



AGENDA

Council Workshop Thursday, 24 September 2026

I hereby give notice that a Council Workshop will be held on:

Date: Thursday, 24 September 2026

Time: 9:00 am - LTP

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

**Marty Grenfell
Chief Executive**

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1 BUSINESS

1.1 2027-2037 Long-term Plan - Capital Prioritisation

File Number: A21126106

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Kathryn Sharplin, Head of Finance

Authoriser: Craig Rice, Chief Operating and Financial Officer

Presenters:

Craig Rice, Chief Operating and Finance Officer, Susan Braid, Finance Lead Capital Performance and Community Investment; Kathryn Sharplin, Head of Finance; Shawn Geard, Manager Transport System Operations; Ross Hudson, Acting Head of Spaces and Places; Andrew Mead, Head of City Planning and Growth

External presenters:

Nil

Workshop information

Purpose of workshop

1. The purpose of the workshop is to update the Mayor and Councillors on the results of the capital prioritisation process for the 2027-2037 Long-term Plan (LTP) and seek direction on the proposed capital programme including confirmation of priority projects and those not included. Indication of further projects to be descope, deferred or removed is also sought.

Executive summary

2. Council is developing the LTP in a constrained financial environment, with affordability, rates limits, debt capacity, inflation, growth pressures and deliverability all influencing the shape of the capital programme. The issue is that the current capital requests exceed what can be delivered within an affordable and financially sustainable programme. Choices are therefore required about which projects proceed, what is deferred, what is rescope, and what is excluded from the LTP.
3. To date, activity managers and budget managers have reviewed their capital programmes, including carry forwards from 2025/26, proposed changes to draft LTP timing, funding and operating cost implications. Projects have been classified as to the key outcomes they deliver on. Internal prioritisation work has been undertaken, with results collated to understand what fits within funding envelopes. This workshop is the next step in testing the resulting programme with the Mayor and Councillors before a formal report is prepared for Council decision-making.
4. The first cut of LTP budgets including operating costs and rates impacts is still being prepared. First cut financials are drawn from the initial prioritisation which exceeds the capital envelopes adopted by Council. The higher capital programme contributes to the

challenges to bring the LTP budgets close to or within the agreed rates increase options. Approximately \$200m of the capital expenditure currently prioritised within the first three years of the LTP will need to be deferred to later years. The amounts assume that the more highly subsidised projects are retained. If these projects are not retained, the required reduction in capital expenditure would be greater.

5. Direction is sought on the priority of projects within the first cut prioritisation, including:
 - (a) Whether projects prioritised out are of a higher priority than some currently included.
 - (b) Which projects currently included could be considered for deferral or descoping to meet the capital envelope limits and help to achieve the lower rates options proposed by the Mayor and Councillors.
 - (c) How to treat excluded projects e.g., should they be moved outside the ten years or removed from future planning?
6. Following the workshop, staff will refine the capital programme based on the Mayor and Councillor feedback. An umbrella report is intended to be prepared for the 20 October Council meeting (or possibly the 10 November meeting) to confirm direction on the capital programme. This will then inform the financial strategy, infrastructure strategy, activity plans, and the draft LTP budget, with the working draft LTP programme to be brought together by 15 December 2026.

Background information

7. Previous LTP workshops have established the strategic context for this LTP, including the community outcomes, Council priorities, significant assumptions, financial settings, and the need for stronger prioritisation. Council has also previously endorsed a project plan and issues list for the LTP. The Mayor and Councillors have asked staff to present options that show what can be achieved under different rates pathways, including a lower rates pathway and a 7% pathway for the initial two years of the LTP. This workshop identifies projects that can be adjusted or removed to help meet the requested options as the LTP draft budget is further developed over the next three months.
8. The capital programme review is part of the broader LTP budget build running from July to December 2026. The process includes zero-based budgeting for operating expenditure, review of capital carry forwards and draft LTP budgets, cost estimate updates, internal prioritisation, Executive review, Elected Member workshops, activity plan workshops, development of the financial strategy and infrastructure strategy, and preparation of the draft LTP. The capital programme needs to support growth, renewals, resilience and levels of service, while remaining affordable and deliverable.

Issues

9. The key issue is that Council cannot fund and deliver every capital project currently proposed within an affordable 10-year programme. Growth pressures, asset renewal requirements, community expectations, cost escalation, debt constraints, financing costs and potential rates (cap) limits mean that prioritisation is required. Without prioritisation, the LTP risks becoming unaffordable and undeliverable. There is also a need to ensure the programme reflects Council's priorities, critical risks, committed projects, growth needs, and the practical capacity of the organisation and market to deliver.

Outcomes sought

10. The desired outcome is direction from the Mayor and Councillors on the capital programme priorities to take forward into the next stage of LTP development. This includes the key projects and programmes that should be included, areas where further work or alternative

options are required, and what projects may be excluded from the 10 years and either moved outside the 10-year period or removed from future planning.

Options

11. Once a prioritised list of projects is indicated, staff will use this information to further refine the capital programme through the ongoing development of the draft LTP. The programme that is possible within a 7% limit on rates increase in the initial two years will be larger than that with a lower 4.0% to 5.3% rates increase limit.
12. These options for a rates increase and the associated capital programme will be presented to Council on 15 December 2026.

Next steps

13. After the workshop, staff will consolidate feedback and update the proposed prioritised programme, including any changes to project timing, scope, level of service, or not prioritised projects. The current intention is to report back to Council on 20 October 2026 (or possibly on 10 November) to confirm the direction for the capital programme. That direction will then feed into the financial strategy, infrastructure strategy, activity plans and draft LTP budget.

