiently address uncertainty, particularly in relation to local DCs.
- 9.2 Master Builders recommends that the Council adopt a more balanced approach by:
 - 9.2.1 Improving transparency.
 - 9.2.2 Providing greater certainty.
 - 9.2.3 Moderating increases.
 - 9.2.4 Aligning with the transition to development levies.
- 9.3 Taking these steps would improve predictability, support development feasibility and better align Tauranga’s approach with emerging national direction.
- 9.4 We would like to thank the Tauranga City Council for giving us the opportunity to make this submission.

| | |
|-------------|-------------|
| Name | Name |
| Title | Title |



7. Oliver Boyd - Summerset Group Holdings Limited

Summerset Group Holdings Limited
Level 27, Majestic Centre, 100 Willis St, Wellington
PO Box 5187, Wellington 6140

Phone: 04 894 7320 | **Fax:** 04 894 7319
Website: www.summerset.co.nz

1 May 2026

To: Tauranga City Council
By email: submissions@tauranga.govt.nz

Submission on Tauranga City Council's Draft Development Contributions Policy 2026/27 on behalf of Summerset Group Holdings Limited

1. Summerset Group Holdings Limited (Summerset) welcomes the opportunity to submit on Tauranga City Council's Draft Development Contributions Policy 2026/27 (Draft Policy).
2. Summerset supports the Council's ongoing review of its development contributions framework and acknowledges the significant infrastructure funding pressures currently faced by the city. This submission is intended to be targeted and constructive, and to ensure that the recognised lower demand characteristics of comprehensive care retirement villages and aged care remain appropriately reflected as contribution rates increase.
3. Summerset is New Zealand's second-largest developer and operator of retirement villages and one of the country's largest home builders. Summerset develops and operates comprehensive care retirement villages that provide a continuum of accommodation and care, including independent living units, assisted living, rest home, hospital and dementia-level care.
4. Residents entering Summerset villages have an average entry age of approximately 80 years, and the demographic profile of fully occupied villages is older still. This demographic is well recognised as placing materially lower demand on transport, community facilities and reserves when compared to standard residential development.
5. Summerset notes and appreciates that the Draft Policy continues to recognise lower Household Unit Equivalent (HUE) rates for retirement villages and aged care facilities. That differentiation remains appropriate and is supported by robust evidence relied on by Tauranga City Council and other local authorities.
6. However, while HUEs remain unchanged, the Draft Policy proposes increases to the underlying development contribution charges to reflect updated capital expenditure, debt and inflation assumptions. As a result, the practical cost impact for retirement village developments will increase.
7. In that context, it is important that the recognised lower demand characteristics of comprehensive care retirement villages are not diluted in effect through blanket rate

increases that are not proportionate to actual demand. Key characteristics that continue to justify materially lower demand include:

- 7.1. lower average occupancy rates per unit and per bedroom;
 - 7.2. reduced trip generation and transport impacts; and
 - 7.3. the provision of extensive on-site amenities that significantly reduce reliance on council-provided community facilities and reserves.
8. Summerset submits that, as development contribution rates increase, the principle of proportionality becomes even more important. Increased infrastructure costs should continue to be applied in a manner that reflects:
- 8.1. the actual demand generated by different development typologies; and
 - 8.2. the longstanding distinction between comprehensive care retirement villages and both standard residential development and lifestyle retirement villages.
9. The continued application of lower HUEs for retirement villages and aged care should not be undermined in practice by changes to the underlying cost base that result in disproportionate outcomes when assessed against actual demand.
10. Summerset supports the retention of differentiated treatment for retirement villages and aged care in the Draft Policy. However, Summerset expressly reserves its position in relation to the proportionality of increased charges as the revised policy is applied in practice to comprehensive care village developments.
11. Summerset considers it appropriate that Council remain open to site-specific assessment and engagement where there is clear evidence that a particular development's demand on infrastructure is materially lower than standard assumptions.
12. Summerset appreciates the opportunity to comment on the Draft Policy and remains supportive of a development contributions framework that fairly funds growth-related infrastructure while recognising the distinct characteristics of different development types, and we would be happy to engage further with Council officers if that would assist.

Yours faithfully,



Oliver Boyd
GM Acquisitions and Development NZ
Summerset Group Holdings Limited

8. Jeff Fletcher - Tumu Kaituna 14 Trust

**Tumu Kaituna 14 Trust (TK14) Submission on the Tauranga City Council (TCC)
Draft 2026 - 2027 Development Contributions Policy (DCP)**

| Sub No | DCP Part: Area and Item | Page Ref | Submission / Comment | Decision Sought |
|--|-------------------------|----------|----------------------|-----------------|
| Contact Details | | | | |
| <p>This submission is made for and behalf of the Tumu Kaituna 14 Trust (TK14), contact details for this submission are: Tumu Kaituna 14 Trust C/- PO Box 13428 Tauranga 3141</p> <p>Email: [REDACTED]</p> | | | | |
| General Submission Requests: | | | | |
| <ol style="list-style-type: none"> 1. Our submission follows on from the Tumu Kaituna 14 Trust (TK14) submissions on the draft 2021-22 DCP, draft 2022-23 DCP, draft 2024-25 DCP and draft 2025-26 DCP– see TK14 TCC DCP Submissions 2. Except for the TK14 previous submissions on the Tumu wastewater DC's, TK14 submissions on the other infrastructure areas and projects remain the same as those made over the last five years. 3. Wastewater: Based on the TCC Eastern Corridor Wastewater Review that is underway, TK14 together with the other two main landowners will be pursuing a decentralised wastewater system for Te Tumu removing the need for the TCC wastewater projects that will connect the Te Tumu Urban Growth Area to the Te Maunga Wastewater Treatment Plant (WWTP). Work carried out to date on the decentralised wastewater system for Te Tumu shows that in comparison with the existing Te Maunga option it is: <ol style="list-style-type: none"> a) Significantly more affordable to Council, as it will be fully funded and delivered in a staged manner by the Te Tumu Landowners. b) Significantly improves the financial viability of Te Tumu. c) Will allow much needed housing to be delivered at Te Tumu much faster, as it isn't reliant on TCC funding for the existing Te Maunga option projects, which currently cannot be confirmed or committed to due to the very constrained TCC balance sheet. d) Substantially more resilient to natural hazards as the key plant can be in locations least susceptible to natural hazards. The Te Maunga WWTP is susceptible to coastal inundation, liquefaction and tsunami. Accordingly, the TK14 submission is that all Development Contributions costs allocated to Te Tumu for its connection to the Te Maunga WWTP in the draft 2026-27 are removed. | | | | |
| DCP Hearings | | | | |
| We wish to speak to Council in support of our submission. | | | | |



List of Verbal Submissions

- 1. Scott Adams on behalf of Totara Park Farm Ltd**
- 2. Scott Adams on behalf of Urban Task Force**
- 3. Morgan Jones on behalf of Property Council**



1. Scott Adams - Totara Park

**Totara Farm Park JV Submission to the Tauranga City Council (TCC)
Draft 2026 - 2027 Development Contributions Policy (DCP)**

| Sub No | DCP Part: Area and Item | Page Ref | Submission / Comment | Decision Sought |
|--|-------------------------|----------|----------------------|-----------------|
| Contact Details | | | | |
| <p>This submission is made on behalf of the Totara Farm Park JV (TFPJV), contact details for this submission are: Totara Farm Park JV PO Box 345 Tauranga 3140 Email: ██████████</p> | | | | |
| General Submission Requests: | | | | |
| <p>1. Our submission is consistent with Tumu Kaituna 14 Trust (TK14) and Te Tumu Landowner Group submissions on draft TCC DC Policies, but in TFPJV's view have not been treated with the serious consideration they deserve in terms of council long term cost controls, but given the Te Tumu infrastructure planning work in progress, this submission should be viewed more carefully by TCC now.</p> <p>2. Wastewater: Based on the TCC Eastern Corridor Wastewater Review that is underway, TFPJV together with the other two main landowners will be pursuing a decentralised wastewater system for Te Tumu removing the need for the TCC wastewater projects that will connect the Te Tumu Urban Growth Area to the Te Maunga Wastewater Treatment Plant (WWTP). Work carried out to date on the decentralised wastewater system for Te Tumu shows that in comparison with the existing Te Maunga option it is:</p> <ul style="list-style-type: none"> a) Significantly more affordable to Council, as it will be fully funded and delivered in a staged manner by the Te Tumu Landowners. b) Significantly improves the financial viability of Te Tumu. c) Will allow much needed housing to be delivered at Te Tumu much faster, as it isn't reliant on TCC funding for the existing Te Maunga option projects, which currently cannot be confirmed or committed to due to the very constrained TCC balance sheet. d) Substantially more resilient to natural hazards as the key plant can be in locations least susceptible to natural hazards. The latest BOPRC coastal inundation mapping shows Te Maunga WWTP is highly vulnerable to coastal inundation, liquefaction and tsunamis. <p><u>Accordingly, the TFPJV submission is that all Development Contributions costs allocated to Te Tumu for its connection to the Te Maunga WWTP in the draft 2026-27 are removed.</u></p> | | | | |
| DCP Hearings | | | | |
| <p>I wish to speak to Council in support of TFPJV's submission. Yours faithfully Scott Adams ██████████</p> | | | | |

2. Scott Adams - Urban Task Force

**SUBMISSION ON TAURANGA CITY COUNCILS 2026-2027 DEVELOPMENT CONTRIBUTIONS POLICY**

TO: Tauranga City Council (TCC)

SUBMISSION ON: 2026/2027 Development Contributions Policy

SUBMITTER: URBAN TASK FORCE FOR TAURANGA LTD (“UTF”)
PO Box 2034 Tauranga
Attention: Vicky Williamson
Email: [REDACTED]

1. The Urban Task Force for Tauranga (“UTF”) appreciates the opportunity to make this submission to Tauranga City Council’s Development Contributions Policy 2026-2027.
2. UTF is incorporated as a society with its purpose being to represent its members who are property professionals and funders, developers, Iwi and Hapu, and owners and managers of properties in Tauranga City. UTF seeks to provide strong and informed leadership to Local Authorities, promote and foster productive local networks around property and related issues, and to advocate for our industry by making submissions to both Central and Local Government.
3. UTF is focused on the opportunities presented by growth and unlocking these opportunities by working collaboratively and innovatively across Government, Local Government, and the private sector. UTF advocates for connected planning, connected thinking, connected governments and strong leadership.
4. Tauranga has a severe shortage of land to provide new homes for residents, and spaces for businesses to invest in. This has caused severe housing affordability issues. There is an urgent need for required infrastructure and affordable housing in Tauranga.
5. UTF’s submission is in response to TCC’s draft Development contributions Policy. Having reviewed the changes, our membership and Executive have provided feedback and comments on the draft policy which we have adopted as recommendations in this submission.

Citywide Development Contributions

6. Following a 15% increase in 2026, The Citywide Development Contributions are proposed to increase by a further 7.3%. The increase in Citywide Development Contributions will be passed on by developers to residential purchasers.
7. Recent levels of change to DC's have been unprecedented. Since 2021 DC's have increased from \$12,000 to nearly \$43,000.
8. Given the current economic downturn, the building sector is under significant financial strain. Increasing DC costs further will negatively impact on the sector and will only worsen the current Tauranga housing affordability crisis.
9. UTF requests that TCC considers:
 - Alternative finding of community infrastructure including Indoor Court facilities and other social infrastructure listed. Such infrastructure should not be DC funded as there is no nexus between the need for such facilities and new urban growth. Such infrastructure should be rates funded in an equitable and fair manner across all residential properties in the City. Adopting a more focused user pays system for such facilities should also be considered for "new" social infrastructure such as specialised court facilities.
 - Deferring further Citywide DC increases until the Governments new proposed development levy system is in place.
 - As per earlier submissions from UTF, TCC adopts alternative funding mechanisms which were set out in detail in last year's submission on TCCs Annual Plan and Development Contributions Policy.
 - Reconsideration of the appropriateness of a number of existing projects in the DC Policy which are Citywide funded. These include the continued increase each year in the Te Maunga Waste Water Treatment Plant which is located on a site recently identified as highly vulnerable to coastal inundation. This should be of significant concern to TCC. Consideration should be given to whether this site should be planned for and expanded to cater for future city growth given its vulnerability to natural hazards and significant escalations in upgrade costs. Alternative sites and options to provide wastewater infrastructure need to be explored and their feasibility assessed.
10. The decision that UTF seeks from TCC is that the above matters be considered in deliberations and decisions and that amendments be made to address the concerns which we have set out above. Specifically, UTF requests:
 - a. That any cost increases in terms of development contributions are deferring until the Governments new proposed development levy system is in place.
 - b. That TCC considers alternative funding options such as SPV's and targeted rates to more fairly apportion costs over the life of the infrastructure concerned as set out in detail in UTFs 2026 Submission on the Annual Plan and Development Contributions Policy.

- c. Reconsideration of the appropriateness of a number of existing projects in the DC Policy which are Citywide funded.
11. UTF wishes to be heard in support of our submission and intends to expand further on the matters raised above. We would also be happy to make a joint submission with others.

Ngā mihi,



Scott Adams
Chairman
28 April 2026

URBAN TASK FORCE FOR TAURANGA
PO Box 2034, Tauranga 3144
E: info@urbantaskforce.co.nz | W: www.urbantaskforce.co.nz





3. Morgan Jones - Property Council New Zealand

Property Council New Zealand

Submission on Tauranga City Council's Draft Development Contributions Policy 2026/27

1 May 2026

| |
|---|
| For more information and further queries, please contact |
| Bella Leddy [Redacted] [Redacted] |

Property Council New Zealand
Foyer Level, 51 Shortland Street
PO Box 1033, Auckland 1140
09 373 3086
propertynz.co.nz

Corporate Sponsors





1 May 2026
Tauranga City Council

Via email: developmentcontributions@tauranga.govt.nz

Tauranga City Council's Draft Development Contributions Policy 2026/27

1. Summary

- 1.1 Property Council New Zealand ("Property Council") welcomes the opportunity to provide feedback on Tauranga City Council ("TCC")'s draft development contributions policy 2026/27 ("the draft Policy").
- 1.2 Property Council opposes the proposed increase to city-wide development contributions noting that the cost of development in Tauranga is becoming increasingly prohibitive.

2. Recommendations

- 2.1 At a high level, we recommend that Tauranga City Council:
 - Not adopt the proposed 7.3% increase in city-wide development contributions;
 - Discontinue the use of city-wide development contributions to fund community infrastructure;
 - Make use of alternative funding models for investment in community infrastructure;
 - Retain a clear and conventional definition of "bedroom"; and
 - Remove the application of development contributions to unconsented or exempt secondary dwellings, or at a minimum, clearly define a prospective trigger for liability.

3. Introduction

- 3.1 Property Council is the leading not-for-profit advocate for New Zealand's most significant industry, property. Our organisational purpose is, "Together, shaping cities where communities thrive".
- 3.2 The property sector shapes New Zealand's social, economic and environmental fabric. Property Council advocates for the creation and retention of a well-designed, functional and sustainable built environment, in order to contribute to the overall prosperity and well-being of New Zealand.
- 3.3 Property is the Bay of Plenty's largest industry. There are around \$144.5 billion in property assets across the Bay of Plenty, with property providing a direct contribution to GDP of \$2 billion and employment for 13,700 Bay of Plenty residents.
- 3.4 Property Council is the collective voice of the property industry. We connect property professionals and represent the interests of 81 Bay of Plenty member companies across the private, public and charitable sectors.

Property Council New Zealand
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propertynz.co.nz

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3.5 This document provides Property Councils feedback on [Tauranga City Council's draft development contributions policy 2026/2027](#), with comments and recommendations on issues relevant to our members. Reflecting the diversity of our membership, Property Council members may wish to comment in greater detail on issues specific to their business. Accordingly, we support individual members providing separate submissions addressing those matters.

4. Increase to city-wide development contributions

4.1 TCC has proposed a 7.3 percent increase in city-wide development contributions ("DCs") to fund community infrastructure projects, including the Queen Elizabeth Youth Centre Indoor Court Facility and the Haumaruru facility.

4.2 DCs in Tauranga have increased significantly over the past five years. Under the 2021–2031 Long Term Plan, DCs for a three-bedroom house rose from \$12,200 to \$28,557. In the current draft Policy, this has increased to \$42,952. A large residential dwelling increased by 29 percent in 2024/25, a further 18 percent in 2025/26, with an additional 7.25 percent proposed in this policy.

4.3 Property Council is concerned that the cumulative cost of development in Tauranga is continuing to increase, with changes adding strain to already constrained development feasibility. Developers are facing:

- Proposed increases to city-wide development contributions, with a three-bedroom dwelling now incurring charges of approximately \$42,952;
- Additional local development contributions of up to \$41,000 depending on the location;
- Rising construction, insurance, labour and financing costs; and
- Broader holding costs associated with delays and market conditions.

4.4 Further increases or expanded use of DCs will reduce development feasibility, slow housing delivery, and make Tauranga less competitive for investment. Property Council does not support the proposed 7.3 percent increase. We recommend TCC does not adopt the 7.3 percent increase in city-wide development contributions.

Use of development contributions to fund community infrastructure

4.5 We are disappointed to see that TCC has continued the use of DCs to fund community infrastructure and has not implemented our previous recommendations to adopt alternative funding mechanisms.

4.6 DCs should fund growth-induced demand for core infrastructure, such as transport or three waters, that is crucial to the viability of a given development. We are concerned that when DCs are used as a funding model for community infrastructure, it is difficult to attribute a causal nexus to the demand for wider, holistic, demand for community infrastructure. DCs should not be used as an alternative to rates funding for infrastructure that may not directly benefit new development.





Rising cost of development and impacts on housing affordability

- 4.7 Using city-wide DCs to fund community infrastructure increases the financial cost charged to developers of new properties. These costs will likely be passed onto the end consumer i.e. house purchaser.
- 4.8 An independent economic report by Insight Economics, commissioned in 2018 by Hamilton City Council, found that:
 - “As DCs increase, the cost of land development rise, and thus its profitability falls...”*
 - “In summary, economic theory predicts that the imposition of higher DCs will impact most, if not all, participants in the wider property market.”*
- 4.9 As discussed in the Insight Economics report, higher DC costs will therefore likely result in the following impacts for Tauranga:
 - Higher house prices across the city, as the costs of higher development contributions are passed onto consumers;
 - Future development viability is negatively impacted, leading to the potential for future developments to be delayed, cancelled or postponed; and
 - Tauranga becomes an increasingly unattractive place to invest in, disincentivising the creation of new development, a strong construction workforce and continued economic activity.
- 4.10 We recommend that TCC discontinue the use of development contributions to fund community infrastructure.

Alternative funding and financing

- 4.11 Property Council has consistently supported the use of transparent, beneficiary pays funding models for local government. We support the use of a wide range of alternative funding models for the funding needs currently meet with city-wide development contributions for community infrastructure. Examples of these include targeted rates, user-pays approaches to delivering services and special purpose vehicles (SPVs).
- 4.12 These models more equitably distribute the costs of investment in community development across the broader community, all of whom benefit from such investment. They also offer ratepayers greater transparency and certainty, while funding community infrastructure in a manner with far fewer external consequences to development and house prices.
- 4.13 We recommend that TCC make use of alternative funding models for investment in community infrastructure, such as targeted rates, user-pays approaches to delivering services and special purpose vehicles.

5. Definition of “bedroom”

- 5.1 Property Council notes TCC’s proposed amendment to the definition of “bedroom” to include second living areas, rumpus rooms, and similar spaces for the purpose of assessing city-wide DCs. We do not support this approach. Expanding the definition of





a bedroom beyond its ordinary meaning risks overstating occupancy assumptions and artificially inflating DC liability, without a clear or proportionate link to actual infrastructure demand.

5.2 We recommend that TCC retain a clear and conventional definition of “bedroom.”

6. Treatment of unconsented secondary dwellings (granny flats)

6.1 Property Council notes TCC’s position that small stand-alone dwellings may incur DCs where they meet the definition of a household unit, including where no building consent is required. We are concerned that this approach creates uncertainty and is inconsistent with the intent of the DC framework. The draft Policy does not clearly define:

- How unconsented or exempt dwellings will be identified;
- When development contribution liability is triggered; or
- How council will distinguish between existing lawful dwellings and new growth.

6.2 DCs are intended to fund growth-related infrastructure demand. Applying charges to existing or historic secondary dwellings risks charging for development that did not generate new demand, undermining the “growth pays for growth” principle. The approach may also discourage small-scale intensification. Central Government has enabled granny flats to support housing supply, and additional or unclear DC liability risks undermining this objective.

6.3 We recommend that TCC remove the application of development contributions to unconsented or exempt secondary dwellings, or at a minimum, clearly define a prospective trigger for liability.

7. Certainty through development levies reform

7.1 Property Council notes the Central Government’s proposed reform of DCs, with new development levies expected to be implemented from 2027–2028. In the interim, it is critical that settings remain stable and predictable. Maintaining consistency in development contributions will provide the certainty required for investment and project delivery during the transition period.

8. Conclusion

8.1 Property Council does not support the proposed increase in city-wide development contributions. We have consistently opposed the use of city-wide development contributions to fund community infrastructure and have recommended the use of alternative funding models.

8.2 Property Council members invest, own, and develop property in Tauranga. We wish to thank TCC for the opportunity to submit on the draft Development Contributions Policy as this gives our members a chance to have their say on the future of our city. We would like to make an oral submission to TCC in support of our position.





8.3 Any further enquires do not hesitate to contact Bella Leddy, Senior Advocacy Advisor,
via email: [REDACTED] or phone: [REDACTED]

Yours Sincerely,

A handwritten signature in blue ink, appearing to read 'Morgan Jones'.

Morgan Jones
Central Regional Committee Chair
Property Council New Zealand

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11.2 Tauranga City Council / Tangata Whenua Relationship Review Report

File Number: A20263799

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

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

PURPOSE OF THE REPORT

1. To receive the independent consultant team "A Pathway to strengthening the Council – Tangata Whenua Relationship" review report and endorse next steps.

RECOMMENDATIONS

That the Council:

- (a) Receives the report "Tauranga City Council / Tangata Whenua Relationship Review Report".
- (b) Endorses the next steps of continuing to engage with Tangata Whenua on improving the Tauranga City Council / Tangata Whenua relationship, and completing the work required to progress the 'six shifts' contained in the review report through into implementation.

BACKGROUND

2. Tauranga City Council (TCC) and Tangata Whenua have maintained formal relationship arrangements for over 20 years. These arrangements span governance, advisory, and operational levels, and include a wide range of committees, forums, and partnerships.
3. Tangata Whenua feedback in 2025, including the Tangata Whenua Position Paper (LWDW), highlighted concerns about the effectiveness and sustainability of these arrangements. Tangata Whenua expressed that TCC should review its Māori engagement approaches to restore and strengthen positive relationships. In response, Council agreed to initiate a review to assess the current state of the partnership and identify opportunities for improvement.

INDEPENDENT REVIEW

4. An independent review was commissioned to undertake a focused review of the relationship arrangements between TCC and Tangata Whenua with the aim of:
 - Assessing the effectiveness of current structures and processes.
 - Identifying changes that will refresh and future-proof the partnership.
 - Delivering enhanced value to both Tangata Whenua and Council.
 - Developing recommendations for both Council and Tangata Whenua to strengthen the relationship, communications, and engagement going forward.
5. TCC and Tangata Whenua representatives agreed the following principles to guide the review:
 - Partnership: Honouring the spirit and intent of partnership between Council and Tangata Whenua.
 - Openness: Engaging in honest, transparent dialogue and sharing of perspectives.
 - Future Focus: Looking ahead to ensure arrangements are resilient and adaptive.

- Solutions Focused: Seeking practical, constructive improvements that benefit both parties.
6. A Review Steering Group was established to oversee the Review, with the following members:
- Te Awanui Ward Councillor (Hemi Rolleston)
 - Chair Te Rangapu (Matire Duncan)
 - Chair TW/TCC Committee (Anthony Fisher)
 - Iwi Chair representative (Kylie Smallman)
 - TCC Chief Executive (Marty Grenfell)
 - GM Strategy, Partnerships & Growth (Christine Jones)
 - Acting Head of Te Pou Takawaenga (Keren Paekau)
7. The role of the Steering Group was to:
- Oversee the development of the project terms of reference
 - Provide input into identification and selection of members of the Review Team
 - Guide the review process
 - Receive the draft report from the Review Team and provide feedback to the Review Team.

PATHWAY TO STRENGTHENING THE COUNCIL – TANGATA WHENUA RELATIONSHIP

8. The consultant report (attachment 1) recommends six shifts to strengthen the intent, integrity and impact of the partnership over time:
- Shared direction (what the relationship is for)
 - Role clarity (what goes where and who is involved)
 - Connection across the relationship (how it links)
 - Engagement planning and delivery (how it happens)
 - Visibility of outcomes and impact (how we know it is working)
 - Oversight and accountability (who keeps it on track)
9. The report notes that together, the six shifts will move the relationship to one that is deliberately designed, collectively support and consistently applied over time.

STRATEGIC ALIGNMENT

10. 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 that is easy to move around | ✓ |
| We are a city that supports business and education | <input type="checkbox"/> |
| We are a vibrant city that embraces events | <input type="checkbox"/> |

11. Council’s relationship with Tangata Whenua is key to achieving the desired outcomes of the city, particularly with respect to inclusivity, environment and urban form.

TE AO MĀORI APPROACH

12. This report directly relates to the Te Ao Māori Approach particularly in respect of establishing and maintaining strong relationships with Tangata Whenua.

CONSULTATION / ENGAGEMENT

13. Engagement with Tangata Whenua occurred through two main pathways:
 - (a) Tangata Whenua involvement in the Steering Group
 - (b) Consultant Team interviewed, surveyed and met with a range of Tangata Whenua through the review process (refer consultant report for further details).

SIGNIFICANCE

14. 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.
15. 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 .
 - (c) the capacity of the local authority to perform its role, and the financial and other costs of doing so.
16. 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 to receive the report is of low significance. The relationship between TCC and Tangata Whenua is a partnership of strategic importance to Council and the city. This report is for the purpose of receiving and putting into the public record the work completed.

ENGAGEMENT

17. Taking into consideration the above assessment, that the decision is of low significance, officers are of the opinion that no further engagement is required prior to Council making a decision. As noted above, engagement has occurred through the review process. Further engagement will occur as Council moves forward to give effect to the themes and recommended directions in the review report.

NEXT STEPS

18. Moving forward there will be conversations between Council and Tangata Whenua as to how the consultant team recommendations are progressed. Through these discussions there will be further opportunities to discuss improvements and how the parties can best work together – building on the themes and issues outlined in the independent report.
19. TCC staff are currently in the process of securing a suitably experienced and skilled person who can support TCC to undertake the work required to move the outcomes of the review through into implementation.

ATTACHMENTS

1. **Tauranga City Council / Tangata Whenua Relationship Review Report - A20263795**  



He Ara Whakamua: A pathway to strengthening the Council–Tāngata Whenua Relationship

Tauranga City Council–Tāngata Whenua
Relationship Review.

April 2026

Executive Summary

Tauranga City Council (Council) commissioned this Review to understand how its relationship with Tāngata Whenua is operating in practice, and what is needed to ensure it remains effective, resilient, and fit for purpose.

The review confirms that the relationship is active, valued, and supported by strong commitment from both parties to work together. A range of mechanisms are in place which provide a solid foundation for the relationship.

However, there is no shared, consistently applied understanding of; shared goals and priorities, what types of matters and discussions belong where, who should be involved at different levels, and how discussions connect across pathways, forums and organisations. The issue is not the presence or lack of relationship mechanisms, but how they are used in practice and working together as a coherent system.

Effort across both Council and Tāngata Whenua is high, but the value and impact of that effort is not always clear or fully realised. This approach is becoming harder to sustain in a more complex and changing operating environment.

Consistent with the intent of this Review, the focus is on strengthening and refining what already exists, improving how arrangements operate and connect in practice. This requires a more purposeful and coordinated way of working. This will require coordinated action across both Council and Tāngata Whenua. While the relationship is shared, Council has a particular responsibility to ensure the system is clear, accessible, and well-supported, given its role, resources, and statutory obligations.

This report recommends six shifts to strengthen the intent, integrity and impact of the partnership over time:

- shared direction (what the relationship is for).
- role clarity (what goes where and who is involved).
- connection across the relationship (how it links).
- engagement planning and delivery (how it happens).
- visibility of outcomes and impact (how we know it is working).
- oversight and accountability (who keeps it on track).

Together, these shifts move the relationship to one that is deliberately designed, collectively supported, and consistently applied over time.

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1. Introduction

Tauranga City Council (Council) commissioned this review to understand how its relationship arrangements with Tāngata Whenua are working in practice. Refer to Appendix 1 and 2 for information about the review team and approach taken.

1.1 Report purpose

This report presents the findings and recommendations of the Review. It builds on the Phase One Insights Report (*Mā te rongo*)¹ and moves from insights to practical recommendations for action by:

- providing a system-wide view of how the relationship operates in practice.
- identifying where arrangements work well or where misalignment is occurring.
- setting out practical recommendations to improve relationship clarity, effectiveness, and long-term resilience.

The focus of this report is not to redesign the relationship, but to strengthen how existing arrangements are used, connected, and applied in practice.

1.2 Guiding intent

This Review has been guided by a clear set of key messages in the Project Brief:

| |
|---|
| <p>This is a refresh, not a reset.</p> <ul style="list-style-type: none"> • The intention is to improve and strengthen what already exists, not replace it. |
| <p>The outcome is a stronger, more resilient partnership.</p> <ul style="list-style-type: none"> • One that is clearer, more effective, and better able to respond to change. |
| <p>Change will continue beyond this Review.</p> <ul style="list-style-type: none"> • Arrangements will keep evolving, particularly due to upcoming legislative reform. |
| <p>Tāngata Whenua perspectives are central.</p> <ul style="list-style-type: none"> • The Review is grounded in those perspectives, which directly shape the findings and recommendations. |

¹ Refer to Appendix 3 for the Executive Summary from this report.




1.3 Why this relationship matters

The relationship between Council and Tāngata Whenua is grounded in statutory responsibilities, Treaty settlement arrangements and a shared commitment to achieving better long-term outcomes for the Tauranga district.

The Local Government Act 2002 requires Council to enable Māori to contribute to decision-making, consider ways to build Māori capacity to do so, and take appropriate account of the principles of Te Tiriti o Waitangi in local authority decision-making.

These responsibilities sit alongside Treaty settlement legislation² and settlement-derived arrangements, Deeds of Settlement³, as well as relationships directly with iwi and hapū as mana whenua and kaitiaki. Council also acknowledges the benefit of a “*bicultural approach to planning and delivering services*”. Together, these create a multi-layered relationship operating across governance, planning, and delivery.



FOCUS:
Te Ao Māori

Tauranga City Council will understand and apply key Māori concepts to enhance outcomes for our communities, thereby bringing to life the principles of Te Tiriti o Waitangi.

Te Ao Māori is the Māori world, where the world is perceived holistically, acknowledging the interconnectedness and interrelationships of all living and non-living things. When in balance, this supports healthy environments and healthy communities.

Why do we need to change the way we work?

1. There is great benefit to be gained through a bicultural partnership approach to planning and delivering services required to run Tauranga City. Current processes do not specifically and purposefully incorporate a Te Ao Māori lens therefore can be improved to ensure due consideration and application of concepts that would enhance community outcomes.
2. The spirit of partnership between the council, tangata whenua and the community is on a journey of improvement. There is a need to grow confidence in TCC, and to acknowledge the long and complex historic land grievances across Tauranga Moana and the impact this has had on tangata whenua.
3. Iwi and hapū are under-resourced and therefore are unable to participate adequately in the many TCC projects and processes that may impact tangata whenua.

What success looks like

- Council clearly demonstrates achievement of its legislative duty to maintain and improve Māori participation in decision making processes.
- Community outcomes clearly show consideration and application of best practice from both a Western aspect as well as a Te Ao Māori aspect.
- Māori exercise rangatiratanga (control) of knowledge systems and kaitiakitanga (stewardship) of our natural environment, and mātauranga Māori, as a taonga, is protected.
- Council embraces, understands and applies mātauranga Māori to enhance community outcomes (in appropriate ways as determined by Māori).
- Tauranga's culture and history are well understood, embraced and celebrated.
- Taonga are protected including mātauranga (knowledge systems and intellectual property), taiao (natural environment), ngā taonga tuku iho nō ngā tūpuna (heritage), Te Reo Māori (Māori language).
- Noho rangapū (partnership) is achieved between Council and mana whenua and is evident through Māori participation in decision-making processes.
- The Māori economy is strong including that rangatahi are well-supported to develop and provide a highly skilled workforce into the future.

Excerpts from Our Direction (2022), the framework for council's strategic direction.

In this context, the focus of this Review is not whether the relationship should exist, but how it can operate more effectively and consistently in practice.

1.4 A relationship under increasing pressure

This Review has been carried out during a period of increasing demand and change for both Council and Tāngata Whenua. While the relationship is supported by strong commitment

² Waitaha Claims Settlement Act 2013, Tapuika Claims Settlement Act 2014, Ngāti Pūkenga Claims Settlement Act 2017 and Ngāti Ranginui Claims Settlement Act 2025.

³ Ngai Te Rangī and Nga Potiki Deed of Settlement 2013, Tauranga Moana Iwi Collective Deed 2015.



and intent, it is now operating in a more complex environment, with greater expectations, more pathways for engagement, and constrained capacity and resourcing on both sides.

This Review provides an opportunity to consider how the relationship is organised and experienced. It looks at patterns across the whole system to understand how the relationship is supported, where tension or ambiguity lies, and where pressure is placed on individuals to compensate for structural gaps.

1.5 Approach and limitations

The Review was undertaken within a defined timeframe and represents a point-in-time assessment. The consistency of themes across engagement and documentation provides confidence in the findings presented.