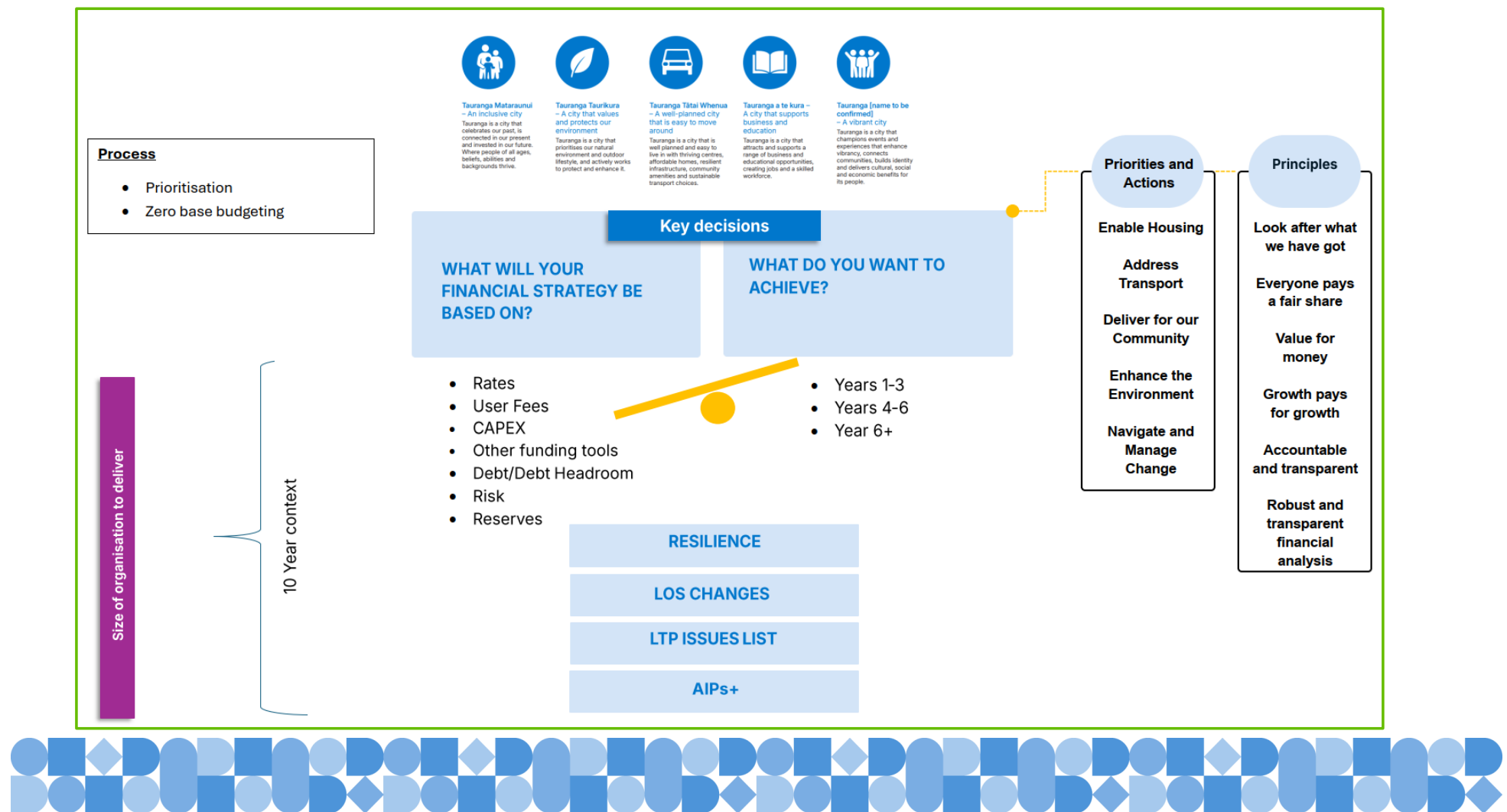
Attachments

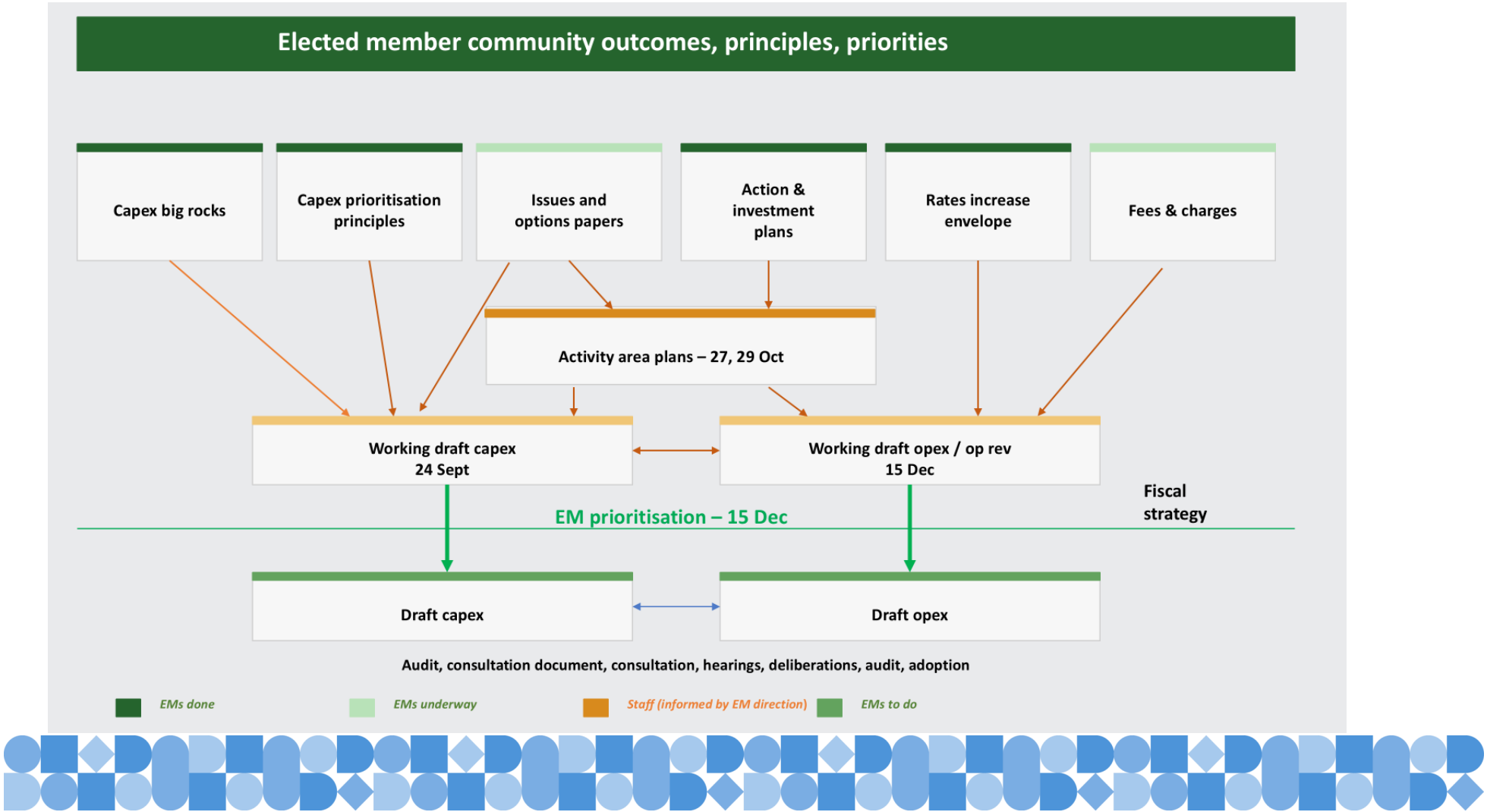
1. **Presentation: LTP Capital Prioritisation Workshop - A21191526**  



Draft 2027-37 Long-term Plan

Workshop 24 September 2026





Council Direction to Date

- Total envelopes agreed by Council in June **\$863m** first 3 years and **\$2.47b** across the 10 years (including BV renewals)
- Big rocks timing assumptions
- 5.3% rates increase in FY28-FY29, 4% thereafter
- Principles
 - Looking after what we've got
 - Smoothing the programme evenly
 - Prioritising external subsidies
- The envelopes were based on including high NZTA subsidy and IFF financed transportation projects



First Working Draft LTP

- First cut prioritisation for working draft LTP **\$1.02b** across first three years and **\$2.53b** across the ten years
- Around **\$200m** across FY28-FY30 to be deferred as part of the journey to reach a rating level close to 7%
- Even more reduction required to get to 4%-5% in first two years and thereafter



The Hard Message

**We can't afford all the big rocks
in the time we have earmarked for them
under rate capping (or even 7% rates growth)**



Direction Sought

- We can't achieve all the projects within the framing that you gave us, so further direction required, including:
 - Confirmation of big rocks projects
 - Indication of further projects currently "included" to be considered for deferral or descope to achieve \$200m out of first three years
 - Consider future of excluded projects (long-term deferral or remove from future planning)



From June envelopes to a prioritised programme

- All projects assessed, including those inside and outside the June envelopes
- Projects aligned to one of the five priority areas
- Objective scoring based on:
 - Critical risk: category, likelihood and consequence
 - Outcomes: contribution to the five priority outcomes
- Combined scores established the initial above and below the line position



From prioritisation to the current model

- Activity leads reviewed and moderated the initial results to reflect operational context and deliverability
- Agreed programme uploaded into the corporate planning system
- Renewals forecasts updated alongside the prioritisation process – but not yet gone through challenge
- External funding assumptions updated to reflect current expectations, including NZTA subsidy
- Current 10-year programme remains broadly aligned with the June envelope, with renewals creating upward pressure
- The key challenge is in FY28–FY30, where the programme remains heavily front-loaded



Capital programme envelopes

June agreed envelopes vs first-draft LTP across FY28-FY30

Envelope grouping	Early FY28–FY30 (\$m)		Variance (\$m)
	June	Draft	Draft – June
Renewals	206	▲ 247	+41
Transport*	333	▲ 381	+48
City Centre*	182	▼ 154	-28
Spaces & Places*	99	▲ 135	+36
Digital Services*	10	▲ 18	+8
Waste*	20	▲ 66	+46
Other*	15	— 15	0
TOTAL PROGRAMME	863	▲ 1017	+154
ASSUMED EXTERNAL FUNDING	323	▲ 333	+10

- Excludes renewals. Draft cells show ▲ increase, ▼ decrease or — no change from June.
- Note: Renewals envelope now includes Bay Venues renewals grant funding

- **Key Capex movements:** higher renewals (+\$41m), including stormwater reserve park renewals (+\$8m); partly offset by IT hardware renewals (-\$5.5m).
- **Key external funding movements:** the net increase of \$10m is predominantly transport-related (NZTA subsidy).

Renewals movements and review

- The first three years renewals budgets are \$41m higher than the June envelopes, (\$131m higher across the ten years) primarily driven by:
 - Addition of Stormwater Reserve Park renewals following establishment of the Water CCO (\$16.1m)
 - Addition of State Highway 2 revocation renewals (\$33.7m)
 - The remaining \$81m are still undergoing challenge sessions across several existing asset classes, but most are legitimate (cost increase, bitumen cost, assets growth etc)
- The capex increase is partially offset by the removal of IT hardware renewals to transition to a leased device model
- Staff are reviewing the largest movements to confirm:
 - deliverability assumptions
 - opportunities to defer expenditure
 - acceptable asset life extension strategies

This review may identify opportunities to reduce renewals expenditure, particularly in the FY28-FY30 period