Care has been taken to ensure that kōrero shared through this process has been treated with integrity. This report does not attribute comments to individuals or groups. It reflects patterns identified across multiple sources.

Refer to Appendix 1 for further information about the approach and limitations.



2. Relationship mechanisms

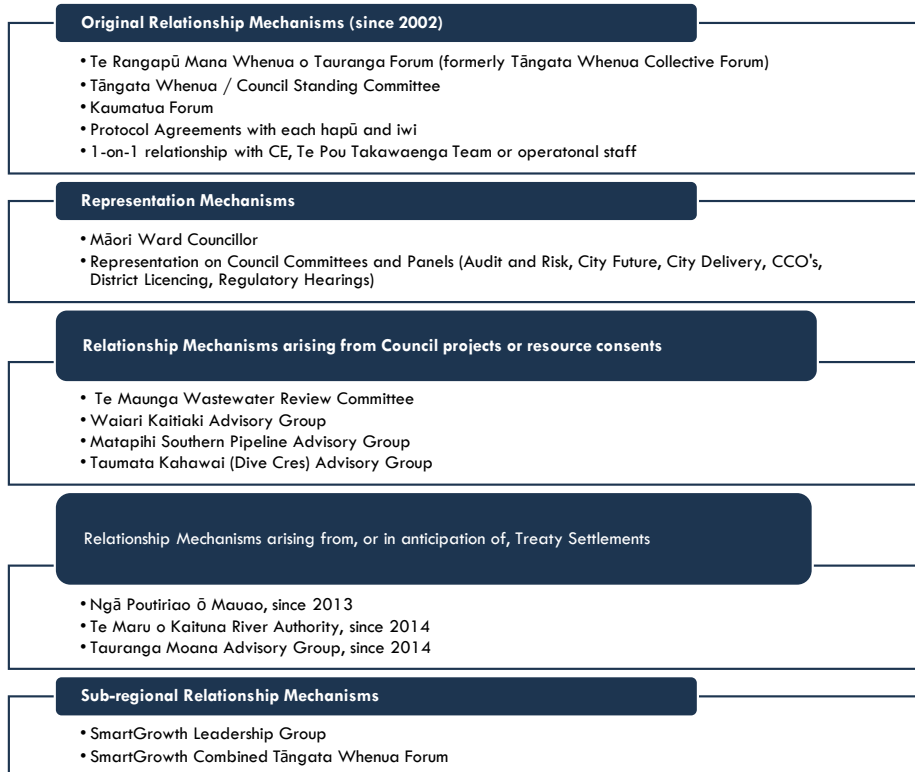
KEY TAKEAWAY

The relationship between Council and Tāngata Whenua operates across multiple mechanisms and forums developed over many years, reflecting the diversity of kaupapa, participants, and levels of discussion.

While this flexibility can be a strength, it also creates complexity, making it harder to know what happens where, with whom, when, and where influence sits.

2.1 There is no single pathway for engagement

The relationship does not operate through a single committee, forum, or process. Engagement occurs across multiple pathways and levels.



These mechanisms have developed over time in response to statutory requirements, organisational and relationship need, project-specific demands, and Treaty settlement legislation.

Engagement feedback suggests that while these mechanisms enable participation, their roles and connections are not always clear in practice. This creates complexity and makes it harder to understand how different mechanisms contribute to outcomes.

This highlights the importance of considering how existing mechanisms align with a more co-ordinated approach to the relationship. In other local government context reviewed, mechanisms are more likely to be maintained where they have a clear purpose and are directly linked to mutually agreed priorities and outcomes.

2.2 Participation occurs at different levels

Engagement involves different levels, roles and responsibilities.

| | |
|---|---|
| <p>Council participation includes:</p> <ul style="list-style-type: none"> • Governance (Mayor and Elected Members): Strategic direction and political leadership. • Executive Management (Chief Executive and Group Managers): Organisational priorities, resourcing, risk management, and accountability. • Operational: Project delivery, regulatory processes, service provision, etc. | <p>Tāngata Whenua participation occurs through roles which include:</p> <ul style="list-style-type: none"> • Chair, Trustees, Executive Management and/or practitioner of a Post-Settlement Governance Entity ('PSGE'). • Kaitiaki, resource management practitioner and/or committee member of an Iwi or hapū. • Member of a Marae Committee. • Chair or Trustee of a Māori Land Trust • Appointee to a Council entity, committee, or working group. |
|---|---|

These roles carry different responsibilities, from strategic leadership to place-based delivery. Tāngata Whenua representatives often hold multiple roles and engage across several parts of the system. Council roles are usually defined and part of paid employment. Tāngata Whenua participation is often voluntary or meeting fee-based and sits alongside other work, whānau, and community responsibilities.



2.3 Different discussions require different spaces

Engagement takes place at different levels, across different locations, and with different participants, depending on the kaupapa

Strategic + City-wide (Big picture across Tauranga)

- Strategy, leadership, and influence across the city.
- Focus on future-shaping discussions about what should happen, where and why.

Strategic + Place-specific (Big-picture for a particular area)

- Strategic discussions for a particular place or area.
- Focus on outcomes for that place over time, rather than the delivery of individual projects.

Operational + City-wide (Tauranga-wide delivery)

- How partnership operates in practice across the city.
- Focus on processes, policy, coordination, and day-to-day ways of working.

Operational + Place-specific (Place-based delivery)

- Practical discussions about implementing specific projects in a particular area.
- Focus on design, delivery, and managing impacts for that project or activity.



3. Key findings

KEY TAKEAWAY

The relationship operates across multiple mechanisms and pathways. Commitment, intent, and effort are strong. However, arrangements are not aligned to a shared set of goals and priorities and are not being used as effectively as they could be.

As a result, discussions do not always occur in the right places, at the right level, with the right people, or in a connected way, reducing the overall impact of engagement.

3.1 Where the relationship is working well

The Insights Report highlighted that the relationship is active, valued, and working well in parts.

There is a strong intent from both parties to work in partnership, supported by established mechanisms to enable regular connection across governance and operational levels. Whilst there is a strong level of frustration with some of these mechanisms, commitment to the relationship remains, along with recognition of its value for decision-making and outcomes for the district.

Engagement is most effective where relationships are direct, expectations are clear, and involvement occurs early. Examples of good practice occurring now included:

- project-level engagement where hapū and iwi help shape design and delivery.
- direct relationships between Council leadership (Mayor and CE) and iwi/hapū leadership, supporting more open and constructive strategic dialogue.
- place-based engagement built on ongoing interaction rather than one-off consultation.

These strengths provide a solid foundation but are not consistently reflected across all arrangements and connections.



3.2 Where the relationship is misaligned

Despite these strengths, feedback consistently identified patterns where current arrangements are not operating as intended or in ways where participants can see positive impact. The issue is not lack of forums, but how and when they are used. This shows up in several ways:

UNCLEAR ROLES AND PURPOSE OF ARRANGEMENTS

There are multiple forums and engagement pathways, but their roles are not always clear. This results in:

- the same matters being discussed in multiple places.
- gaps where matters are not addressed at all.

MISALIGNMENT OF DISCUSSIONS

There is no shared understanding of what the relationship is intended to achieve. This creates a gap at a strategic level. Strategic matters are not consistently discussed in governance settings such as the Tāngata Whenua-Council Standing Committee. Operational matters can dominate meeting agendas, limiting opportunities for strategic discussion and value creation from those discussions. This is a missed opportunity for meaningful strategic engagement.

Some discussions have no clear home and rely on informal or ad hoc pathways. This makes it harder for both Tāngata Whenua and Council to raise and progress important issues. For example, a PSGE, seeking to discuss settlement-related matters with Council, must navigate informal or ad hoc pathways. Likewise, an Elected Member, who wishes to build a relationship directly with hapū or Māori land trusts in their constituency, is not supported by clear guidance, practical support, or agreed ways of doing this well.

REACTIVE AND UNCOORDINATED ENGAGEMENT

Engagement is often driven by individual projects or statutory processes (both centrally imposed or locally set). Hapū and iwi are frequently engaged once proposals are already developed, limiting opportunities to shape direction early and create mutually beneficial outcomes.

Engagement can also be repeated across multiple projects within the same area without coordination. This contributes to frustration, particularly where views are not sought early, are engaged late, or are not accurately reflected.



WEAK CONNECTION ACROSS THE RELATIONSHIP

Discussions are not consistently connected across forums and mechanisms. Information is not reliably shared between collective forums, representatives, and organisations, and there is an assumption that others will carry information across the system.

LIMITED VISIBILITY OF OUTCOMES

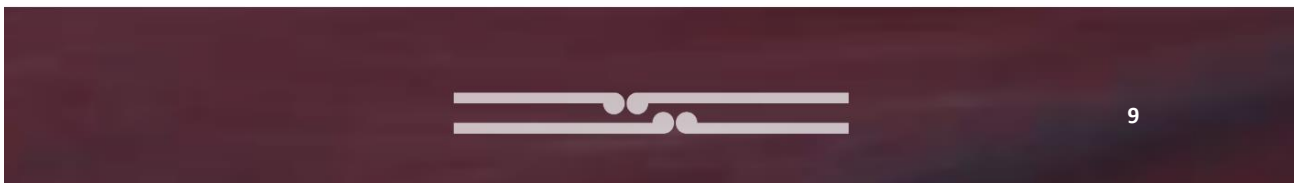
Engagement activity is high, but outcomes are not always visible. There is limited line of sight between discussion, influence, and outcomes, and little feedback on what has changed.

3.3 An emerging system-wide pattern

These issues are not isolated but reflect a consistent system-wide pattern. At a system level, three underlying factors shape how the relationship operates: clarity, coherence and outcomes.

| Clarity: Do we understand how it works? | Connection: Does it link together? | Outcomes: Does it make a difference? |
|---|--|---|
| <ul style="list-style-type: none"> • Unclear what matters are discussed where, at what level, and with whom • Strategic and operational matters are not consistently distinguished • Roles and mandate are not always clearly understood | <ul style="list-style-type: none"> • Discussions across forums are not consistently connected • Engagement occurs in multiple places, or not at all • Reliance on individuals to connect discussions and people | <ul style="list-style-type: none"> • Limited visibility of how engagement influences decisions • Weak line of sight from engagement to outcomes • Limited feedback on what changed as a result of engagement |

Together, these factors explain why the relationship is active but not effective.



3.4 Conditions influencing how the relationship operates and evolves

Current arrangements have evolved to support a wide range of discussions across governance and operational levels. Some of these are positive new developments (Iwi Chair meetings with Mayor, and Local Waters Done Well working group tāngata whenua membership). At the same time, the operating environment has changed and continues to change.

Council is now operating in a post-settlement context, with direct relationships between PSGEs and Council, particularly at governance level. These sit alongside existing forums and mechanisms, creating more pathways, and points of engagement. These are not always clearly connected or consistently understood. This can create tension where engagement is perceived to favour one group over another, and uncertainty for Council about who to engage with and when. These are matters for both Council and Tāngata Whenua to address.

Resource management and local government reform are likely to alter where decisions are made and how influence is exercised. This will further test the current arrangements and reinforces the need for greater clarity and consistency in how the relationship operates in practice.

3.5 The core issue

The findings do not point to a lack of commitment or a need for additional arrangements. They point to a system with multiple points of interaction that is not anchored in a clear, shared strategic direction. As a result, existing arrangements are not aligned to support a clear strategic direction

At a governance level, there is no shared view of what the relationship is intended to achieve, or how value should be realised over time, for the parties or the District.

As a result, the issue is not necessarily the type or number of arrangements (although the multiple points of engagement and interaction are proving to be resource intensive and confusing), but how they operate in practice and how they connect to a shared direction.

This includes:

- whether the right matters are discussed in the right places, at the right level, and with the right people.
- how discussions across forums, levels and people are connected so that information is shared, understanding is aligned, and decision-making is fully informed.



- whether there is a shared understanding of the purpose of the relationship, including goals, roles, influence, and expectations.
- whether engagement activity links to clear strategic priorities and outcomes.

As a result, engagement can occur in the wrong way, or in isolation from both Council and Tāngata Whenua strategic priorities and decision-making structures. This limits the ability for both Tāngata Whenua and Council to track impact and demonstrate value, even where intent and effort are strong.

Improving operational practice will help, but without a shared strategic direction, these improvements will be limited and isolated, rather than building into meaningful progress over time.

3.6 Implications for the relationship

The current approach (high effort, unclear effort) is becoming harder to sustain. Over time, this creates pressure on participants, reduces confidence in the value of engagement and relationship itself, and limits the ability to influence outcomes.

As the operating environment becomes more complex (including through resource management and local government reform) these issues are likely to intensify.

Without greater clarity and consistency in how the relationship operates:

- time and effort will continue to be spent navigating the system rather than influencing outcomes.
- opportunities for early and meaningful input will be missed.
- frustration and disengagement are likely to increase.
- the value arising from partnership will not be fully realised.

The following section sets out the shifts required to ensure the relationship can operate more effectively, using existing arrangements in a clearer and more consistent way.



4. The shifts needed

KEY TAKEAWAY

The relationship can be strengthened through clearer, more consistent use of existing arrangements and supported by more deliberate ways of working.

This requires six shifts:

- shared direction (what the relationship is for).
- clarity of role and mechanisms (what goes where and who is involved).
- connection across the relationship (how it links).
- engagement planning and delivery (how it happens).
- visibility of outcomes and impact (how we know it is working).
- oversight and accountability (who keeps it on track).

4.1 Summary of relationship shifts

| Shift | Outcome |
|------------------------------------|---|
| Shared purpose and direction | The relationship has a clearly understood purpose. Shared values, outcomes and priorities guide how Council and Tāngata Whenua work together over time. |
| Clarity of role and mechanisms | There is a clear and consistent understanding of who does what, where different matters sit, and how issues move across governance, leadership and operational levels. |
| Connection across the relationship | The relationship is more connected and coordinated, with information flowing more reliably across forums, organisations and participants. |
| Engagement planning and delivery | Engagement becomes more proactive, coordinated, and better aligned to priorities and place. |
| Visibility of outcomes and impact | A clearer and more consistent understanding of how the relationship influences decisions, actions and outcomes over time. |
| Oversight and accountability | The relationship is supported by clear ownership and accountability, with deliberate oversight of how it is working across governance, leadership and operational levels. |

4.2 Shared purpose and direction

A shared purpose and direction provide a foundation for the relationship, regardless of mechanism, role, organisation, or legislative change. Without it, improvements elsewhere risk being fragmented, reactive, or short-lived.



CURRENT PRACTICE

There is no shared understanding of what the relationship is intended to achieve. As a result, discussions are often driven by Council priorities and processes. In addition:

- protocol agreements are in place with all hapū and iwi but are dated and do not appear to be functioning as tools to progress shared priorities and action.
- Te Rangapū has its own strategy, *Te Aupikitanga 2024–2026*. It is not clear how this connects with the wider relationship.
- at least one Mana Whakahono-ā-Rohe (MWAR) agreement has been initiated with Council since this review began.

INTENDED OUTCOME

The relationship has a clearly understood purpose. Shared values, outcomes and priorities guide how Council and Tāngata Whenua work together over time.

WHAT THIS COULD LOOK LIKE FOR COUNCIL AND TĀNGATA WHENUA

A clearer district-wide basis for the overall relationship, so Council and Tāngata Whenua are not working from parallel starting points. It would:

- provide a shared point of alignment for the relationship as a whole.
- be a basis for action, not just a statement of intent.
- build on existing statements of intent and shared values in documents such as *Our Direction 2022*, *Te Aupikitanga*, and individual protocol agreements.
- support direct arrangements with hapū / iwi / PSGEs for area-specific matters.
- be connected to agreed joint work programmes, reporting and ways of working.

EXAMPLES FROM OTHER DISTRICTS

[Tākai Here](#) is the Partnership Agreement signed between Wellington City Council and three Iwi in 2022. [Tūpiki Ora](#) is the resulting Māori Strategy and action plan to give effect to the partnership agreement.

[Together Te Tauihu](#) is the partnership agreement between eight Iwi and three South Island Councils. It was signed in 2023 to establish more meaningful relationships, strengthen ties and achieve better outcomes.

4.3 Clarity of roles and mechanisms

Clear roles and mechanisms are critical so the relationship can operate deliberately rather than relying on people to work around ambiguity. Without this, the same matters are discussed in multiple places, some matters have no clear home, and strategic discussions are crowded out by operational updates.



CURRENT PRACTICE

There is no consistently applied understanding of the purpose of different relationship mechanisms, or of how they connect across governance, leadership and operational levels.

In particular:

- Te Rangapū is carrying significant operational load.
- strategic matters are not consistently discussed at Tāngata Whenua / Council Standing Committee meetings.
- PSGE's are more interested in strategic level than operational matters.
- there is limited connection across representatives on committees and forums.

INTENDED OUTCOME

There is a clear and consistent understanding of who does what, where different matters sit, and how issues move across governance, leadership and operational levels.

WHAT THIS COULD LOOK LIKE FOR COUNCIL AND TĀNGATA WHENUA

A clearer 'relationship architecture' that makes the role of each mechanism more explicit. It would:

- clarify the purpose of each forum, committee and pathway, including what is strategic, operational, district-wide or place-based.
- ensure the right types of discussion are happening at the right place.
- clarify how matters move between Te Rangapū, the Standing Committee, project/advisory groups, direct relationships and sub-regional mechanisms.

4.4 Connection across the relationship

Connection matters because even where multiple relationship mechanisms are in place, they do not create value if they are not linked. Without stronger connection, information flow is uneven, misunderstandings and tensions grow, and effort is duplicated.

CURRENT PRACTICE

There is no clear and shared understanding of the purpose of different relationship mechanisms, or of how they connect across governance, leadership and operational levels.

In particular:

- information is not reliably shared between collective forums, representatives and organisations, and there is often an assumption that others will carry information across the system.
- there is limited external communication from some mechanisms about outcomes or impact, despite high levels of activity.



- there is no clear, shared view of upcoming kaupapa across the relationship, making it harder to coordinate effort and reduce surprises.

INTENDED OUTCOME

The relationship is more connected and coordinated, with information flowing more reliably across forums, organisations and participants.

WHAT THIS COULD LOOK LIKE FOR COUNCIL AND TĀNGATA WHENUA

A more deliberate and consistent approach to keeping different parts of the relationship informed. It would:

- improve visibility of key discussions, decisions and priorities across Te Rangapū, PSGEs, hapū, iwi, marae and Council.
- clarify expectations for communication and reporting across representatives, forums and organisations.
- provide practical tools such as regular pānui, forward schedules and short forum summaries.

EXAMPLES FROM OTHER DISTRICTS

Western Bay of Plenty District Council often issues a one-page summary of key discussions, decisions and presentation links from their partnership forums. This supports more consistent information flow across iwi, hapū and Council.

4.5 Engagement planning and delivery

More proactive and coordinated engagement is needed so the relationship is not experienced mainly through project-by-project requests or late-stage consultation. This matters both for trust and for practical efficiency.

CURRENT PRACTICE

Engagement is often driven by individual projects or statutory processes, rather than by a clear forward view of priorities across the relationship. In particular:

- hapū and iwi are frequently engaged once proposals are already developed, limiting opportunities to shape direction early.
- engagement can be repeated across multiple projects within the same area.
- participants described fatigue from too many hui without enough clarity of purpose or visible result.

INTENDED OUTCOME

Engagement becomes more proactive, coordinated, and better aligned to priorities and place.



WHAT THIS COULD LOOK LIKE FOR COUNCIL AND TĀNGATA WHENUA

A more planned and coordinated engagement approach that reflects both district-wide and rohe-based realities. It would:

- coordinate projects and work programmes so engagement is not fragmented.
- make greater use of place-based discussions.
- use relationship agreements more actively as forward planning tools.
- help distinguish where collective engagement is appropriate and where direct hapū, iwi or PSGE engagement is needed.

EXAMPLES FROM OTHER DISTRICTS

Tāngata Whenua members of the Local Waters Done Well Working Group developed a policy paper to inform the establishment of the Water Organisation, setting out principles, expectations, and governance pathways for a Treaty-consistent relationship approach. This demonstrates how early, collective input can shape direction, clarify expectations, and create shared value.

Bay of Plenty Regional Council prepared a [Māori Engagement Plan](#) to support staff. This practical guide utilises the IAP2 Engagement Spectrum which steps through the different levels of engagement (inform > consult > involve > collaborate > empower) which in turn shapes the method(s) of engagement.

4.6 Visibility of outcomes and impact

Greater visibility of outcomes and impact matters because high effort without visible results undermines confidence in the relationship. If people cannot see what changed, the value of engagement becomes harder to sustain.

CURRENT PRACTICE

There is limited line of sight between discussion, influence and outcomes.

In particular:

- engagement activity is high, but outcomes and impact are not always visible.
- feedback on what changed because of engagement is inconsistent or absent.
- Te Rangapū produces substantial work but little external communication about outcomes or impact.
- across the system, participants described uncertainty about whether effort is adding up to meaningful value over time.



INTENDED OUTCOME

A clearer and more consistent understanding of how the relationship influences decisions, actions and outcomes over time.

WHAT THIS COULD LOOK LIKE FOR COUNCIL AND TĀNGATA WHENUA

A more visible line of sight between engagement, decisions and results. It would:

- provide clearer feedback on how input has been considered.
- improve visibility of what changed, and what did not.
- strengthen the connection between engagement, decisions, actions and outcomes.
- support regular reporting that focuses on impact, not just activity.
- make it easier for both Council and Tāngata Whenua to judge whether the relationship is making a difference.

EXAMPLES FROM OTHER DISTRICTS

[Tāmaki Ora](#) is Auckland Council's Māori outcomes framework, which guides how Council plans, invests in, delivers and measures Māori outcomes across the council.

Houkura (Independent Māori Statutory Board) regularly [audits and reports](#) on how Māori priorities are reflected in Auckland Council activities, decisions and outcomes.

New Plymouth District Council is currently developing a Te Tiriti Outcomes Framework, and the region already has a Taranaki Regional Recovery Strategy that brought together iwi and local and central government to create a unified strategy.

4.7 Strategic oversight and accountability

Oversight and accountability matter because without them the relationship depends too heavily on individuals, informal workarounds, and delivery-level effort. A clearer oversight function helps the relationship remain coherent as people, priorities and structures change.

CURRENT PRACTICE

There is limited system-wide oversight of how the relationship is operating.

In particular:

- responsibility sits largely within management and delivery layers, rather than through clear system-wide stewardship.
- there is no clear governance anchor and limited visibility of duplication, gaps, risks and pressure points across the relationship.
- the Kaihautū - Te Pou Takawaenga role (Tier 3 leadership) is currently vacant, and expectations of that role have evolved beyond its existing description.
- the partnership is functioning, but only because individuals are compensating for broader system gaps.



INTENDED OUTCOME

The relationship is supported by clear ownership and accountability, with deliberate oversight of how it is working across governance, leadership and operational levels.

WHAT THIS COULD LOOK LIKE FOR COUNCIL AND TĀNGATA WHENUA

A more deliberate stewardship function for the relationship as a whole. It would:

- provide clear accountability for how the relationship operates overall.
- monitor whether relationship mechanisms are working as intended.
- maintain visibility of duplication, gaps and pressure points across the system.
- support more regular reporting on relationship performance.
- ensure there is sufficient standing and visibility to influence how the relationship operates in practice, not just respond once issues escalate.

EXAMPLES FROM OTHER DISTRICTS

Rotorua Lakes Council, Whakatāne District Council, and Bay of Plenty Regional Council all maintain dedicated Tier 2 Māori partnership roles that provide organisation-wide oversight, consistency in engagement, and clear accountability.



5. Recommendations

KEY TAKEAWAY

The following recommendations focus on the main things that need to be established, clarified, or strengthened to give effect to the shifts in Section 4:

1. Establish relationship agreements.
2. Clarify the relationship pathways.
3. Establish a coordinated relationship communications and engagement system.
4. Establish outcomes monitoring, feedback and reporting.
5. Strengthen strategic leadership, stewardship and accountability.
6. Establish a more sustainable capability and resourcing approach.

These five recommendations are designed to operate as a connected system rather than a set of separate actions. Strengthening the relationship will require coordinated effort from both Council and Tāngata Whenua, supported by clear expectations, practical tools, and agreed ways of working.

Recommendation 1: Establish relationship agreements

PURPOSE

To create a clear basis for the overall relationship and for more specific direct relationships where needed. This will be developed through a co-designed process that brings partners together to agree how the relationship operates in practice.

OUTPUTS

- a high-level district-wide relationship agreement between Council and Tāngata Whenua that reflects the full relationship system and avoids narrowing engagement to any single mandate group
- an independently facilitated, co-design process to agree the purpose, principles and ways of working for the relationship, and to ensure neutrality, trust, and balanced participation
- a clearly defined and inclusive participant group for this process, including Te Rangapū, iwi chairs, PSGEs, hapū representatives, and relevant Council governance and leadership representatives.
- a process that enables Tāngata Whenua alignment ahead of joint engagement and includes the full range of relationship participants.



- direct relationship agreements with hapū / PSGEs, in the form of a refreshed protocol agreement or initiated Mana Whakahono-ā-Rohe agreement.
- agreed work plans linked to those agreements.

This recommendation mainly supports shared purpose and direction; engagement planning and delivery; connection across the relationship

Recommendation 2: Clarify the relationship pathways

PURPOSE

To make the role of each forum, pathway and mechanism clear, and show how different types of discussions move across the system.

OUTPUTS

- a clear and agreed view of relationship mechanisms and pathways
- a practical guide showing what discussions belong where
- clarified roles for governance, leadership, operational, district-wide and place-based discussions
- updated Terms of Reference, if needed.
- clearer pathways for how matters move between Te Rangapū, Standing Committee, direct relationships and other mechanisms.
- agreed principles to guide when and how mechanisms are used

This recommendation mainly supports: clarity of roles and mechanisms; connection across the relationship; oversight and accountability.

Recommendation 3: Establish a coordinated relationship communications and engagement system

PURPOSE

To improve connection, reduce fragmentation, and enable earlier and more coordinated engagement, supported by practical tools and shared accountability across Council and Tāngata Whenua. This reduces reliance on individual coordination and supports a more consistent, system-supported approach across Council and Tāngata Whenua.



OUTPUTS

- a coordinated engagement plan (or model) for Council use, aligned to relationship priorities
- a shared forward engagement schedule providing visibility of upcoming kaupapa across the relationship
- shared tools to support coordination and visibility (e.g. simple dashboards or digital platforms)
- regular e-pānui or summary updates to support consistent information flow across the relationship
- plain-language briefing templates to support understanding and communication across representatives and whānau
- mechanisms to capture and share feedback consistently across the relationship
- agreed use of place-based engagement where needed
- clear guidance on when collective engagement is appropriate and when direct hapū, iwi or PSGE engagement is needed
- a shared approach to maintaining and using these tools and processes across Council and Tāngata Whenua, reducing reliance on individual coordinators
- clearer expectations regarding representation and mandate across iwi, hapū, PSGEs and forums

This recommendation mainly supports connection across the relationship; engagement planning and delivery; clarity of roles and mechanisms.

Recommendation 4: Establish outcomes monitoring, feedback and reporting

PURPOSE

To make the value, influence and impact of the relationship visible over time.

OUTPUTS

- a consistent feedback loop for key kaupapa
- simple templates showing what was raised, how it was considered, and what changed
- regular reporting on relationship outcomes and impact
- a more visible line of sight between engagement, decisions, actions and outcomes
- agreed indicators or measures for tracking progress over time

This recommendation mainly supports visibility of outcomes and impact; shared purpose and direction; oversight and accountability.



Recommendation 5: Strengthen strategic leadership, stewardship and accountability

PURPOSE

To establish clear governance ownership and system-wide accountability for how the relationship operates

OUTPUTS

- confirmed governance ownership of the overall relationship
- a defined stewardship and oversight function across the relationship as a whole
- a reshaped senior Māori leadership role with organisation-wide influence
- clear accountability for maintaining and enabling a coordinated relationship system across the organisation
- regular review of risks, duplication, gaps and pressure points
- clearer visibility of how the relationship is operating overall

This recommendation mainly supports oversight and accountability; clarity of roles and mechanisms; visibility of outcomes and impact.

Recommendation 6: Establish a more sustainable capability and resourcing approach

PURPOSE

To reduce pressure on the relationship by matching expectations with capability and resourcing.

OUTPUTS

- a shared understanding of what a sustainable engagement model looks like, including workload, expectations and resourcing
- clearer expectations of capability at different levels of the organisation
- a clearer engagement capability programme for Council staff and leaders
- a more consistent engagement methodology across Council
- support for technical translation and plain-language communication to enable effective participation and information sharing across the relationship
- a transparent approach to resourcing Tāngata Whenua participation
- better alignment between engagement demand, agreed priorities and available capacity

This recommendation mainly supports engagement planning and delivery; oversight and accountability; shared purpose and direction; connection across the relationship.



6. Immediate next steps

The following immediate next steps are designed to give practical effect to the recommendations. They identify the first actions for Council, Tāngata Whenua, and both parties to begin strengthening the relationship in a more deliberate, coordinated and visible way.

| Recommendation | Council | Tāngata Whenua | Both Parties |
|--|--|---|--|
| Shared agreement for the relationship | <ul style="list-style-type: none"> • Stocktake existing statements of intent, values, priorities and relationship commitments across Council documents, including Our Direction and current protocol agreements. • Identify where existing governance forums, work programmes and reporting already support shared direction, and where they do not. | <ul style="list-style-type: none"> • Confirm who should be involved in shaping the district-wide relationship direction. • Identify key existing priorities, values and expectations that should inform it. • Indicate preferences for where more specific one-to-one arrangements may be needed, including protocol agreements and/or MWAR. | <ul style="list-style-type: none"> • Agree a simple statement of purpose, outcomes and expectations. • Agree an initial set of shared priorities to guide work over the next period. • Confirm how governance-level engagement will support those priorities, including key forums and touchpoints. • Identify where district-wide direction needs to be complemented by more specific arrangements. |
| Roles and mechanisms | <ul style="list-style-type: none"> • Prepare a simple draft map of current forums, mechanisms and pathways. • Bring recent examples of matters that went to the wrong place, stalled, or were duplicated. | <ul style="list-style-type: none"> • Identify where current mechanisms are not working as intended. • Clarify preferences for where strategic, place-based and operational matters should sit. | <ul style="list-style-type: none"> • Run a working session to test recent examples and agree “what goes where”. • Produce a practical guide showing the role of each mechanism and how matters move between them. • Begin applying this through agenda-setting and forum planning. |
| Connection across the relationship | <ul style="list-style-type: none"> • Compile a forward list of upcoming kaupapa across teams for the next 6–12 months. | <ul style="list-style-type: none"> • Confirm preferred channels for receiving and sharing information. | <ul style="list-style-type: none"> • Agree a regular e-pānui / summary format. • Trial short summaries of key discussions, decisions and next steps. |



| Recommendation | Council | Tāngata Whenua | Both Parties |
|---|---|---|---|
| | <ul style="list-style-type: none"> Identify which existing forums or communications can be used to support more regular information sharing. | <ul style="list-style-type: none"> Identify where communication currently breaks down across forums, representatives or organisations. | <ul style="list-style-type: none"> Confirm who will maintain and distribute the forward schedule and summaries. |
| Engagement planning and delivery | <ul style="list-style-type: none"> Identify upcoming work programmes where earlier and more coordinated engagement can be trialled. Identify 1–2 priority rohe where place-based discussion would be useful. Coordinate internally so related projects are not engaging separately without visibility of each other. | <ul style="list-style-type: none"> Identify where place-based engagement is most needed. Confirm who should participate at local level for different types of kaupapa. | <ul style="list-style-type: none"> Trial area-based hui bringing together relevant PSGEs, iwi, hapū, elected members and Council teams. Test how current agreements can be used as live planning tools rather than static reference documents. Agree when collective engagement is appropriate and when direct engagement is needed. |
| Outcomes and impact | <ul style="list-style-type: none"> Develop a short feedback template for priority kaupapa. Identify a small number of work areas to pilot a more visible reporting approach. | <ul style="list-style-type: none"> Confirm preferred formats and channels for receiving feedback. Identify what types of reporting would be most useful in showing whether engagement is making a difference. | <ul style="list-style-type: none"> Trial short feedback summaries after key engagement processes. Agree a simple approach for showing what changed, what did not, and why. Test how relationship outcomes and impact can be reported more consistently over time. |
| Leadership, oversight and accountability | <ul style="list-style-type: none"> Confirm who holds governance oversight of the overall relationship. Review the current purpose, scope and resourcing of the relevant Māori engagement / partnership leadership function. Identify current duplication, gaps, risks and | <ul style="list-style-type: none"> Confirm preferred strategic-level interfaces with Council governance and leadership. Identify where current arrangements create the greatest pressure or lack of accountability. | <ul style="list-style-type: none"> Agree how overall relationship performance, risks and improvement needs will be reviewed. Confirm what stewardship of the relationship should cover at governance, leadership and operational levels. Identify short-term actions to strengthen oversight before any longer-term |



| Recommendation | Council | Tāngata Whenua | Both Parties |
|----------------------------------|--|--|---|
| | pressure points across the relationship. | | structural decisions are made. |
| Capability and resourcing | <ul style="list-style-type: none"> • Identify where Council capability is strongest and weakest across governance, leadership and operational roles. • Review current Māori engagement guidance, training and support tools. • Identify budget and process implications of current engagement demand. | <ul style="list-style-type: none"> • Identify where participation pressures are highest across hapū, iwi and PSGEs. • Confirm what forms of support, capability-building or resourcing would make the greatest difference. | <ul style="list-style-type: none"> • Agree priority capability areas for both sides of the relationship. • Identify options for a more transparent and sustainable approach to resourcing Tāngata Whenua participation. • Confirm where capability and resourcing actions should be built into work plans and reporting. |



Appendix 1: Review Approach

This review draws on a combination of engagement, documentation, and system-level analysis to develop a grounded understanding of how the partnership is currently operating.