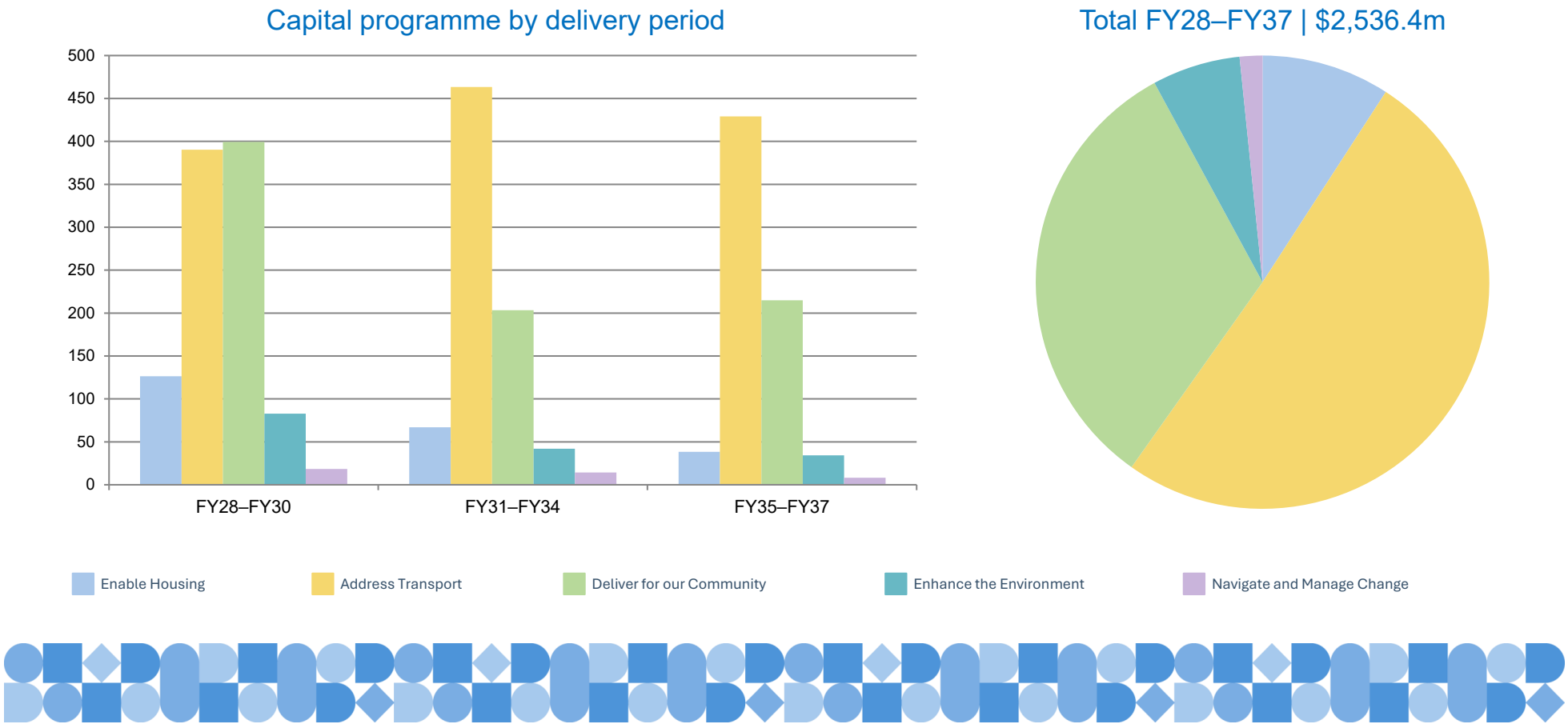
Capital Programme by Key Priority in Current Draft LTP

Key priority	FY28–FY30		FY31–FY34		FY35–FY37		Total 10 years	
	\$m	%	\$m	%	\$m	%	\$m	%
Enable Housing	126.3	12.4%	67.0	8.5%	38.4	5.3%	231.6	9.1%
Address Transport	390.3	38.4%	463.3	58.6%	429.2	59.2%	1282.7	50.7%
Deliver for our Community	399.4	39.3%	203.3	25.7%	214.8	29.6%	817.5	32.3%
Enhance the Environment	82.9	8.1%	42.1	5.3%	34.2	4.7%	159.2	6.3%
Navigate and Manage Change	18.4	1.8%	14.4	1.8%	8.2	1.1%	41.0	1.6%
Total	1017.3	100.0%	790.1	100.0%	724.7	100.0%	2532.0	100.0%

The programme is front-loaded, with \$1.017b (40%) occurring in FY28–FY30.



Capital programme mix by key priority



Projects Included/Excluded by Key Priority

- Enable Housing - Andy
- Address Transport - Shawn
- Deliver for our Community – Reneke
- Enhance the Environment – Alison/Cayley/Hope
- Navigate and Manage Change – Ken/Alastair

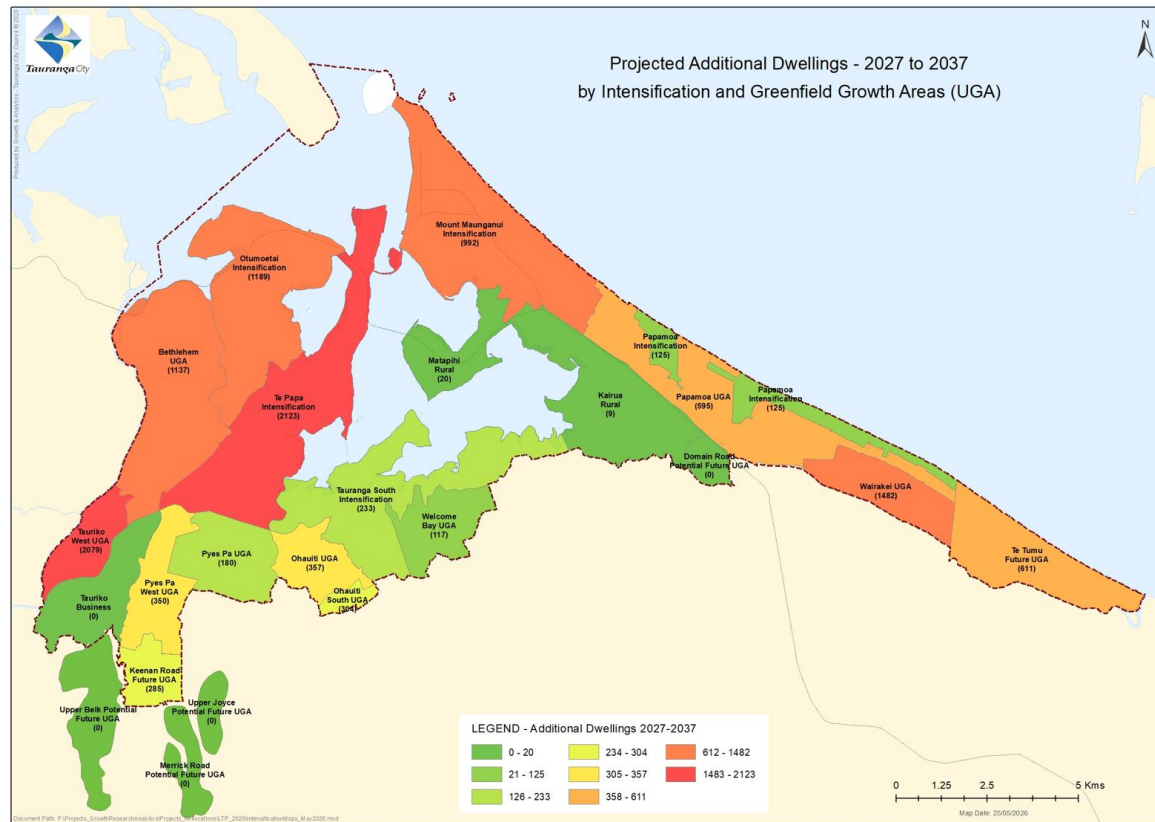
Once we've been through that, some scenarios for consideration will be presented to reduce the capex programme in FY28-FY30



Priority areas



Enable Housing (incl intensification) – LTP Growth Allocations



- Original LTP dwelling growth assumption revised back to approx 9,000 (due to higher people / dwelling)
- Actual dwelling growth will be different
- In many locations, infrastructure capacity already exists to provide for growth
- But not everywhere, some locations have infrastructure constraints eg stormwater / flooding in Te Papa



Enable Housing (incl intensification) – Projects Included

	FY28–FY30	Total 10 Years
Transport Growth in Western Corridor	\$16.7m	\$41.7m
Transport Growth in Eastern Corridor	\$14.0m	\$17.9m
Cameron Road Stage 2	\$89.4m	\$93.3m
Other Transport	\$0.0m	\$2.1m
Spaces & Places Growth in Western Corridor	\$3.7m	\$48.4m
Spaces & Places Growth in Eastern Corridor	\$0.0m	\$10.7m
Spaces & Places Intensification (Te Papa, Otūmoetai, Mt Maunganui)	\$3.5m	\$17.4m
Total capex	\$126.3m	\$231.6m
External funding assumed*	\$78.9m	\$82.0m

* Approximately \$73.0m of the \$82.0m assumed external funding relates to Cameron Road Stage 2: being \$55.0m IAF and \$18.0m IFF funding. The balance is predominantly NZTA funding for other housing-enabling transport projects.



Enable Housing - Projects **Included** cont.

Main projects **included**:

- Cameron Road Stage 2 (~\$93m) supports housing intensification and transport outcomes within the existing urban area.
- Western Corridor transport investment (~\$42m) supports growth in Tauriko and surrounding western growth areas.
- Eastern Corridor transport investment (~\$18m) supports future growth and connectivity through Wairakei, Te Tumu and the wider eastern corridor.
- Spaces & Places intensification investment (~\$17m) supports higher-density living through public realm improvements and community infrastructure in Te Papa, Otūmoetai and Mount Maunganui.
- Spaces & Places investment in the Western Corridor (~\$48m) provides community facilities and reserve development to support future growth.
- Spaces & Places investment in the Eastern Corridor (~\$11m) provides social infrastructure to support future housing demand.



Enable Housing – Projects **Excluded**

Approximately \$477.2m of identified investment is **excluded** from the first-draft LTP.