Engagement was undertaken with both Tāngata Whenua and Council participants through interviews, survey responses, and workshop discussion. These inputs provided perspectives across governance and operational roles. The focus was on identifying recurring patterns, areas of alignment, and points of tension across the system, rather than individual experiences in isolation.

The themes presented in this report reflect issues raised consistently across multiple sources. Where different perspectives were expressed, these have been treated as part of the system dynamics, rather than as inconsistencies to be resolved.

The review also draws on existing documentation, including the Tāngata Whenua Position Paper, prior reporting (including the 31 January Review), and relevant Council materials. These sources provide context and continuity and support the identification of patterns and practice.

Approach

The review adopted a qualitative, system-level approach, focusing on:

- governance and organisational structures
- engagement practices and processes
- roles and responsibilities across Council and Tāngata Whenua
- how partnership intent is translated into delivery

We considered both structural elements (such as forums and systems) and behavioural elements (such as leadership, capability, and ways of working).

Analysis was informed by the McKinsey 7S framework (strategy, structure, systems, style, staff, skills, and shared values) which examines how different parts of an organisation interact, and how misalignment across those elements affects outcomes in practice.

Inputs

The Review draws on:

- governance and executive workshops



- interviews and discussions with key stakeholders
- survey responses
- existing Council documentation
- insights captured through the Insights Report

Engagement included 70+ participants across Council and Tāngata Whenua, through workshops, interviews, and survey responses.

Limitations

This review reflects the perspectives and information available at the time. It is intended to support decision-making and improvement, rather than provide a definitive or exhaustive assessment of all aspects of the relationship.

The Review does not:

- assess individual staff performance or statutory compliance
- evaluate the effectiveness of Council strategies, policies, or protocol agreements
- undertake financial, structural, or operational modelling
- design implementation or monitoring systems
- extend engagement beyond what was scoped for this phase

Project Brief (overleaf)



Tangata Whenua Relationship Review Project Brief

Background

Tauranga City Council (TCC) and Tangata Whenua have maintained formal relationship arrangements for over 20 years. These arrangements span governance, advisory, and operational levels, and include a wide range of committees, forums, and partnerships.

Recent feedback — including the Tangata Whenua Position Paper (LWDW) — has highlighted concerns about the effectiveness and sustainability of these arrangements.

Tangata Whenua have expressed that TCC should urgently review its Māori engagement approaches to restore and strengthen positive relationships. In response, Council has agreed to initiate a review to assess the current state of the partnership and identify opportunities for improvement.

Purpose of the Review

To undertake a focused review of the relationship arrangements between TCC and Tangata Whenua with the aim of:

- Assessing the effectiveness of current structures and processes.
- Identifying changes that will refresh and future-proof the partnership.
- Delivering enhanced value to both Tangata Whenua and Council.
- Developing recommendations for both Council and Tangata Whenua to strengthen the relationship, communications, and engagement going forward.

Guiding Principles

- Partnership: Honoring the spirit and intent of partnership between Council and Tangata Whenua.
- Openness: Engaging in honest, transparent dialogue and sharing of perspectives.
- Future Focus: Looking ahead to ensure arrangements are resilient and adaptive.
- Solutions Focused: Seeking practical, constructive improvements that benefit both parties.

Review Steering Group

TCC has appointed the following a Review Steering Group to oversee the Review

- Te Awanui Ward Councillor (Hemi Rolleston)
- Chair Te Rangapu (Matire Duncan)
- Chair TW/TCC Committee (Anthony Fisher)
- Iwi Chair representative (Kylie Smallman)
- TCC Chief Executive (Marty Grenfell)
- GM Strategy, Partnerships & Growth (Christine Jones)
- Head of Te Pou Takawaenga (Keren Paekau)

The role of the Steering Group is to:

- Oversee the development of the project terms of reference
- Provide input into identification and selection of members of the Review Team
- Guide the review process
- Receive the draft report from the Review Team and provide feedback to the Review Team.

Review Team

The review will be undertaken by a Review Team of three members, comprising:

- An independent Chairperson to lead the process and ensure objectivity.
- Two members with strong linkages to Tauranga Moana Tangata Whenua and deep understanding of local issues and relationships.

All members of the Review Team should have a good understanding of mātauranga Māori and tikanga.

The composition of the team is intended to ensure both independence and cultural competence, while maintaining trust and credibility with all parties.

Scope of Work

- Governance-level arrangements:
 - Review standing, joint, and special committees for effectiveness with respect to tangata whenua/Council relationship and issues.
 - Consider whether governance structures are adaptable to future reforms and changes (including changes post in Iwi / hapu structures & entities).
- Structures and forums:
 - Assess advisory groups, panels, and partnership forums for impact and effectiveness with respect to tangata whenua relationships and identifying/addressing matters of interest to tangata whenua.
- Role clarity: understanding of the roles and responsibilities of all parties involved.
- Information flows and communications:
 - Assess how information is shared, and decisions are communicated.
 - Consider flows of information, including to wider hapu /iwi, and timeliness.
- Relationships at various levels:
 - Examine relationship across strategic governance, advisory and operational levels.
- Opportunities for improvement:
 - Identify what is working well and what could be strengthened from both Tangata Whenua and Council perspectives.



Attachment 1: Proposed Interview and Workshop Schedule

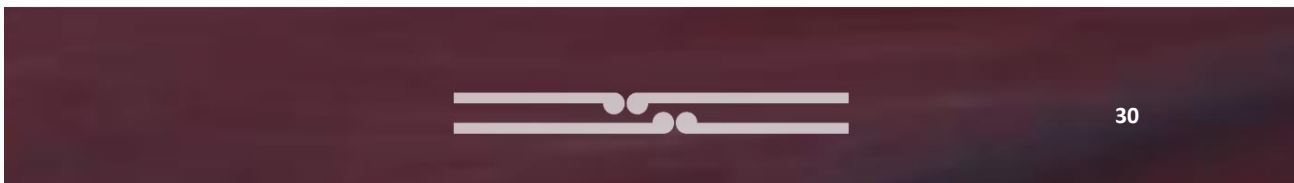
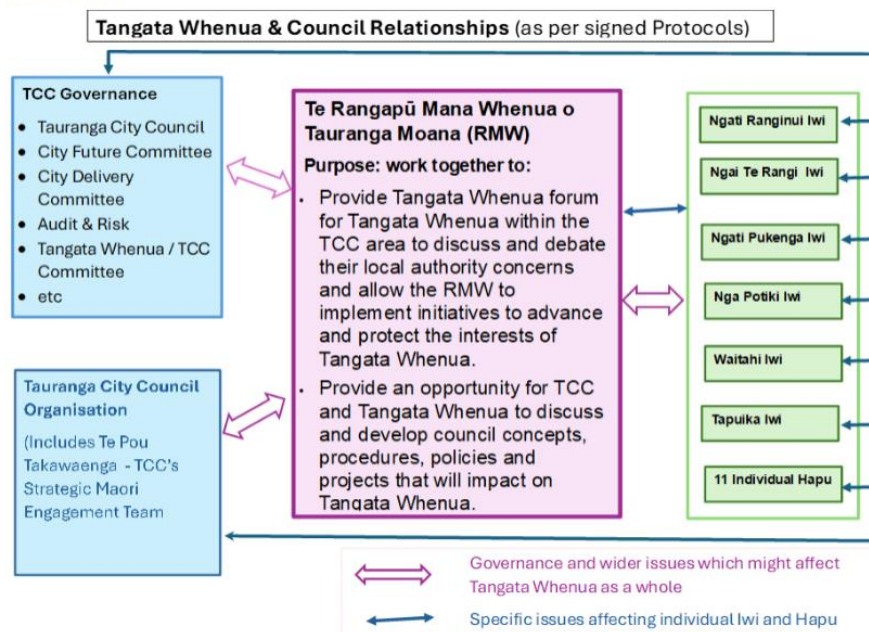
Interviews:

- Mayor Mahé Drysdale & Māori Ward Councillor (joint interview)
- TCC Chief Executive & General Manager: Strategy, Partnerships & Growth (joint interview)
- Acting Head of Strategic Māori Engagement
- Carlo Ellis (previous Manager Strategic Māori Relationships)
- Iwi Chairs (potentially via nominee/s)
- Te Rangapu Chair

Workshops:

- Te Rangapu Mana Whenua o Tauranga Moana (Rangapu) & Kaumatua Forum (joint workshop)
- Māori members of the TCC Tangata Whenua Committee & Māori members of TCC Standing Committees (joint workshop)
- Tangata Whenua members of TCC forums, committee etc. (Includes Wastewater Management Review Committee, Waiari Advisory Committee etc).

Attachment 2



Appendix 2: Project Team

ANA MORRISON | LEAD REVIEWER

Ngāti Whakaeue, Ngāti Tūwharetoa, Pākehā

Ana is an experienced Chair, Director, and Senior Executive whose governance career began within iwi and kaupapa Māori organisations. Over the past 17 years, she has led across iwi, community, and Crown sectors. She chairs the Rotorua District Licensing Committee, and serves on a number of Boards.

Ana leads a Rotorua-based consultancy that strengthens the governance, strategy, and performance of kaupapa Māori and iwi organisations. She has had experience on both sides of the iwi–Crown partnership and led Tiriti and Equity organisation change in health, tertiary education, and local government entities, including the Rotorua Lakes Council, Te Arawa Partnership.

LIL ANDERSON | REVIEWER

Te Rarawa, Ngāpuhi

Lil started her career with the New Zealand Māori Council and Crown Forestry Rental Trust, later moving into Government where she has spent the last 25 years in various roles including Director of the Office of Treaty Settlements, Deputy Secretary at the Ministry of Justice, Deputy Chief Executive of Te Puni Kokiri and the inaugural and only Chief

Executive of Te Arawhiti prior to it being disestablished in 2024. Lil has been with Te Amokura Consulting since February 2025 working across iwi, the public service and the private sector.

Lil is well respected across Government and Māori communities for the importance she places on relationships, her political astuteness, her commitment and passion for all things Māori and her ability to communicate honestly, achieve results and solve complex problems.

ELVA CONROY | REVIEWER

Tapuika, Tūhourangi, Ngāti Whakaeue

Elva is an experienced planner with over 20 years working across resource management, indigenous planning, and partnership frameworks that give effect to Te Tiriti o Waitangi. Her work focuses on supporting iwi, hapū, co-governance entities and councils to strengthen Treaty-based relationships and embed cultural values and mātauranga Māori within resource management and local government processes.

Through her work, she seeks to create enduring relationships and planning outcomes that reflect shared outcomes and long-term wellbeing for people and place.



Appendix 3: Phase 1 Insights

Executive Summary from “Mā te rongo, ka mōhio: Insights into the Relationship” which was released in December 2025:

Tauranga City Council has commissioned a review to understand how its relationship arrangements with Tāngata Whenua are working in practice. **This report captures what we heard during Stage One of the Review.**

Insights are drawn from **40+ online survey** responses and direct kōrero with **60+ tāngata whenua and Council participants** across governance, leadership and operational roles.

What we heard points to the following:

Despite clear commitment from both parties to work in partnership, participants describe a persistent gap between intent and lived experience. Relationship mechanisms rely heavily on individual effort rather than durable practice, leaving the partnership vulnerable to change and uncertainty.

Key Insights:



Systemic strain

The partnership operates within systems that are under sustained strain.



Reliance on individuals

The partnership relationship is functioning, but only because people are compensating for system gaps.



Active parts, weak alignment

Key elements are in place but are not consistently aligned in practice.



Fragility under pressure

When people, priorities, or structures shift then pressures combine, and the partnership becomes vulnerable to disruption.



Appendix 4: Themes & Analysis

This appendix bridges the Insights Report (Mā te rongo) and the Final Report (Mā te mārama). It summarises the key themes from engagement and shows how these reflect a broader system pattern using the McKinsey 7S framework.

It draws together the underlying themes to show where alignment is strong, where gaps exist, and how these inform the recommendations.

Key Themes

Strong foundation, but inconsistent practice

- Strong commitment to partnership across all groups
- Emerging examples of positive practice

Lack of shared clarity

- Unclear roles, pathways, and purpose of forums
- No clear governance anchor
- Uncertainty about how the relationship operates in practice

Inconsistent and reactive ways of working

- Engagement varies across teams, projects and Tāngata Whenua groups
- Practice relies on individuals and relationships
- Engagement is often reactive rather than planned

Limited visibility and follow-through

- Limited feedback on how input has influenced decisions
- Outcomes and progress not consistently visible

Capability and system support gaps

- Need for clearer expectations of leadership
- Need for practical tools, systems, and organisational support
- Capability varies

These themes point to a consistent system pattern. The relationship is active and supported by multiple mechanisms, but it is not yet operating as a coherent system.

In practice:

- effort is high, but not always aligned
- outcomes are not consistently visible
- participants rely on individuals to navigate complexity
- This reflects system-wide misalignment rather than a single issue.



7S Analysis

The themes above reflect misalignment across multiple parts of the system. The 7S framework is used here to show where those gaps sit and how they interact.

| Element | What we heard / observed | What this means |
|--------------------|--|---|
| Strategy | No shared partnership position; unclear how partnership operates in practice | Inconsistent expectations and decision-making |
| Structure | Multiple forums; unclear roles; no clear governance anchor | Fragmentation and duplication |
| Systems | Inconsistent processes; limited visibility and follow-through | Variable practice and weak feedback loops |
| Style (Leadership) | Strong intent, but inconsistent leadership practice | Partnership not consistently modelled |
| Staff (Roles) | Reliance on individuals; unclear accountability | Lack of ownership and continuity |
| Skills | Variable capability; limited applied guidance | Inconsistent engagement quality |
| Shared values | Strong commitment to partnership | Strong foundation, not yet embedded in practice |

System Insight

These elements are connected. The issue is not a lack of commitment or mechanisms, but that they are not aligned. As a result, the system relies on individual effort rather than clear, consistent ways of working.

An effective relationship requires alignment across governance, systems, capability, and ways of working. Addressing one area alone will not lead to sustained improvement.

The recommendations in this Report focus on aligning strategy, structure, systems, leadership, and capability so the relationship (as a system) works consistently.



Appendix 5: A Practical Guide to ‘What Good Looks Like’

Purpose

This section provides a practical guide for implementation. It describes what “good” looks like when the partnership system is working well and highlights approaches organisations use to support this in practice.

These are not models to replicate, but examples to inform decisions. They can be used to test whether changes are having the intended effect and to guide day-to-day decision-making.

Partnership is clearly defined and consistently applied

What good looks like

Partnership is clearly defined and applied consistently across governance, policy, and delivery. It is not left open to interpretation.

In practice

- There is a shared statement that sets out purpose, outcomes, and expectations
- Roles and influence are clear at governance, policy, and delivery levels
- Staff, elected members, and Tāngata Whenua have a consistent understanding of who needs to be involved, when engagement should occur, and what level of influence is expected

What supports this

- A clearly defined governance-level partnership interface that focuses on strategy rather than operational matters
- Regular monitoring of partnership performance at governance level
- Agreed frameworks or guidance that are actively used across the organisation

What to look for

- Can people describe what partnership means in practice in the same way?
- Is it clear when and how tāngata whenua input influences decisions?
- Are expectations applied consistently across governance, policy, and delivery?



Relationship mechanisms operate as a deliberate system

What good looks like

Relationship forums and mechanisms operate as a connected system, with clear roles and no unnecessary overlap.

In practice

- Each forum or committee has a clear purpose and a known place in the system
- There is a shared understanding of where different discussions belong
- Strategic matters are not re-litigated in operational forums
- Local issues are addressed at the appropriate level, not escalated unnecessarily
- Participants understand why they are there and what happens next

What supports this

- A clearly defined “map” of relationship forums and how they connect
- Terms of reference that describe purpose and role, not just membership
- Regular review of forums to ensure they remain fit-for-purpose
- Internal capability to support consistent application across teams

What to look for

- Can people explain the role of each forum and how they connect?
- Are the same issues being discussed in multiple places?
- Do participants understand what is expected of them in each forum?

The right discussions happen in the right places

What good looks like

Different types of discussions are consistently directed to the forums best suited to them.

In practice

- There is a shared understanding of different types of discussions, including strategic direction-setting, policy and programme development, place-based engagement, and project delivery
- Matters are directed to the appropriate level: strategic issues at governance level, policy work in structured forums, local issues addressed directly with iwi and hapū
- Staff and elected members actively redirect discussions when they sit in the wrong place
- Agendas and work programmes are structured intentionally



What supports this

- A simple “types of discussion” framework used across the organisation
- Clear pathways for how matters move between forums
- Agenda-setting processes that test whether items are in the right place
- Internal guidance to support consistent decision-making

What to look for

- Are discussions happening at the right level?
- Are issues being escalated or repeated unnecessarily?
- Do agendas reflect the intended role of each forum?

Engagement is planned, visible, and proactive

What good looks like

Engagement is planned and aligned to the work programme, not driven by individual projects.