Main projects **excluded**:

- Western Corridor Ring Road, SH36 to Oropi Road: \$161.4m
- Western Corridor Ring Road, Tauriko Business Estate to SH36: \$85.5m
- Ohauti transport connections: \$16.0m
- Redwood Lane widening: \$5.5m
- Western Corridor strategic social-infrastructure land purchase: \$29.1m
- Eastern Corridor strategic social-infrastructure land purchase: \$3.7m
- Western Corridor active reserve development: \$34.7m
- Te Tumu active reserve development: \$28.8m
- Te Tumu indoor pool development: \$60.4m
- Te Papa and Mount intensification-related public realm investment: \$51.3m
- Balance of programme: \$0.9m



Enable Housing – Projects **Excluded** cont.

- Draft aligned with direction to focus on intensification, existing greenfield, no new greenfield (except Te Tumu). Keenan Road and other new greenfield areas excluded

Key risks/service impacts:

- Te Tumu capex relatively low because mainly 3 waters (WO affordability uncertain)
- No costs for internal Te Tumu infrastructure included. Landowners / developers seeking TCC to play a great role in funding / financing infrastructure eg. main roads
- Community facilities, green space & amenity key driver of housing development
 - Limited investment in intensification spatial planning projects / actions may not encourage as much development to occur as hoped (public amenity, cycling...)
 - Deferral / exclusion of reserve & community infrastructure investment in east and west may hamper speed of growth and density (pools, sports fields etc)
- Overall alignment with City Deal has gaps due to limited greenfield investment

Note: Capex FY28-FY30 broadly in line with the envelopes agreed in June.



Address Transport – Projects Included

	FY28–FY30	Total 10 Years
Transport renewals	\$137.7m	\$504.9m
Turret Road, Welcome Bay and Fifteenth Avenue	\$127.4m	\$127.4m
Connecting Mount Maunganui	\$42.8m	\$202.7m
Tauriko West enabling	\$4.9m	\$4.9m
Domain Road Upgrading Stage 2	\$24.7m	\$24.7m
Bridge Resilience (Chapel St, Matua & Waihi Rd)	\$1.6m	\$144.9m
Minor improvement programmes (safety & accessibility, PT, etc)	\$23.5m	\$84.6m
Other transport investment	\$27.7m	\$188.8m
Total capex	\$390.3m	\$1,282.7m
External funding assumed*	\$216.3m	\$550.6m

* External funding is predominantly NZTA capital grants and subsidies for transport renewals, network improvements and major transport projects. Also assumes IFF contributes to Turret Road, Fifteenth Avenue and Connecting Mount Maunganui.



Address Transport – Projects Included cont.

Main projects included:

- Connecting Mount Maunganui (~\$203m) provides for the Hewletts Road sub-area transport programme.
- Turret Road, Welcome Bay and Fifteenth Avenue (~\$127m) provides for multi-modal corridor improvements.
- Transport renewals total approximately \$504.9m over the ten years, including resurfacing, pavement rehabilitation, pre-seal repairs, footpaths, streetlights, structures, traffic assets and SH2 future renewals.
- Minor improvement programmes (~\$85m) provide an ongoing citywide programme of network improvements, including safety, accessibility and PT.
- Domain Road Stage 2 (~\$25m), supporting transport capacity and connectivity.
- Chapel Street, Matua and Waihi Road bridge resilience (~\$145m). Note that ~\$11m of this is budget neutral (pass-through)
- Other significant investment includes multimodal projects in Otumoetai and Mount/Papamoa, Brookfield Rd network improvements and the Grenada St Cycleway.



Address Transport – Projects Excluded

Approximately \$281.6m of identified investment is excluded from the first-draft LTP.

Main projects excluded:

- Pyes Pa Road multi-modal improvements: \$82.8m
- Arataki to Pāpāmoa East multi-modal Stage 2: \$59.4m
- City-centre streetscape projects: approximately \$49.0m
- Tauriko Park & Ride, including business case and design: \$14.5m
- Carmichael Road Reconstruction: \$1.7m
- Eastern Corridor Park & Ride projects: approximately \$10.6m
- Public Transport Access to Tauranga Eastern Link: \$4.0m
- Truman Lane reconstruction: \$20.0m
- Welcome Bay Road Stage 2: \$15.6m
- Citywide natural-hazards transport resilience: \$10.3m
- Drainage improvements: \$7.2m
- Harbour Drive shared path: \$2.5m
- Balance of programme: \$3.9m



Address Transport – Projects **Excluded** cont.

Key risks/service impacts:

- City centre streets are not updated to meet the expectations of infrastructure revitalisation, minimal renewals in the city centre are allowed for.
- Reduced LOS of active travel (primarily cycling) in Papamoa, Welcome Bay, and Pyes Pa
- Public transport park and ride trials and other projects in Papamoa East and Tauriko
- Potential resilience work on network not completed in a timely manner
- Road drainage concerns will remain un-addressed, potentially increasing resilience concerns



Deliver for our Community – Projects Included

	FY28–FY30	Total 10 Years
Renewals across community assets	\$102.1m	\$285.3m
Te Manawataki o Te Papa	\$46.1m	\$62.0m
Memorial Park aquatics and associated works	\$93.7m	\$97.4m
Community Stadium	\$0.0m	\$92.2m
Baypark Masterplan and arena expansion	\$55.7m	\$55.7m
Mauao and Beachside remediation	\$26.2m	\$26.2m
City Centre Waterfront Development	\$11.7m	\$11.7m
City Centre transport development	\$9.8m	\$9.8m
Marine Precinct	\$5.5m	\$5.5m
Balance of programme	\$48.6m	\$171.7m
Total capex	\$399.4m	\$817.5m
External funding*	\$38.2m	\$84.3m

* External funding comprises assumed capital grants and subsidies from TECT, associated with Memorial Park Aquatics, Baypark Arena Expansion, Te Manawataki o Te Papa museum and exhibition/gallery components, and the Community Stadium.



Deliver for our Community – Projects Included cont.

Main projects included:

- Memorial Park Aquatics Facility (~\$90.1m) is the largest early-period community facility investment; associated Memorial Park works bring the programme to ~\$97.4m.
- Community Stadium (~\$92.2m) is currently programmed in FY37.
- Te Manawataki o Te Papa investment (~\$62.0m) includes the museum, exhibition and gallery, Civic Whare, Civic Plaza, Baycourt upgrade and associated public-realm works.
- Baypark investment comprises the Baypark Masterplan (~\$26.8m) and Baypark Arena Expansion (~\$29.7m) .
- Mauao remediation (~\$26.2m) is concentrated across FY28 to FY30.
- Community-related renewals total approximately \$285.3m over the ten years, including Bay Venues assets, parks and reserves, marine assets, libraries, community buildings, structures and operational facilities.



Deliver for our Community – Projects Excluded

Approximately \$307.5m of identified investment is excluded from the first-draft LTP.

Project	Cost	Comment
Performing arts venue	\$87.1m	Consider at workshop on 22 nd October, relative merits versus Community Stadium
Strand Waterfront	\$12.7m	De-prioritisation of city centre general investment level
City centre public realm	\$24.7m	De-prioritisation of city centre general investment level
City centre historic precinct	\$21.5m	De-prioritisation of city centre general investment level
City centre parks	\$7.4m	De-prioritisation of city centre general investment level
Central Plaza Wharf	\$10.4m	De-prioritisation of city centre general investment level
Sulphur Point boat ramps	\$21.0m	Demand for new boat ramps not yet well understood; propose monitor and review
Athletics to Baypark	\$19.8m	Would be required if Community Stadium proceeds
Develop McLaren Falls	\$9.4m	Some works at McLaren retained under wider S&P programme
Reserves and Open Space	\$11.6m	Some works retained under wider S&P programme
Adams Centre expansion	\$8.8m	Lost opportunity to expand with associated economic benefits
Baywave Yourwave	\$5.8m	Revenue generating asset
Bay Venues compliance	\$12.7m	Essential compliance retained in LTP; some reputational cost expected around quality of facilities
Public art framework	\$5.7m	Less new public art
Balance of programme	\$42.9m	



Enhance the Environment – Projects Included

	FY28–FY30	Total 10 Years
Kerbside investment	\$3.4m	\$8.2m
Waste renewals	\$2.7m	\$10.5m
Waste drop-off facilities**	\$52.4m	\$86.9m
Closed landfills	\$13.9m	\$22.7m
Energy-saving, biodiversity & nature initiatives	\$1.4m	\$8.1m
Vehicles and equipment incl. renewals	\$6.3m	\$19.9m
Strand Seawall – South	\$2.8m	\$2.8m
Total capex	\$82.9m	\$159.2m
External funding*	\$0.0m	\$0.0m

* No external funding currently assumed.

**Waste drop-off facilities FY28-30 includes \$9.3m of reserve funding



Enhance the Environment – Projects Included

Main Waste projects **included**: Closed Landfills, Years 1-5 of LTP

- Council has ongoing legal obligations under the Resource Management Act to hold discharge consents for our closed landfills.
 - New legislation currently in development expected to require similar compliance standards
- First re-consent of both sites in 30-35 years, with higher environmental standards.
- Current non- and ongoing compliance requirements require infrastructure upgrades at both closed landfill sites.
- Best Practicable Options process required for re-consenting each site – including engagement with hapū prior to, during and after.



Enhance the Environment – Projects Included

Main Waste projects **included**: Te Maunga Closed Landfill

~\$10m FY28-FY30 (+ potential ~\$5m additional)

- Currently determining and implementing options to support renewal of the closed landfill discharge consents, which expired in January 2025.
- Best Practicable Options process underway
- Ongoing discharge consent conditions (unknown) and trade waste implications
- Costings:
 - Draft budget includes consultant prepared estimate for lower cost option (~\$10m)
 - Option of higher level of investment (total ~\$15m) provides for best-practice (Ministry for Environment) capping guidelines; longer lifespan of cap, potentially reduced need for additional leachate treatment infrastructure.
- Funding: General rates, potential for MCERT funding if we meet specific criteria



Enhance the Environment – Projects Included

Main Waste projects included: Cambridge Road Closed Landfill ~\$12.6m across FY28-FY32

- Cambridge Park resource discharge consents expire in May 2030 - investment is needed now to undertake priority improvements and prepare for consent renewal.
- Consultant prepared high level estimate including risk & contingency to account for early stage of project
- Will be a staged approach depending on outcomes achieved, informing next steps
- Funding: Rates and potential for MCERT funding if we meet specific criteria



Enhance the Environment – Projects Included

Main projects included: Waste Infrastructure Network Drop-off facilities- ~\$87m

- The Western Waste Drop-off Facility is phased across LTP years 1 – 4 and includes securing suitable site
- The Eastern Waste Drop-off Facility is phased across the LTP period in years 5 – 9
- Budgets and staging indicative only and to be endorsed in Nov 2026
- Funding model to include:
 - \$15.3m from alternative funding sources (e.g. waste levy) over the LTP period
 - External funding opportunities with MCERT if we meet criteria and divert priority waste streams (currently organics)
- Next workshop TBC



Enhance the Environment – Projects Excluded

Approximately \$1.5m of identified investment is excluded from the first-draft LTP.

Main projects **excluded**:

- Climate action and investment plan: \$1.2m
- Tree pit upgrades: \$0.3m
- Mauao development: less than \$0.1m
- Operational nursery investment: less than \$0.1m

Key risks/service impacts:

- Climate AIP capital slows down resilience-building into the natural environment e.g. wetlands



Navigate and Manage Change – Projects Included

	FY28–FY30	Total 10 Years
Digital hardware	\$7.3m	\$7.3m
Safe and secure infrastructure (renewals)	\$4.0m	\$25.3m
ERP Ozone	\$5.7m	\$5.7m
Business improvements, data and information (Objective)	\$1.0m	\$1.0m
GIS and regulatory-monitoring renewals	\$0.3m	\$1.6m
Total capex	\$18.4m	\$41.0m
External funding*	\$0.0m	\$0.0m

* No external funding currently assumed.



Navigate and Manage Change – Projects Included cont.

Main projects included:

- Safe and secure infrastructure (~\$25m) provides for technology and infrastructure renewal requirements across the LTP period.
- Digital hardware (~\$7m) is concentrated in FY28 to FY30.
- ERP Ozone (~\$6m) is programmed in FY28.
- Business improvements, data and information (~\$1m) is programmed in FY29. Note this does not contain the OIP associated budgets, as they are not fully known yet.
- GIS capital renewals (~\$1.2m) provide ongoing renewal investment across the ten-year period.
- A smaller provision is included for regulatory monitoring renewals.



Navigate and Manage Change – Projects Excluded

Approximately \$76.4m of identified investment is excluded from the first-draft LTP.

Main projects excluded:

- Strategic Acquisition Fund: \$67.8m
- Business intelligence operational project: \$6.7m
- GIS operational project: \$1.8m
- Building team miscellaneous equipment: \$0.1m



Navigate and Manage Change – Projects Excluded cont.

Key risks/service impacts:

- **Strategic Acquisition Fund (\$67.8m):** Without a standing fund, Council loses the ability to act quickly when strategically important land comes to market for opportunities such as intensification – and the fund has also been regularly used to respond to opportunities and risks (Purchase of Haumaru, landslip, community concerns). Acquisitions would instead need case-by-case funding decisions, which adds delay and weakens Council's negotiating position. The practical risk is paying more later, or losing sites that underpin growth, transport and community infrastructure delivery altogether.
- **Business intelligence (\$6.7m):** Change of accounting treatment for projects is now funded directly from operating budget, rather than loan funded. No impact to current delivery of BI programme.
- **GIS (\$1.8m):** Change of accounting treatment for projects is now funded directly from operating budget, rather than loan funded. No impact to current delivery of GIS programme.
- **Building team equipment (\$0.1m):** Minimal service impact; managed within existing operational budgets.



Deprioritisation options



Capital programme envelopes – June agreed envelopes vs first-draft LTP

- We are still challenging \$81m increase in renewals
- Some of this will be legitimate cost increases, e.g. bitumen and fuel costs
- We may need to deprioritise up to ~58m to meet our 10 year envelopes
- On top of overall variances, specific years are challenging (especially early years, FY28-30)

Envelope grouping	Early FY28–FY30 (\$m)		Mid FY31–FY34 (\$m)		Late FY35–FY37 (\$m)		10-Year Total (\$m)		Variance (\$m)
	June	Draft	June	Draft	June	Draft	June	Draft	Draft – June
Renewals	206	▲ 247	259	▲ 319	219	▲ 249	684	▲ 815	+131
Transport*	333	▲ 381	337	▼ 279	279	▲ 280	949	▼ 941	-8
City Centre*	182	▼ 154	0	▲ 20	90	▲ 92	272	▼ 266	-6
Spaces & Places*	99	▲ 135	81	▲ 121	81	▼ 75	260	▲ 331	+72
Digital Services*	10	▲ 18	36	▼ 14	27	▼ 8	73	▼ 39	-33
Waste*	20	▲ 66	40	▼ 26	10	▲ 18	69	▲ 110	+41
Other*	15	▲ 15	84	▼ 13	71	▼ 3	169	▼ 30	-138
TOTAL PROGRAMME	863	▲ 1017	836	▼ 790	775	▼ 725	2474	▲ 2532	+58
ASSUMED EXTERNAL FUNDING	323	▲ 333	168	▲ 191	182	▲ 193	673	▲ 717	+44

- **Overall: Up to 58m**
- **FY28: ~\$100m above envelope**
- **FY29-FY30: ~\$50m/annum above envelope**



The Hard Message

**We can't afford all the big rocks
in the time we have earmarked for them
under rate capping (or even 7% rates growth)**



Address Transport – Deferrals/Descoping to Consider

The following projects could be considered from Transport:

Project	FY28-FY30 Budget	Defer or Reduce	Key Risks/Service Impacts of Deferral/Reduction
<i>Connecting Mount Maunganui</i>	\$42.8m	Defer	Commitments to regional deal and pushing a regional wide problem out. Assumed NZTA funding would not materialise and affect revenue/debt thresholds
<i>Cameron Road Stage 2</i>	\$89.4m	?	If there is an appetite to look at CRS2 this would need time due to external funding complexities. Risks associated with IAF and IFF funding.
<i>Domain Rd stage 2</i>	\$24.7m	Defer	Tsunami exacuation route delayed, lower levels of service for walking and cycling and additional renewal/maintenance work required – note that if not upgraded, the road needs to be renewed.
<i>Grenada St cycleway</i>	\$7.8m	Defer	Project already approved and delayed in current LTP would be delayed further. Provides safety outcomes for school children and retirement communities
<i>Renewals</i>	?	?	A lower spend on Renewals likely means lower Levels of Service and slightly higher risk levels as well as higher maintenance spend to 'sweat our assets'.
<i>Minor improvement programmes (safety & accessibility, PT, etc)</i>	\$23.5m	Reduce	95% of walking and cycling, network safety and PT improvements which provide community outcomes and reduce safety risks delayed. Likely to have some NZTA funding which would have to be returned.