In practice

- There is forward visibility of upcoming work and engagement needs
- Engagement happens early and shapes direction
- Engagement is coordinated across projects and teams
- Tāngata Whenua are not repeatedly asked to engage on the same issue

What supports this

- A joint work programme with agreed priorities
- Forward planning tools that provide visibility of upcoming kaupapa
- Coordination across teams to align engagement activity

What to look for

- Is engagement happening early enough to influence outcomes?
- Is there a clear forward view of upcoming engagement?
- Are teams coordinating, or engaging separately on the same issues?



Outcomes, impact, and influence are visible and understood

What good looks like

It is clear how engagement influences decisions and outcomes.

In practice

- There is regular, simple reporting that shows what was discussed, what input was provided, and what changed as a result
- There is a clear line of sight between: engagement, influence, decision, outcome
- Feedback loops are closed: Tāngata Whenua can see how input has shaped outcomes, and elected members can see the value of engagement
- Reporting focuses on impact, not just activity

What supports this

- Standard templates for engagement summaries and reporting
- Clear documentation of decisions and how input influenced them
- Regular reporting through governance and partnership forums
- Consistent communication back to iwi and hapū

What to look for

- Can people see how engagement has influenced decisions?
- Are outcomes clearly communicated back to participants?
- Is reporting focused on impact, rather than activity?

When these elements are in place, the relationship operates as a coherent system, with clear partnership expectations, intentional structures, disciplined conversations, planned engagement, and visible impact.



11.3 Interim Mitigation Options to Reduce Impact on Adams Ave

File Number: A20220656
Author: Nick Chester, Principal Strategic Advisor
 Amanda Davies, Manager: Spaces and Places Project Outcomes
Authoriser: Charlie Rahiri, Recovery Manager

Please note that this report contains confidential attachments.

| Public Excluded Attachment | Reason why Public Excluded |
|--|---|
| Item 11.3 - Interim Mitigation Options to Reduce Impact on Adams Ave - Attachment 1 - WSP Report - Mauao Landslide Response – Short Term WSP Report - Adams Avenue Mitigation Strategy | s7(2)(d) - The withholding of the information is necessary to avoid prejudice to measures protecting the health or safety of members of the public. |

PURPOSE OF THE REPORT

1. Provide an overview of work undertaken to re-open Pilot Bay Boat Ramp, following the 12 May 2026 Council meeting
2. Provide options to reduce the impact of Adams Avenue closures during Trigger Action Response Plan (TARP) Level 3.
3. Recommend the construction of an interim bund at the Harbourside Campground.

RECOMMENDATIONS

That the Council:

- (a) Receives the report "Interim Mitigation Options to Reduce Impact on Adams Ave".
- (b) Note work currently underway to re-open Pilot Bay Boat Ramp
- (c) Approve Option 2a: Build an Interim Bund at Harbourside Campground
- (d) **Attachment 1** can be transferred into the open Discusses risk issues still under review as part of the QLRA

EXECUTIVE SUMMARY

4. Following the severe weather event that impacted Mauao in January 2026, A Trigger Action Response Plan (TARP) is in place to manage ongoing landslide risk. At Level 3 (the highest risk level), Adams Avenue must be closed to protect public safety.
5. While necessary, these closures are disruptive for residents, businesses and the wider community, and are expected to occur multiple times over the next 6–18 months.
6. Council has also directed staff to move at pace to re-open the Pilot Bay boat ramp. Good progress is being made toward reopening the boat ramp, including site preparation, safety controls, and stakeholder engagement. Re-opening will improve public access and allow a reduction in security presence and associated costs.

7. Despite this progress, the ongoing need to close Adams Avenue during Level 3 events remains a significant issue for the community and requires an interim solution.
8. A range of options has been assessed to reduce this impact, including physical mitigation measures and operational changes to how the road is managed during high-risk periods.
9. Technical assessment indicates that some options can reduce disruption while maintaining an acceptable level of safety, while others do not sufficiently address risk.
10. Constructing an interim engineered bund at Harbourside Campground would enable Adams Avenue to remain open during Level 3 events, significantly reducing disruption while maintaining an appropriate level of risk management.
11. The interim bund is proposed as a temporary solution for approximately 6–18 months while longer-term decisions are made regarding remediation of Mauao and the future of surrounding assets.
12. On balance, the interim bund provides the most effective and proportionate response, improving access and community outcomes while continuing to prioritise public safety.
13. It is therefore recommended that Council endorse construction of the interim bund as the preferred interim mitigation measure.

BACKGROUND

14. Tauranga was impacted by a severe weather event on 21-22 January 2026 (Tropical Low 05F). The event prompted a regional state of emergency to be declared and a response process activated under the Civil Defence Emergency Management (CDEM) Act 2002. A significant response effort was undertaken, which included a multi-agency response, including the Mauao Trust, iwi, hapū and marae.
15. The severe weather event had a devastating impact on the city, notably at Mauao, where a massive landslide at the Mount Beachside Holiday Park led to the tragic loss of six lives.
16. As part of the response and recovery, several actions were undertaken to ensure public safety in the short-medium term. These included a Trigger Response Action Plan (TARP) and security fencing, barriers and personnel at the base of Mauao.
17. The TARP was established to provide a structured framework for monitoring site conditions and responding to identified risks in a timely and consistent manner. It defines clear triggers—such as environmental thresholds, safety concerns, or operational indicators—and the corresponding actions required to manage impacts on public safety, cultural values, and the natural environment. The TARP supports proactive decision-making, ensuring issues are addressed early and escalation pathways are clear, while aligning day-to-day management with agreed governance and regulatory expectations.
18. The TARP has three safety levels, with level 3 being in place when risk is at its highest. One of the conditions of level 3 is to close Adams Ave to motorists. These ongoing closures, although temporary in nature, are disrupting to businesses and the local community.
19. Security fencing and barriers were also erected at the base of Mauao to prevent public access while initial response and recovery actions were undertaken, and to provide protection from any further landslides that may occur as a result of the destabilisation of Mauao. The fencing and barriers remain in place as remediation work on Mauao has begun and are monitored by Maori Wardens.

Changes to TARP and re-opening of Pilot Bay Boat Ramp

20. There has been a high degree of public interest in the temporary closure of the Pilot Bay boat ramp, which was due to safety concerns due to being in a landslide runout zone, and to allow recovery and remediation operations.
21. At the meeting on 12 May 2026, Council directed staff to move at pace to re-open the Pilot Bay boat ramp and reduce security staff numbers. Doing so requires an update to the

existing TARP, allowing the ramp to be open to the public under levels 1 and 2 of the TARP. It will still be required to be closed if Level 3 thresholds were met for reasons of public safety.

22. The opening of the boat ramp will significantly increase passive surveillance at the Pilot Bay end of Mauao. This, coupled with the security system at Mount Hot Pools being re-operationalised and the installation of additional monitoring equipment will result in a reduced need for security personnel, from the current seven down to three. This reduction in staff will allow costs to reduce from \$5,040 per day to \$2,160 per day.
23. Staff have been working quickly to undertake work required to open the boat ramp as soon as possible. This has included:
 - (a) Source and install new gates and fencing to control access to Mauao in a way that still allows access to the boat ramp. Temporary security fencing and gates will remain in place until the new fencing arrives – there is an approximate lead time of 6 weeks to get the fencing and gates manufactured.
 - (b) Clean and undertake minor repairs to the boat ramp
 - (c) Secure area around toilet block to ensure public access to toilets but not restricted areas of Mauao
 - (d) Work with harbourmaster to adjust Maritime exclusion zone at Pilot Bay
 - (e) Inform Mauao Trust and Hapū of intended changes
 - (f) Removal of equipment near the boat ramp such as shipping container and portacom
 - (g) Develop clear communication plan to ensure the public are well informed of impending changes.
24. The boat ramp will still be required to close periodically as part of the remediation work on Mauao as a safety measure to allow construction vehicle movements to occur.
25. Staff will provide a verbal update on progress to reopen the boat ramp at the meeting.

OPTIONS TO REDUCE IMPACT ON ADAMS AVE

26. The Trigger Action Response Plan (TARP) continues to recognise the potential for future landslides, particularly the risk of material reaching Adams Avenue under Level 3 conditions. Under the current TARP, Adams Avenue is required to close as part of a Level 3 response.
27. There are several options available to manage the impacts on Adams Avenue during a Level 3 TARP response. These options are:
 - (a) building an interim bund at Harbourside Campground
 - (b) ballasting the existing shipping containers
 - (c) retaining the current shipping container arrangement with a one-way road closure
 - (d) retaining the current shipping container arrangement with a full road closure (status quo).
28. Each option has different advantages, disadvantages, risks and costs. These are outlined in the sections below.
29. To assess the risks associated with each option, WSP has undertaken an initial, semi-quantitative risk assessment.
30. For vehicle risk, WSP has applied an approach based on the New South Wales Slope Risk Analysis framework. This framework has recently been adopted by Waka Kotahi NZ Transport Agency to assess risks associated with cut and natural slopes on New Zealand highways.
31. For pedestrian risk, WSP has assessed risk to life in general accordance with the Australian Geomechanics Society Guidelines for Landslide Risk Management (AGS, 2007).

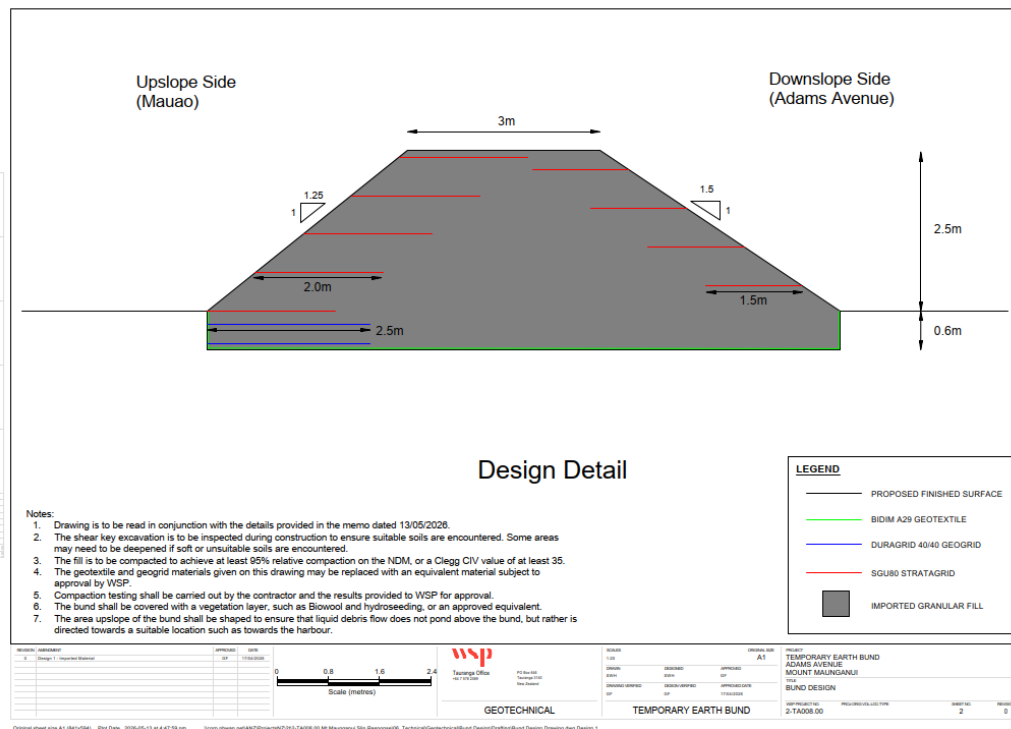
32. If either the interim bund or the ballasted shipping container option is selected, the proposed design will undergo an independent peer review before construction begins.

Option 1: Current Shipping Container Arrangement with Full Road Closure (Status Quo)

33. The current slip response arrangements at Adams Avenue rely on shipping containers installed within Harbourside Campground as an interim measure.
34. Under the existing approach, a Level 3 TARP response requires the full closure of Adams Avenue. This is necessary to manage the risk to road and footpath users of a potential debris flow impacting the road corridor during a significant weather or slip event.
35. While the containers provide a degree of protection, they are a visually intrusive solution. Their location requires conservative operational controls, including road closures, to manage residual risk. This results in significant disruption to residents, businesses and road users during Level 3 responses.
36. The current operational cost of implementing road closures is approximately \$3,200 to install and remove temporary traffic management (TTM), and approximately \$3,500 to monitor the closure over a 24-hour period. This results in an average cost of \$10,200 for a 48-hour closure.
37. Based on previous weather patterns, the conditions requiring a Level 3 response are estimated to occur up to four times per year. Over the anticipated 6 to 18-month period required to determine and implement a long-term remediation option, this equates to an estimated total cost of between \$10,200 (one closure over six months) and \$61,200 (up to six closures over 18 months). These costs will be an Opex spend.
38. While the status quo is effective from a risk management perspective, it represents the highest impact option in terms of access restrictions, cost, and community disruption.

Option 2a: Build an Interim Bund at Harbourside Campground (Recommended Option)

39. Option 2a involves removing the shipping containers currently installed within Harbourside Campground and replacing them with an interim bund constructed from engineered fill.
40. The interim bund is a short- to medium-term solution intended to reduce impacts on residents, businesses and road users on Adams Avenue. Unlike the status quo, it would allow Adams Avenue to remain open during a Level 3 TARP response, while still managing the risk from potential debris flows.
41. The bund is a short- to medium-term solution. It is intended to minimise impacts on residents and businesses on Adams Avenue by no longer requiring road closures under a Level 3 TARP response.
42. This option would remain in place while a long-term solution for the remediation and future use of Beachside Campground and Mount Hot Pools is confirmed, designed and constructed. The bund is expected to be required for approximately 6 to 18 months, reflecting the time needed for decision-making and community consultation.
43. While the bund is not intended to form part of the long-term remediation strategy, the construction approach allows for future reuse of materials. Imported granular fill (GAP65) would be used, with a sacrificial geotextile layer between the fill and topsoil to keep the material clean. This material could later be reused on site for permanent remediation works or other site improvements.
44. The bund would be constructed along the upslope side of Adams Avenue.
45. The bund will be 2.5m (from ground level with 0.6m below ground) and 1.7m wide at the base and 3m wide at the top. The bund will be covered in Hydroseeded vegetation layer (grass or similar).



- 46. The estimated construction cost is \$215,936, including 1,049 m³ of imported GAP65 at a cost of \$139,537 to use as engineered fill. The GAP65 material could be reused onsite as part of a future permanent solution. This would be a capex cost.
- 47. Construction is expected to take approximately three weeks if containers are removed in small sections. This is to allow for site safety if there is a level 3 TARP response during the construction works. If weather conditions allow for larger sections to be removed at once, construction time could be reduced.
- 48. Overall, Option 2a provides a balance between safety, visual and community impact. It removes the disruption associated with repeated road closures on Adams Avenue, while maintaining an acceptable level of risk management during the interim period.

Option 2b: Ballast the Existing Shipping Containers

- 49. Option 2b retains the shipping containers currently installed on site and improves their performance by ballasting them to increase stability during slip events.
- 50. Ballasting would involve securing the containers and adding approved ballast material (such as concrete) to the containers to increase their weight and resistance to movement. This approach uses existing infrastructure and can be implemented as an interim protection measure without significant changes to the site layout.
- 51. For ballasting to be effective, the volume of concrete required to resist the impact load, would need to be 7m³ of concrete per metre along the alignment (for example 2.65m wide by 2.65m high)
- 52. The high-level cost estimate for ballasting the containers would be in the order of \$150,000 noting that this does not allow for the removal of concrete and containers when no longer in use. This would be an opex cost.
- 53. Ballasting the containers would remove the need to close Adams Avenue during a Level 3 TARP response, reducing disruption to residents.
- 54. Ballasting the containers provides a lower-impact, lower-cost interim solution, but does not offer the long-term resilience or visual improvements achieved through replacing the containers with an engineered bund.

Option Three: Current Shipping Container Arrangement with One Way Road Closure

- 55. Option 3 proposes retaining the existing shipping containers and operating Adams Avenue under a single-lane arrangement during a Level 3 TARP response, rather than a full road closure.
- 56. This option was assessed to determine whether reducing Adams Avenue to one lane would provide a meaningful reduction in disruption while continuing to manage landslide risk.
- 57. The Annual Risk to Life (ARL) assessment, prepared by WSP and included as an attachment, indicates that operating Adams Avenue under a one-lane arrangement does not materially reduce risk, particularly for pedestrians. The assessment shows that pedestrian risk remains largely unchanged compared to a full road closure scenario.
- 58. As a result, operating Adams Avenue under one lane does not provide a sufficient risk reduction benefit. The same residual risks remain, requiring further mitigation measures to be implemented.
- 59. The costs associated with managing the one lane system would be an opex cost.