Deliver for our Community – **Defer, Descope, Remove Options**

The following projects could be considered from Community:

Project	FY28 Budget	FY29 Budget	FY30 Budget	Key Risks/Service Impacts of Budget Reduction
<i>Memorial Aquatics</i>	\$21.5m	\$38.7m	\$33.5m	LOS deficit / network pressure, cost escalation + reduced growth funding
<i>Hamilton St Upgrades</i>	\$7.2m	\$2.1m	-	
<i>Waterfront</i>	\$11.6m	-	-	
<i>Arena Extension</i>	\$13.3m*	\$15.7m	-	Network pressure, *TECT investment in FY28
<i>Badminton Multisport</i>	\$5.2m			Revert to loan-funded opex grant, or remove
<i>Baypark (Netball + other site works)</i>	\$14.3m	\$10.5m	\$2.1m	Stakeholder agreements / expectations, Blake Park issues
<i>Otūmoetai Pool upgrade</i>	\$3.8m	-	-	Community expectations
<i>Cemetery</i>	\$0.5m	\$1.2m	\$2.0m	Emerging risk of insufficient burial space
<i>Play programme</i>	\$2.5m	\$0.4m	\$1.3m	Community expectations, LOS impact where linked to renewals
<i>Historic Village</i>	\$2.5m	\$0.6m		Complex 1 upgrade, carparks
<i>Renewals (BVL, Marine general, Structures, Marine Precinct)</i>	\$28.0m	\$10.2m	\$12.1m	Fishermans Wharf \$5.6m, \$1m of structures renewals, \$2m of Marine renewals can be deferred + general 10% saving across remaining programme (\$3.5m)



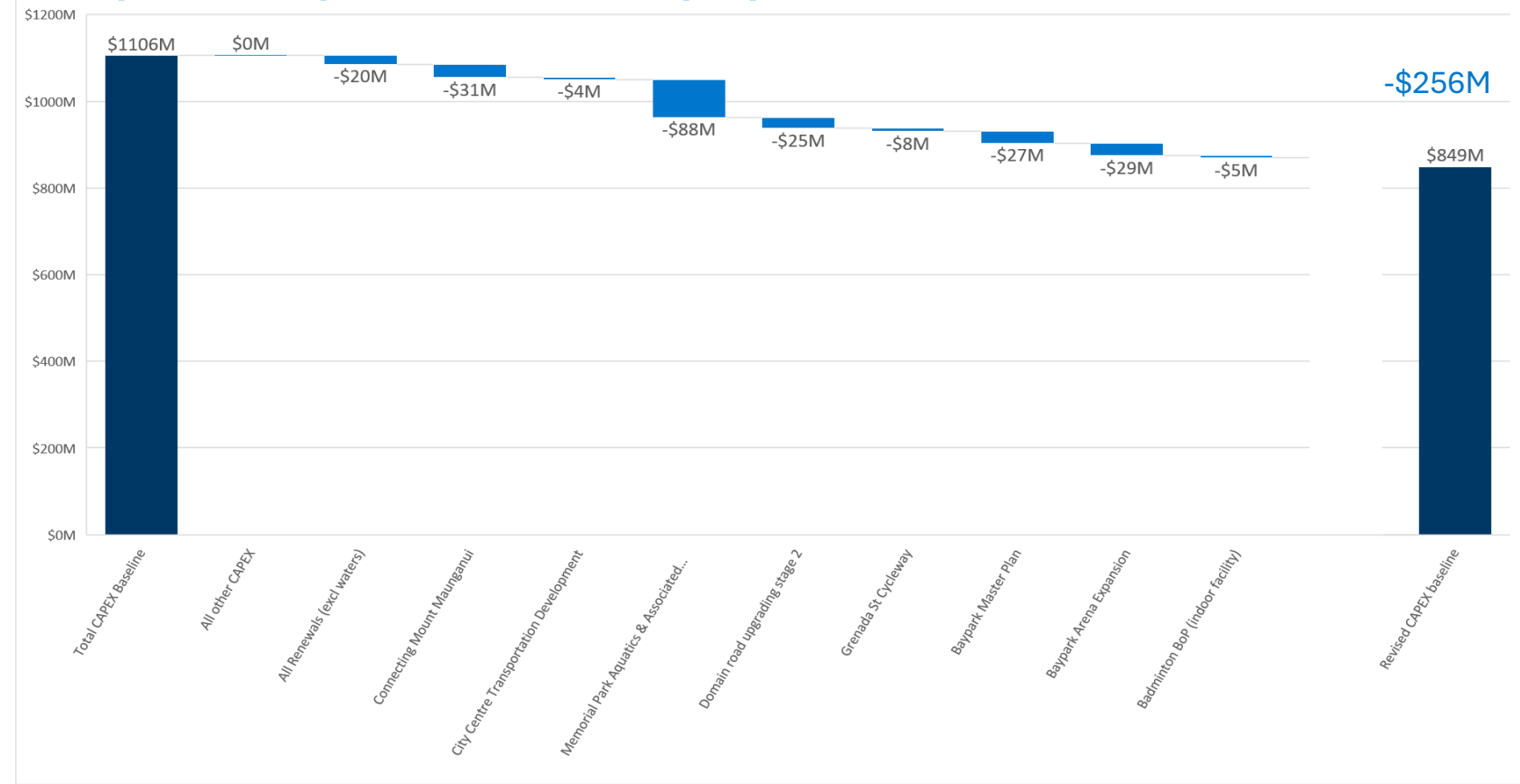
Enhance the Environment – Removals/Descoping consequences

The following projects could be considered from Environment:

Project	FY28 Budget	FY29 Budget	Key Risks or Service Impacts of Budget Reduction
<i>Waste</i>	PX	PX	Deferred development of new waste facilities (securing suitable land only)
<i>Vehicles & Equipment</i>	\$1.8m	\$0.2m	Roadside mowing equipment is at end of life. Potential in-housing wouldn't be possible.
<i>Energy saving, biodiversity & nature initiatives</i>	\$0.5m	\$0.4m	Some energy saving initiatives could be deferred but the improvements will cut energy costs (LED lights, solar panels, HVAC etc.)
TOTAL	\$	\$	



Transport and Spaces and Places proposed deferral (FY28-FY30)



1.2 Housing Presentation - Supporting Intensification and Affordability

File Number: A21125981

Author: Carl Lucca, Team Leader: Structure Planning
Fiona Nalder, Principal Strategic Advisor

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

Presenters:

Andrew Mead – Head of City Planning and Growth;
Carl Lucca – Team Leader: Structure Planning;
Fiona Nalder – Principal Strategic Advisor

External presenters:

N/A

Workshop information

Purpose of workshop

1. This workshop addresses housing needs in the city and seeks direction from Elected Members as to whether they would like to further consider options for:
 - Implementing initiatives for supporting intensification
 - Supporting the delivery of affordable housing initiatives.

Content

2. It covers:
 - The housing continuum
 - Challenges for Tauranga
 - How Council supports housing in the city
 - Intensification – opportunities and challenges
 - Allocation of the Elder Housing sale proceeds to-date
 - Funding considerations moving forward
3. A presentation will be circulated prior to the workshop.

Outcomes sought

4. Direction from Elected Members as to whether they would like:
 - Staff to prepare a Council report outlining options to be further investigated for intensification initiatives.

- To formally consider, via Council report, providing further funding for Papakāinga and Community Housing Provider development contributions (potential funding sources are the remaining Elder Housing sale proceeds or rates).
- To formally consider further options for investment of the remaining Elder Housing sale proceeds (noting that decisions regarding this can be made outside of the LTP process).

Next steps

5. As per direction given by Elected Members.

Attachments

1. **Housing Presentation - A21184233** [↓](#) 



Purpose

This workshop addresses housing needs in the city and seeks direction from Elected Members as to whether they would like to further consider options for:

- Implementing initiatives for supporting intensification.
- Supporting the delivery of affordable housing initiatives.

LTP 27-37: community outcomes & priorities

Community outcome: Tauranga – Tatai Whenua – A well planned city that is easy to move around.

Tauranga is well planned and connected, easy to live and navigate around with thriving centres, affordable homes, resilient infrastructure, community amenities and sustainable transport choices.

LTP priority: enable housing

Enable housing development in the Eastern Corridor and intensification within the city, in particular, the city centre.

LTP 27-37: Housing-related workshops

Today's workshop focuses on:

- Supporting housing intensification
- Supporting housing affordability

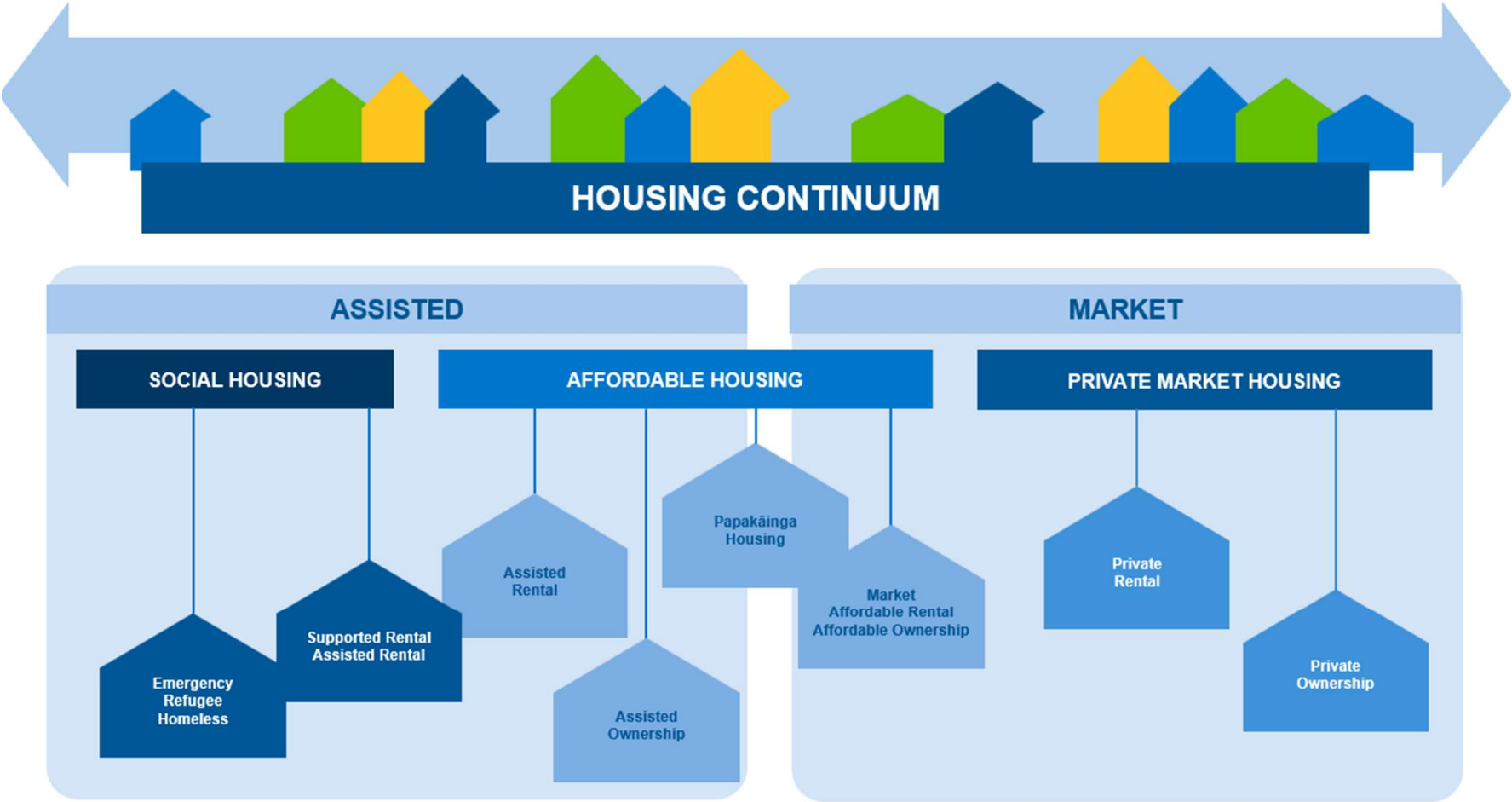
Later workshops will focus on:

- Incentivising development in the city centre (29 October)
- The future of the City Centre Development Incentive Fund (19 November)

Content

It covers:

- The housing continuum
- Challenges for Tauranga
- How Council supports housing in the city
- Intensification – opportunities and challenges
- Allocation of the Elder Housing Sale proceeds to-date
- Funding considerations moving forward



Key Challenges for Housing in Tauranga

- Constrained urban form and high land values make development more expensive and limit housing supply.
- Strong demand and high property values reflect Tauranga's continued growth and underlying housing pressure.
- Housing costs remain high relative to incomes, increasing the need for more diverse and affordable housing options.
- Notwithstanding, recent housing price reductions and market feasibility are not supporting higher density outcomes.

Main centre	Value to Income ratio		Share of income for repayments	
	Latest (Q2 2026)	Average (2004-26)	Latest (Q2 2026)	Average (2004-26)
Auckland	7.2	7.5	43%	47%
Hamilton	6.3	6.1	38%	38%
Tauranga	7.8	8.2	47%	52%
Wellington	5.5	6.2	33%	39%
Christchurch	6.7	6.0	40%	38%
Dunedin	6.1	5.7	37%	36%
NZ	6.7	6.7	40%	42%

Council's Current Roles

Advocacy, Planning and Coordination

- Land-use planning
- SmartGrowth – Housing Working Group
- Member of Kāinga Tupu (focuses on homelessness)

Enabling

- Delivery of infrastructure to enable housing developments (incl DC)

Funding

- Providing funding - the Housing Equity Fund, and community grants and support. Recently Council's funding of affordable housing initiatives has been via the proceeds of the elder housing sale.
- Securing funding - third party funding (IAF, TECT) and alternative finance tools (IFF)

Delivery of housing

Council does not directly develop or provide housing.

Central government policy does not enable local government to provide affordable housing.

Housing development and delivery is a specialised industry

Intensification



Intensification – Summary

- Tauranga has enabled significant opportunity for intensification to occur, particularly through the City Plan zoning.
- Nationally, and locally, we have seen a sustained shift towards higher densities over the last 10 years.
- In Tauranga we are seeing an increasing proportion of duplexes and terrace houses relative to other typologies.
- We are at the bottom of a development market cycle which is impacting development feasibility, particularly at higher densities.
- Tauranga is well positioned to respond when the market improves – and an ongoing focus on maximising opportunities over the long term remains important.

Findings based on information provided from high growth councils, research companies (Cotality, Colliers), Kainga Ora research, and developers.



Intensification – What is Currently Enabled in Tauranga

- City Plan zoning is very enabling via the medium density, high density and City Centre zones.
- Height limits in the City Centre have largely been removed.
- Plan Change 33 analysis found that:
 - 350,000 dwellings have been ‘enabled’.
 - 190,000 dwellings could feasibly be developed.
 - 19,000 dwellings have been estimated to be ‘reasonably expected to be realised’ (RER) over 30 years.
- Reasonably expected to be realised will be influenced by market conditions, population growth, investment in amenity and level of service, and policy changes at a national and local level.

Intensification – National Trends

- Nationally the housing market remains subdued and the near term outlook isn't looking to improve (Cotality Monthly Housing report, August 2026).
- Consenting numbers in most centres are the lowest since 2018.
- The national market is currently favouring lower-rise medium-density forms.
- Apartments remain the hardest form of intensification to deliver, with feasibility, finance, construction costs and demand creating greater barriers than for townhouses and other attached housing.

Development Type	Gross Profit Margin (Typical)	Comments
Stand Alone Residential	15% to 20%	
Medium Density Housing	18% to 25%	Townhouses, duplexes. Margins higher due to efficient land use and strong urban demand
Apartments (high density)	10% to 18%	Lower margins due to complex construction, longer programme and regulatory complexity
Land Sub Division	20% to 30%	

Colliers research for Kainga Ora

Intensification – National Trends – Kainga Ora Report

5. All FDSs aim and plan for significant urban intensification – how likely is this in the shorter term?

Method: Market analysis of Tier 1 urban areas with a focus on the priority areas identified in respective 2023/24 Future Development Strategies. **Delivered by:** Colliers, August 2026
Two reports: *Wellington (47 pages) and Christchurch (55 page report)*



Overall Findings

Contrary to FDS aims and assumptions the only form of intensification that is currently feasible are townhouses.

Apartment developments are currently not feasible due to:

- Low profitability
- High construction and financing risk
- Restrictive planning requirements
- Greater exposure to community opposition
- Infrastructure and access constraints
- Challenging urban site including hazard conditions.

These market conditions are unlikely to change for some time.

Area Highlights

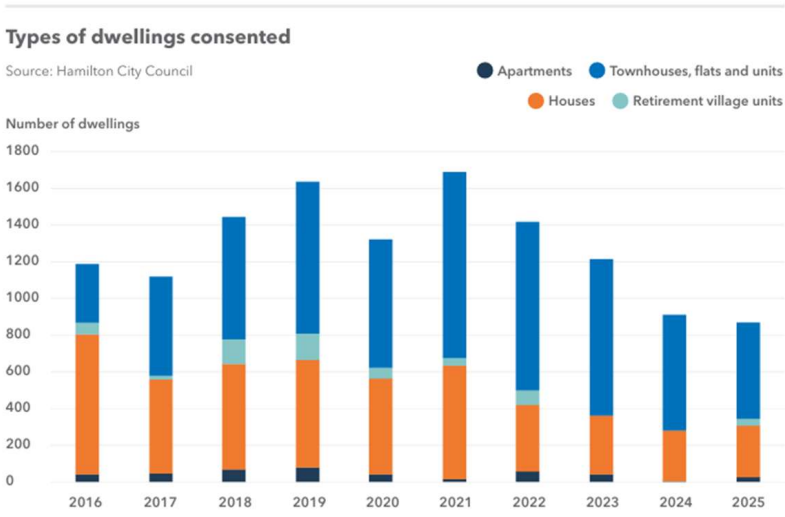
In **Greater Christchurch** medium-density (e.g., townhouses, duplexes) developments are at present the only feasible form of intensification alternative with margins around 18-25% reflecting strong buyer preference, lower costs and easier financing.

In the **Wellington Region** developers currently also favour medium-density projects due to lower risk, simpler construction, and better alignment with market demand and community preferences.

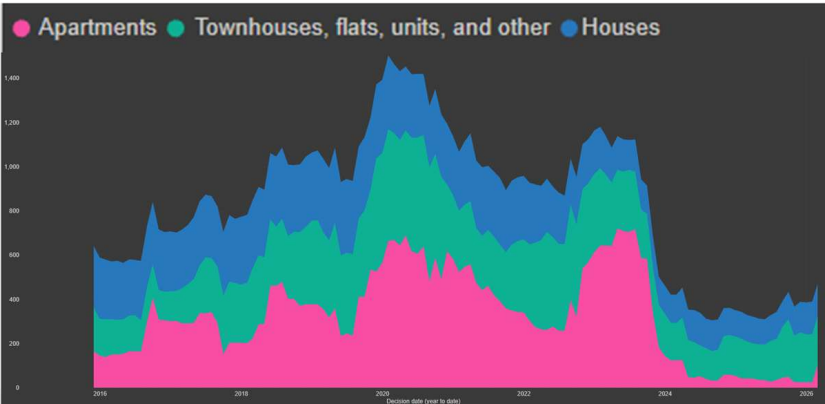
Recommendations

1. Prioritise medium-density housing as the most feasible and scalable typology in the short to medium term.
2. Concentrate future growth in PDAs and transit-connected areas.
3. Use targeted incentives and disincentives to shape desired development behaviour.
4. Streamline planning processes to reduce delays and uncertainty.
5. Enable mixed-use development to support job creation and essential services.
6. Address barriers to the most critical high-density development.
7. Better align zoning with infrastructure capacity investment.