Table 1: Advantages and Disadvantages/Risks of Adams Ave Mitigation Options

| Option | Advantages | Disadvantages/Risks |
|--|--|---|
| <p>Option 1: Current Shipping Container Arrangement with Full Road Closure (Status Quo)</p> | <ul style="list-style-type: none"> • Effective risk management: Full road closure during Level 3 TARP responses removes exposure to landslide risk for road users and pedestrians. • Established and operational: The current arrangements are already in place and well understood by staff and emergency services. • No additional construction required: Avoids the need for new works, design approvals, or construction activity in the short term. • Clear and conservative response: Provides certainty in how risks are managed during significant weather or slip events. | <ul style="list-style-type: none"> • High community disruption: Full closures of Adams Avenue significantly impact residents, businesses, emergency access and wider road users. • Repeated access restrictions: Level 3 conditions are expected to occur up to four times per year, resulting in ongoing disruption. • Ongoing operational costs: Each 48-hour closure costs approximately \$10,200, with total costs estimated between \$10,200 and \$61,200 over the next 6 to 18 months. Opex cost. • Visually intrusive: Shipping containers are a temporary and unattractive solution within a prominent coastal location. • Least flexible option: Provides no reduction in disruption over time and does not support improved access outcomes. |
| <p>Option 2a: Build an Interim Bund at Harbourside Campground (recommended)</p> | <ul style="list-style-type: none"> • Reduced community disruption: Allows Adams Avenue to remain open during Level 3 TARP responses, avoiding repeated road closures. • Improved access outcomes: Minimises impacts on residents, businesses, emergency services and wider road users. • Balanced safety approach: | <ul style="list-style-type: none"> • Upfront construction cost: Estimated construction cost of \$215,936, including imported engineered fill. This is a Capex cost. • Temporary solution: Does not form part of the long-term remediation strategy and will need to be removed or adapted in future. • Construction impacts: |

| | | |
|--|--|--|
| | <p>Provides an acceptable level of risk management while reducing reliance on conservative operational controls.</p> <ul style="list-style-type: none"> • Short- to medium-term solution: Supports continuity of access while longer-term remediation and future use of the Beachside Campground and Mount Hot Pools are confirmed. • Reuse of materials: Engineered fill (GAP65) can be reused in future permanent remediation works, reducing long-term waste and improving value for money. • Reduced visual impact: Vegetated bund is less visually intrusive than shipping containers in a prominent coastal location. | <p>Short-term construction activity (approximately three weeks) may cause temporary disruption to boat ramp and requires careful management during Level 3 events.</p> <ul style="list-style-type: none"> • Implementation risk: Requires construction in an active risk area, with weather conditions potentially affecting programme and sequencing. |
| <p>Option 2b: Ballast the Existing Shipping Containers</p> | <ul style="list-style-type: none"> • Reduced community disruption: Allows Adams Avenue to remain open during Level 3 TARP responses, avoiding repeated road closures. • Lower upfront cost: Estimated cost of approximately \$150,000, lower than constructing an interim bund. • Uses existing infrastructure: Retains current shipping containers and site layout, reducing the need for major physical changes. | <ul style="list-style-type: none"> • Ongoing visual impact: Shipping containers remain a visually intrusive element in a prominent coastal location. • Limited long-term benefit: Does not provide the resilience or visual improvements achieved through an engineered bund. • Removal costs not included: Cost estimate does not allow for removal of concrete ballast or containers when no longer required. • Material inefficiency: Ballast material cannot be easily reused for future remediation works. • Interim solution only: Does not contribute to long-term remediation outcomes and will require further intervention. • Would be an Opex cost. |
| <p>Option Three: Current Shipping Container Arrangement with One Way Road Closure</p> | <ul style="list-style-type: none"> • Reduced disruption compared to full closure: Maintains some vehicle access on Adams Avenue during Level 3 TARP responses. • Uses existing infrastructure: Retains current shipping containers and avoids additional construction works. | <ul style="list-style-type: none"> • No meaningful safety improvement: The WSP Annual Risk to Life (ARL) assessment shows that operating Adams Avenue under a one-lane arrangement does not materially reduce risk, particularly for pedestrians. • Pedestrian risk remains: |

| | | |
|--|---|--|
| | <ul style="list-style-type: none"> • Lower immediate change: Requires fewer physical alterations to the site than other options. | <p>Risk levels are largely unchanged compared to a full road closure scenario.</p> <ul style="list-style-type: none"> • Limited benefit: Does not provide sufficient risk reduction to justify the operational complexity. • Further mitigation still required: Additional measures (such as an interim bund or ballasted containers) would still be needed to achieve acceptable risk levels. • Would be an Opex cost. |
|--|---|--|

STATUTORY CONTEXT

- 60. Tauranga City Council’s role in responding to and recovering from the January 2026 severe weather event is supported by the Civil Defence Emergency Management Act 2002.
- 61. The options outlined in this report are consistent with Council’s powers and responsibilities under the Local Government Act 2002, which enables local authorities to act to promote the social, economic, environmental and cultural wellbeing of communities, and to provide infrastructure and services in a safe and effective manner.
- 62. In considering the options, Council must continue to prioritise public safety, including managing landslide risk and ensuring appropriate measures are in place to protect road users and the wider community.

STRATEGIC ALIGNMENT

- 63. 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 | <input type="checkbox"/> |
| We are a well-planned city that is easy to move around | ✓ |
| We are a city that supports business and education | ✓ |
| We are a vibrant city that embraces events | ✓ |

- 64. Addressing the issues on Adamas Ave included in this report will influence and contribute to several of Tauranga City Council’s Community Outcomes. It supports:
 - (a) an inclusive city by encouraging more of the community to return to Mt Maunganui, increase community cohesion and contribute to healing and recovery for the community more widely.
 - (b) reinforces a well-planned city by increasing access to Mt Maunganui and provide more certainty for people travelling into and through the area.
 - (c) support business continuity, employment and education by restoring confidence and capacity for normal business activities, events and community activity to occur, especially near affected areas.

FINANCIAL CONSIDERATIONS

65. The key financial difference between the options is whether costs are capital-funded or operational.
66. Option 2a (interim bund) represents a one-off capital investment, creating a physical asset that manages risk while significantly reducing community disruption. Although it is an interim solution, the ability to reuse the engineered fill in future remediation works improves value for money and limits long-term waste.
67. In contrast, the shipping container-based options (Options 1, 2b, and 3) rely on ongoing operational expenditure, primarily associated with repeated traffic management and road closures during Level 3 TARP responses. These costs accumulate over time, create no asset, and result in continued disruption to residents, businesses and road users.

LEGAL IMPLICATIONS / RISKS

68. The primary legal risk associated with the options in this report relates to Council's duty of care to ensure public safety, particularly in managing the risk of landslides impacting Adams Avenue and surrounding areas. The Health and Safety at Work Act 2015 requires Council to keep the public safe so far as reasonably practicable.
69. Decisions to allow continued access during Level 3 TARP events must be supported by robust technical evidence to demonstrate that risks have been reduced to an acceptable level. Council has relied on specialist advice to inform the options presented.
70. Keeping the road open during high-risk periods does carry some risk. However, this can be managed with the right safeguards and by continuing to closely monitor conditions and respond quickly using the TARP.
71. The proposed interim measures are temporary in nature and do not pre-determine longer-term decisions regarding the remediation of Mauao or the future use of surrounding land and assets.
72. There are also implementation risks associated with constructing mitigation measures within an active hazard environment, including programme delays due to weather or the need to respond to TARP Level 3 conditions during construction. These risks will be managed through staging of works, health and safety planning, and independent peer review of designs.

TE AO MĀORI APPROACH

73. The recovery programme (and activities undertaken as part of it) has a strong alignment with the principles in Council's Te Ao Māori approach. Engagement with Iwi and hapū has been central to response and recovery activities to date, and partnership with the Mauao Trust and Ngā Poutirāo ō Mauao is essential to decisions around recovery of Mauao. In particular, the principles of the Te ao Maori approach are being demonstrated through Manaakitanga, Rangatiratanga, Kaitiakitanga, Whanaungatanga, Wairuatanga and Tūmanako

CLIMATE IMPACT

74. Recovery at Mauao provides an opportunity to address one key areas of climate impact;
 - (a) Adapt to a changing climate: the weather event has highlighted the need to better understand weather related risks, especially landslide risk.

CONSULTATION / ENGAGEMENT

75. No direct community engagement has been undertaken on the four options outlined in this report. However, there has been clear community interest in mitigating the disruptions that have been caused by the current status quo if possible.

SIGNIFICANCE

76. 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.
77. 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.
78. The matters are technically assessed as low significance under Council's policy framework; however, the level of community interest and concern has been a key consideration in determining the reporting and engagement approach.

ENGAGEMENT

79. No further engagement is required to receive the report. However, clear and regular communications will need to be undertaken, regardless of the option chosen.

NEXT STEPS

80. Following a decision made from the options presented, staff will implement this. Depending on the option chosen, this could range from immediate (status quo) to three weeks.

ATTACHMENTS

1. **WSP Report - Mauao Landslide Response – Short Term WSP Report - Adams Avenue Mitigation Strategy - A20279969 - Public Excluded (Separate Attachments 1)**

11.4 Appointment of Tangata Whenua Members as Alternate Member to SmartGrowth Leadership Group

File Number: A20280080

Author: Eileen Mares, Funding Coordinator

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

PURPOSE OF THE REPORT

1. To appoint Tangata Whenua nominated representative as alternate member of the SmartGrowth Leadership Group

RECOMMENDATIONS

That the Council:

- (a) Receives the report "Appointment of Tangata Whenua Members as Alternate Member to SmartGrowth Leadership Group".
- (b) Appoints Riki Nelson, nominated by Te Kahui Mana Whenua o Tauranga Moana / Combined Tāngata Whenua Forum, as an alternate Tangata Whenua Representative of the SmartGrowth Leadership Group.

APPOINTMENT OF ALTERNBATE TANGATA WHENUA REPRESENTATIVES

2. Council has formally appointed the four Tāngata Whenua Representatives to the SmartGrowth Leadership Group (SLG) during the 12 May 2026 Council meeting – Resolution CO/26/07/13. This report receives the nomination of the alternate representative from Tāngata Whenua and seeks to formally appoint to the Joint Committee.
3. The nomination received is:
 - Riki Nelson by Te Kahui Mana Whenua o Tauranga Moana / Combined Tāngata Whenua Forum.

FINANCIAL CONSIDERATION

4. The remuneration for Tāngata Whenua Representatives is provided for in the SmartGrowth budget.

LEGAL IMPLICATIONS / RISKS

5. Schedule 7, Clauses 30(A) and 31 of the Local Government Act sets out the requirements for joint committees, including the establishment of an agreement that must specify the number of members each local authority or public body may appoint to the committee, and this is reflected in the Terms of Reference of the SLG.
6. LGA Schedule 7, Clause 30A(1) provides that members of a joint committee (which includes tāngata whenua representatives) can only be appointed by a local authority.
7. TCC has received legal advice from Simpson Grierson that only one council is required to appoint the tāngata whenua representatives to the SLG Joint Committee. TCC, in its role as administrative agent, is therefore receiving this report to pass a resolution confirming the appointments. No resolution is required from WBOPDC or BOPRC councils, or from the SLG.

CONSULTATION / ENGAGEMENT

8. Tāngata Whenua have undertaken their own engagement process to select the nominee.

TE AO MĀORI APPROACH

9. Tāngata Whenua membership on SLG aligns with the principles in Council's Te Ao Māori approach.

SIGNIFICANCE

10. 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.
11. 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.
12. In accordance with the considerations above, criteria and thresholds in the policy, it is considered that the decision is of low significance. This is based on the assessment that Tangata Whenua appointments to the SLG is a decision that has already been made, and this decision is only to receive the nominations from Tangata Whenua and formally appoint.

ENGAGEMENT

13. Taking into consideration the above assessment, that the decision is of low significance, officers are of the opinion that no further engagement is required prior to Council making a decision.

NEXT STEPS

14. The Tāngata Whenua representatives appointed by Council resolutions will be formal alternate member of the SLG going forward, including having voting rights as per the approved terms of the Committee.

ATTACHMENTS

Nil

11.5 Recommendatory Report from the Tangata Whenua - Tauranga City Council Committee meeting on 22 April 2026 - Māori Wards

File Number: A20224886

Author: Caroline Irvin, Governance Advisor

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

PURPOSE OF THE REPORT

1. The purpose of this report is to bring a recommendation from the Tangata Whenua / Tauranga City Council Committee (the Committee) to Council for consideration.
2. At its meeting on 22 April 2026, the Committee passed the following resolution which includes a recommendation to Council:

COMMITTEE RESOLUTION TW/26/0/1

Moved: Mr Whitiora McLeod

Seconded: Cr Hautapu Baker

That the Tangata Whenua / Tauranga City Council Committee:

- (a) Recommends to Council:
 - i. To retain the Māori Ward; and
 - ii. To investigate and advocate for the deferral of the Māori Ward referendum to the 2028 election.

CARRIED

RECOMMENDATIONS

That the Council:

- (a) Receives the report "Recommendatory Report from the Tangata Whenua - Tauranga City Council Committee meeting on 22 April 2026 - Māori Wards".
- (b) Considers the recommendations made by the Tangata Whenua - Tauranga City Council Committee as part of its response to government's 'Head Start pathway' for its Simplifying Local Government reforms, including any decision on retention or disestablishment of the Te Awanui Māori ward.

BACKGROUND AND RECENT CONTEXT

3. The Committee made this recommendation on 22 April 2026. Prior to that, Council had requested a paper be presented to its 2 June 2026 meeting relating to the future of the Te Awanui Māori ward. Under current legislation, Council needs to make a decision before 30 November as to whether it:
 - Resolves to disestablish the Te Awanui Māori ward, or
 - Resolves to hold, by 28 March 2027, a binding poll on the question whether the city should retain the Māori ward.

4. On 5 May 2026, the government made announcements about the 'Head Start pathway' to fast-track its 'Simplifying Local Government reform. Councils have until 9 August 2026 to present structural reform proposals to central government.
5. The 'Head Start pathway' sets out the following timelines:
 - August 2026 – outline proposals submitted
 - September 2026 – Cabinet agrees proposals in principle
 - March 2027 – Final proposals submitted
 - May 2027 – Cabinet makes final policy decisions and confirms proposals
 - Q3/Q4 2027 – legislation introduced
 - Q1 2028 – legislation enacted
 - May 2028 – proposal implementation begins
 - October 2028 – local elections under the new structures undertaken
6. At the time of writing there is no clear understanding of the overlap between the timelines above and the existing statutory requirement for this Council to:
 - Make a decision on its Māori ward by 30 November 2026
 - Potentially hold a binding poll by 28 March 2027
 - Complete a full representation review by October 2027.
7. Discussions have commenced at a staff level between council and central government regarding Tauranga's specific circumstances. Central to these discussions is the issue of potentially needing to hold an expensive binding poll on the Māori ward (per existing legislation) despite the potential for structural reform before the 2028 local elections.
8. Because of the lack of clarity on the above, it is recommended that the Committee's recommendations be received and considered as part of Council's response to the 'Head Start pathway' opportunity.

ATTACHMENTS

Nil

11.6 Transport Resolution Report No.61

File Number: A20096063

Author: Cara Phillips, Team Leader: Engineering Services (Acting) -
Transportation

Authoriser: Reneke van Soest, General Manager: Operations & Infrastructure
Mike Seabourne, Head of Transport

PURPOSE OF THE REPORT

1. This report proposes the introduction, removal or amendment of traffic controls throughout the city, and seeks a resolution from Council to implement or formally approve these proposals.

RECOMMENDATIONS

That the Council:

- (a) Receives the report "Transport Resolution Report No.61".
- (b) Resolves to implement the proposed traffic and parking controls for general safety, operational, or amenity purposes as detailed in Appendix A - including Attachments 1, 7.1, 7.2, 7.9, 7.16, 7.21.
- (c) Approves these changes taking effect on or after 03 June 2026, subject to the installation of appropriate signs and road markings where necessary.

EXECUTIVE SUMMARY

2. As the city grows and changes, the demands on the road network also change. Often there can be conflict between the need to keep traffic lanes clear to enable an efficient network, the need to provide on-street parking and loading zones to support nearby activities, restrict parking to improve access and the need for vulnerable road users such as pedestrians and cyclists to move around the city safely.
3. Attachment A sets out changes for general access, parking, safety and operational reasons. Some of these are requests from the public or other stakeholders for numerous changes to parking controls which have been assessed to be appropriate.
4. Amendments include changes to the following attachments to the Traffic & Parking Bylaw (2023):
 - (a) Attachment 1: Restricted Turning
 - (i) Prohibit vehicles on a specified roadway or any part of a specified roadway turning from facing or travelling in one direction to facing or travelling in the opposite direction (No 'U-turns'); to avoid conflict.
 - (b) Attachment 7.1: No Parking Behind Kerb
 - (i) Restricting dangerous parking on Macville Park Lane to improve safety for Gwen Rogers Kindergarten, Omanu Swim Club, Mount college and Macville Park visitors.
 - (c) Attachment 7.2: Prohibited Stopping and Standing of Vehicles

- (i) Extending or removing broken yellow lines to improve safety, enhance access, or increase parking capacity.
- (ii) These changes result from customer requests
- (d) Attachment 7.9: Parking Time Restrictions
 - (i) Retrospective resolutions required for existing time restrictions implemented as part of Maunganui Road project.
- (e) Attachment 7.16: Loading Zones with Time Restriction
 - (i) Retrospective resolution to support interim changes in the city centre.
- (f) Attachment 7.21: Passenger Service and Other Vehicle Stands (Stopping Places for Buses)
 - (i) Removal of the redundant bus stop on Elder Lane which is no longer used by any Regional Council public transport routes or school bus services

BACKGROUND

- 5. The Traffic and Parking Bylaw 2023 includes attachments which list various traffic and parking restrictions. Council can impose traffic and parking restrictions by Council resolution.
- 6. The Council regularly adds, removes or amends traffic and parking controls to reflect and support operational and safety needs on the road network.
- 7. The proposed amendments in Attachment A are minor changes to parking restrictions across the city which have arisen through requests from the public, transportation staff, or other stakeholders.

STATUTORY CONTEXT

- 8. Land Transport Act 1998, particularly section 22AB, which empowers councils as Road Controlling Authorities (RCAs) to make bylaws for traffic and parking control.
- 9. Local Government Act 2002, which outlines the general process for making bylaws, including consultation and public notification.
- 10. Land Transport (Road User) Rule 2004 and Traffic Control Devices Rule 2004, which set standards for signage, markings, and enforcement.

STRATEGIC ALIGNMENT

- 11. 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 | <input type="checkbox"/> |
| We are a well-planned city that is easy to move around | ✓ |
| We are a city that supports business and education | ✓ |
| We are a vibrant city that embraces events | ✓ |

- 12. The recommendations address a number of issues affecting safety, access and/or amenity and contribute to the safe and efficient operation of the city’s transport network. The provision of mobility parking enables a more inclusive city by making our amenities more accessible to less-abled members of our community.

OPTIONS ANALYSIS

13. The proposed changes relate to general operations. The reasons for each proposal are described in Appendix A. In each case the problem identified is expected to continue if the proposed amendment is not adopted.
14. The proposals are independent of each other, and Council may resolve to adopt some, all or none of them.

FINANCIAL CONSIDERATIONS

15. The signs and markings costs associated with general operational changes are minor and can be accommodated within existing project or operational budgets.

LEGAL IMPLICATIONS / RISKS

16. These proposals are required in order to allow enforcement of changes deemed necessary for safety and amenity purposes. Council has an obligation to address known safety issues on the road network.

TE AO MĀORI APPROACH

17. The proposals create safety, access and/or amenity improvements for our residents and visitors and therefore align with the principal of manaakitanga. For the major projects, consultation with hapū was undertaken as part of the project development.

CLIMATE IMPACT

18. Given this report relates to regulatory procedure, no climate impact assessment is made.

CONSULTATION / ENGAGEMENT

19. Requests for changes may originate from neighbouring properties or reflect existing circumstances where consultation is deemed not necessary. Alternatively, consultation may occur during project delivery, or where property owners adjacent to the site are informed or consulted prior to implementing any modifications.

SIGNIFICANCE

20. 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.
21. 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.
22. In accordance with the considerations above, criteria and thresholds in the policy, it is considered that the decision is of low significance.

For the changes which are retrospective, these are likely to have a low public interest as these were previously consulted upon or responded to requests from adjacent landowners.

ENGAGEMENT

Taking into consideration the above assessment, that the decision is of low significance, officers are of the opinion that no further engagement is required prior to Council making a decision.

NEXT STEPS

23. The bylaw attachments will be updated in accordance with the resolution and implementation of associated line marking and signage as appropriate.
24. Adjacent business and residents to be notified of any restriction changes, prior to implementation.

ATTACHMENTS

1. **Appendix A - Transport Resolutions Report 61 - A20224107** [↓](#) 



Appendix A: Details of Proposals for Transport Resolution Report No.61

Attachment 1: Restricted Turning

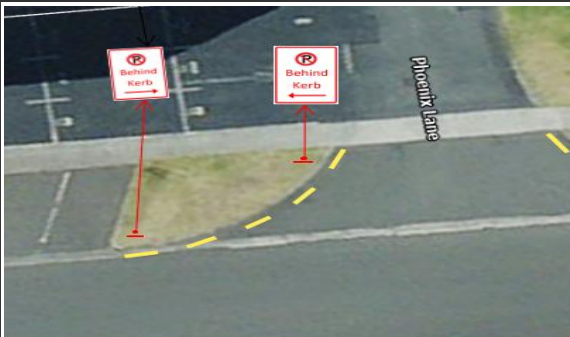

U-turns:

| Location | Details | Reason for implementing and Image |
|-------------------------------------|---|--|
| Te Okuroa Drive at The Sands Avenue | From Te Okuroa Drive eastbound, around the central island. | Part of the Papamoa East Interchange project. Designed to prevent conflicts at this critical intersection. |
| The Sands Avenue at Te Okuroa Drive | From The Sands Avenue northbound, around the central island | Part of the Papamoa East Interchange project. Designed to prevent conflicts at this critical intersection. |

Attachment 7.1: No Parking Behind Kerb

| Location | Details | Reason for implementing and Image |
|-------------------------|--|--|
| Rita Street West Side | Frontage of property no. 24 and 26 |  <p>The existing "No Parking Behind Kerb" is not included previously in the by-law report. To ensure legal clarity and enforceability, these markings would need to be formally included in the bylaw.</p> |
| Fraser Street West side | From the eastern corner of No.139 Fifteenth Avenue, north-eastward to the southern corner of No.105 Fraser Street. |  <p>The "No Parking Behind Kerb" restriction was installed previously but was not formally captured in the Traffic Parking Bylaw. Consultation was not considered necessary, as the signage is located adjacent to a reserve</p> |

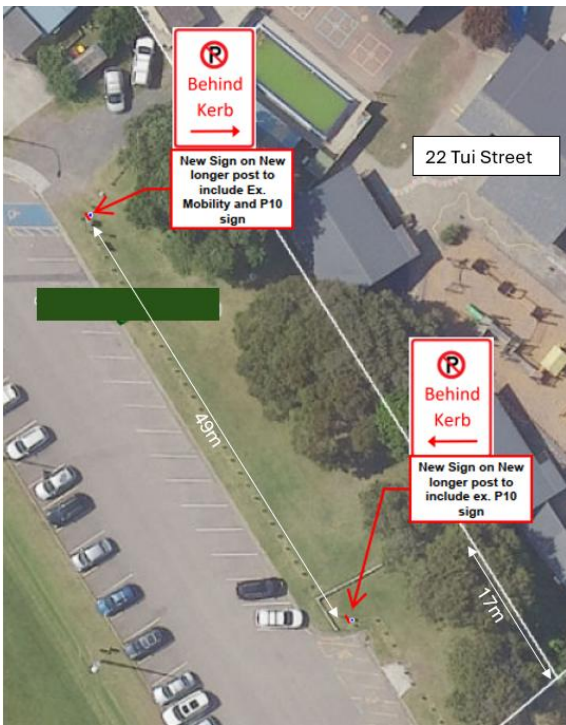
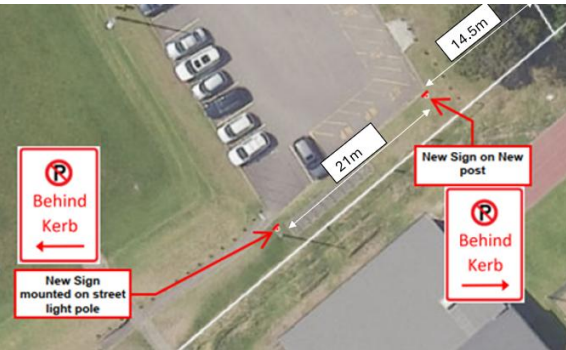
Appendix A: Details of Proposals for Transport Resolution Report No.61

| | | |
|-------------------------------------|---|--|
| | | <p>and does not directly affect any properties. Additionally, the berm in front of the reserve is predominantly used for community signage.</p> |
| <p>Puriri Street North Side</p> | <p>From the eastern boundary of no. 33 Phoenix lane, extending 7m west on Puriri St</p> |  <p>No Parking Behind Kerb signs are proposed to improve sight lines for vehicles exiting Phoenix Lane, as parking near the corner currently restricts visibility for exiting vehicles. Consultation is not required, as the proposed controls are necessary to address an identified safety issue.</p> |
| <p>Macville Park Lane West Side</p> | <p>From the north-eastern boundary of 10 Tui Street to the south-eastern boundary of 10B Tui Street</p> |  <p>Berm parking creates unsafe conditions for pedestrians and other active users on Macville Park Lane. Engagement has been undertaken with Spaces and Places, Mount College, Omanu Primary and Gwen Rogers kindergarten; no further consultation required as no properties will be directly impacted.</p> |
| <p>Aviation Avenue South Side</p> | <p>Commence from a point 19 m south of the western boundary of No.66. Extends 44.5 m south-east around the curve.</p> | <p>The signs were requested by the business owner at 66 Aviation Avenue and were installed in response to a safety concern. Vehicles parking on the berm were obstructing visibility for vehicles exiting. The risk was considered high therefore the signs were put in immediately, without consultation.</p> |

Appendix A: Details of Proposals for Transport Resolution Report No.61


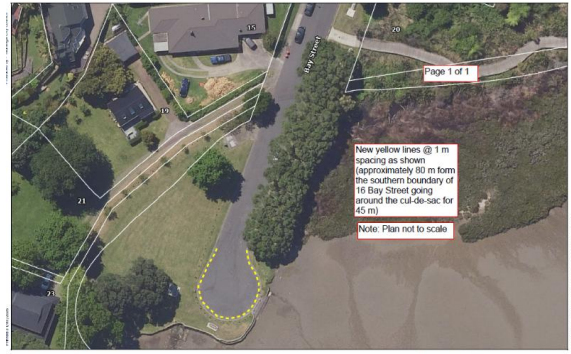
| | | |
|-------------------------------------|--|--|
| | | |
| <p>Macville Park Lane East Side</p> | <p>Starting at a point 11.5m south-east from the southern boundary of 12 Tui Street and extending a distance of 43m south-east</p> | <p>Berm parking creates unsafe conditions for pedestrians and other active users on Macville Park Lane. Engagement has been undertaken with Spaces and Places, Mount College, Omanu Primary and Gwen Rogers kindergarten; no further consultation required as no properties will be directly impacted.</p> |

Appendix A: Details of Proposals for Transport Resolution Report No.61


| | | |
|--|---|---|
| <p>Macville Park Lane East Side</p> | <p>Starting at a point 17m north-west of the southern boundary of 22 Tui Street and extending a distance of 49m north-west</p> |  <p>22 Tui Street</p> <p>49m</p> <p>17m</p> <p>Behind Kerb</p> <p>Behind Kerb</p> <p>New Sign on New longer post to include Ex. Mobility and P10 sign</p> <p>New Sign on New longer post to include ex. P10 sign</p> <p>Berm parking creates unsafe conditions for pedestrians and other active users on Macville Park Lane. Engagement has been undertaken with Spaces and Places, Mount College, Omanu Primary and Gwen Rogers kindergarten; no further consultation required as no properties will be directly impacted</p> |
| <p>Macville Park Lane South Side</p> | <p>Starting at a point 14.5m south west of the southern boundary of 22 Tui Street and extending a distance of 21m south west.</p> |  <p>22 Tui Street</p> <p>21m</p> <p>14.5m</p> <p>Behind Kerb</p> <p>Behind Kerb</p> <p>New Sign mounted on street light pole</p> <p>New Sign on New post</p> <p>Berm parking creates unsafe conditions for pedestrians and other active users on Macville Park Lane. Engagement has been undertaken with Spaces and Places, Mount College, Omanu Primary and Gwen Rogers kindergarten; no further consultation required as no properties will be directly impacted</p> |

Appendix A: Details of Proposals for Transport Resolution Report No.61

Attachment 7.2: Prohibited Stopping and Standing of Vehicles

| Addition: | | |
|---|--|--|
| <p>First Avenue Service Lane South side</p> | <p>Along the rear of No.55 Second Avenue, continuing westwards to the rear of 266 Cameron Road</p> |  <p>Existing yellow lines were previously installed to provide access to businesses, these markings would need to be formally included in the bylaw.</p> |
| <p>Bay Street</p> | <p>Starting from a point 80 m south of 16 Bay Street going around the cul-de-sac for approximately 45 m.</p> |  <p>Access for vehicles were restricted within the cul-de-sac making it inaccessible. Broken yellow lines were installed. These markings would need to be formally included in the bylaw.</p> |

Appendix A: Details of Proposals for Transport Resolution Report No.61

| | | |
|------------------------|--|---|
| Lloyd Street | Commencing at the eastern boundary of 4 Lloyd Street and extending a distance of 14m north-west to link onto existing No Stopping Line |  <p>No Stopping lines are proposed to improve sight lines for vehicles exiting 6A and 6B Lloyd Street, as any parking adjacent to the vehicle crossing currently restricts visibility and creates a safety risk. Additionally, the steep incline of the road further restricts visibility. Consultation was carried out with the following affected properties: 4, 6A and 6B Lloyd Street, with no objections raised.</p> |
| Amendments: | | |
| Bureta Road East side | Commencing at the intersection with the northern kerb of Ngatai Road, extending 42 metres north , to the rail level crossing | Extending yellow lines to accommodate a new pedestrian crossing as part of a capital project to upgrade the intersection of Ngatai Road and Bureta Road. Consultation has been carried out as part of the project. |
| Bureta Road East side | Commencing at the intersection with the southern kerb of Ngatai Road, extending 42 19 metres south . | Extending yellow lines to accommodate a new pedestrian crossing as part of a capital project to upgrade the intersection of Ngatai Road and Bureta Road. Consultation has been carried out as part of the project. |
| Bureta Road West side | Commencing at the intersection with the northern kerb of Ngatai Road, extending 20 metres north , to the rail level crossing | Extending yellow lines to accommodate a new pedestrian crossing as part of a capital project to upgrade the intersection of Ngatai Road and Bureta Road. Consultation has been carried out as part of the project. |
| Bureta Road West side | Commencing at the intersection with the southern kerb of Ngatai Road, extending 44 36 metres south . | Extending yellow lines to accommodate a new pedestrian crossing as part of a capital project to upgrade the intersection of Ngatai Road and Bureta Road. Consultation has been carried out as part of the project. |
| Ngatai Road South side | Commencing at the intersection with the eastern kerb of Bureta Road, extending 34 57 metres east . | Extending yellow lines as part of a capital project to upgrade the intersection of Ngatai Road and Bureta Road. Consultation has been carried out as part of the project. |
| Ngatai Road South side | Commencing at the intersection with the western kerb of Bureta Road, extending 44 58 metres west, excluding marked bus stop . | Extending yellow lines as part of a capital project to upgrade the intersection of Ngatai Road and Bureta Road. Consultation has been carried out as part of the project. |

Appendix A: Details of Proposals for Transport Resolution Report No.61

Attachment 7.9 Parking Time Restrictions

| Parking Time Restrictions: 60 minute parking | | Reason for implementing |
|---|--|--|
| Maunganui Road East side | The three parallel spaces fronting No.401A/B and No.1 Terrace Ave. | Installed as part of Maunganui Rd upgrade project. These markings need to be formally included in the bylaw. Consultation was done as part of the project. |

Attachment 7.16: Loading Zones with Time Restriction

Amendment:

| Loading Zones with Time Restrictions | | Reason for implementing |
|--|-----------------|--|
| Willow Street East side 15 minute time restriction | Fronting No.128 | Existing space was part of pilot layout of city centre, now needs to be resolved to make this permanent. No further consultation required. |

Attachment 7.21: Passenger Service and Other Vehicle Stands (Stopping Places for Buses)

| Passenger Service and Other Vehicle Stands (Stopping Places for Buses) | | Reason for implementing |
|---|---------------------------|--|
| Removal: | | |
| Elder Lane North Side | Fronting No.14 Elder Lane | The bus stop is no longer used by any Regional Council public transport routes or school bus services and is therefore redundant. Removing the bus stop designation will free up the kerbside space for general parking, improving the availability of on-street parking in the area. |

12 DISCUSSION OF LATE ITEMS

13 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 |
|---|--|--|
| <p>13.1 - Public Excluded Minutes of the Council meeting held on 21 April 2026</p> | <p>s6(a) - The making available of the information would be likely to prejudice the maintenance of the law, including the prevention, investigation, and detection of offences, and the right to a fair trial</p> <p>s7(2)(a) - The withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons</p> <p>s7(2)(b)(ii) - The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information</p> <p>s7(2)(g) - The withholding of the information is necessary to maintain legal professional privilege</p> <p>s7(2)(h) - The withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities</p> <p>s7(2)(i) - The withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p> | <p>s48(1)(a) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7</p> |
| <p>Confidential Attachment 1 - 11.3 - Interim Mitigation Options to Reduce Impact on Adams Ave</p> | <p>s7(2)(d) - The withholding of the information is necessary to avoid prejudice to measures protecting the health or safety of members of the public</p> | <p>s48(1)(a) the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7</p> |

14 CLOSING KARAKIA