Intensification – Hamilton and Wellington Consents



Hamilton dwellings consented



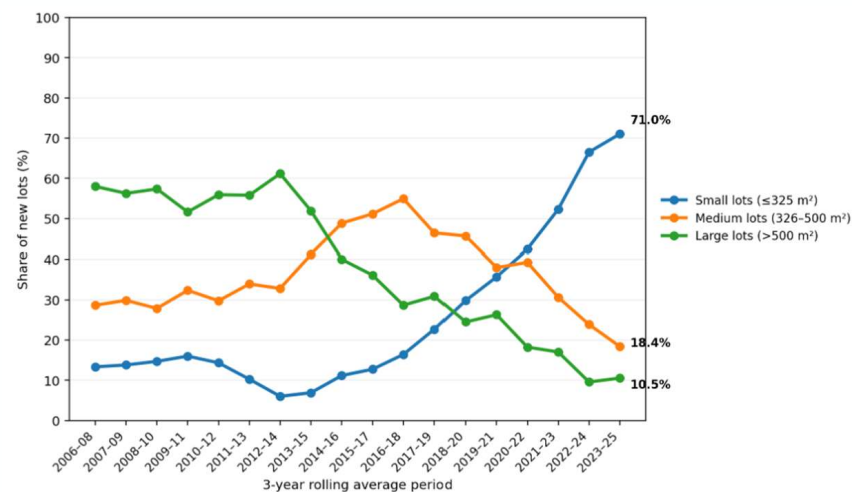
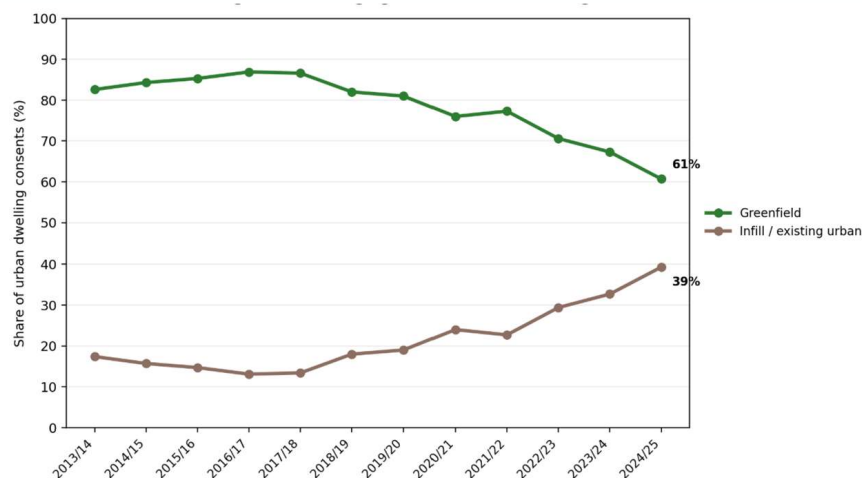
Wellington consents, including apartments (pink)

Intensification – National Trends – Indicative Picture



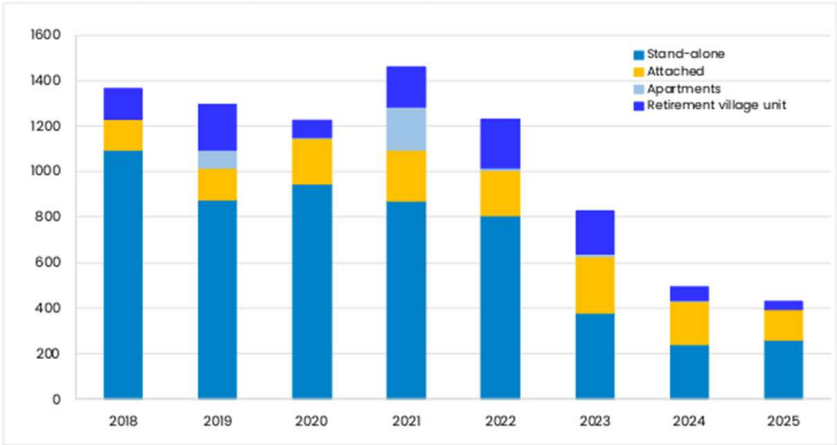
Intensification – What we are seeing in Tauranga

- Similar patterns to nationally – an increase in intensification and move towards more compact typologies
- Local trends impacted by Tauranga's land supply, and continued enabling of development in existing urban areas



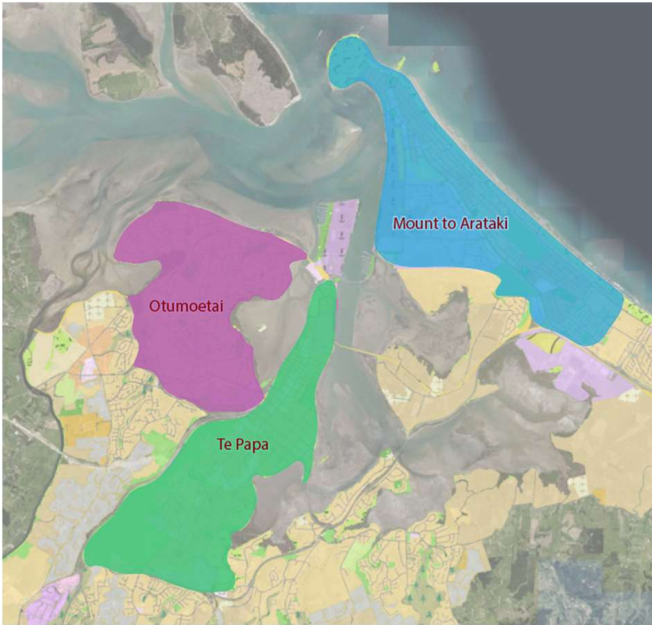
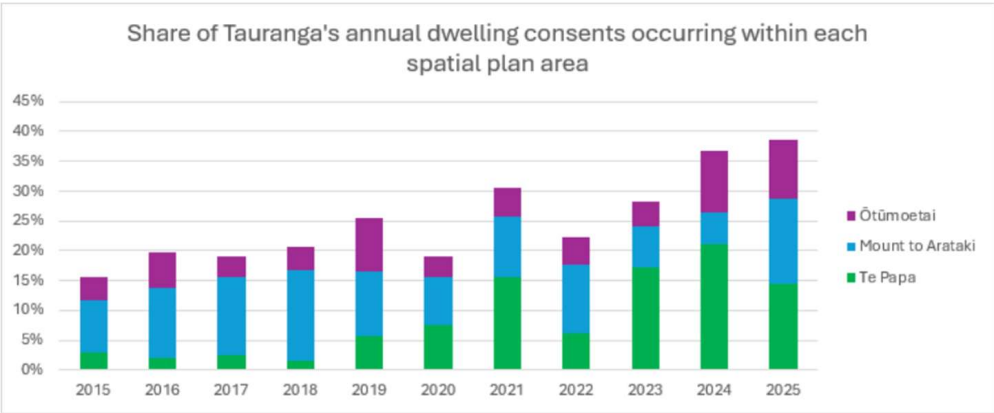
Intensification – What we are seeing in Tauranga

Figure 31 Main type of dwellings consented, Tauranga City, 2018 to 2025

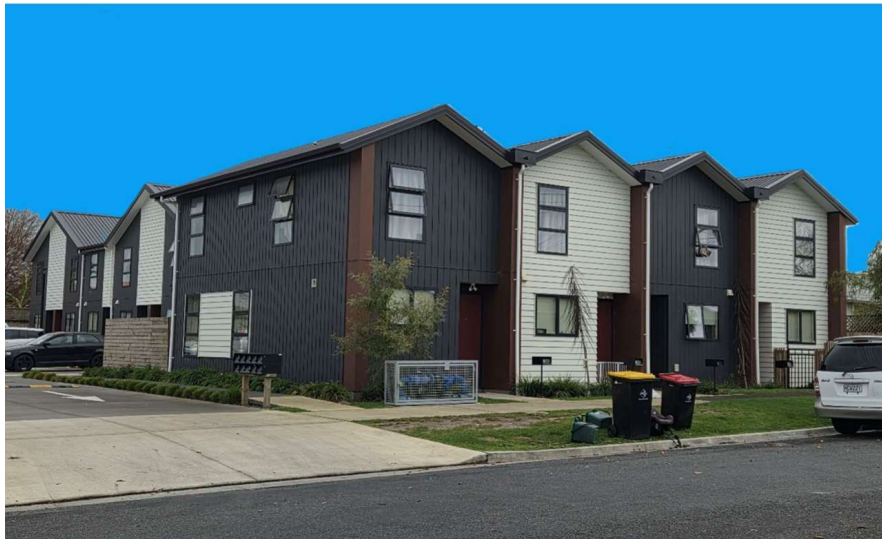


Intensification – Tauranga Spatial Plan Areas

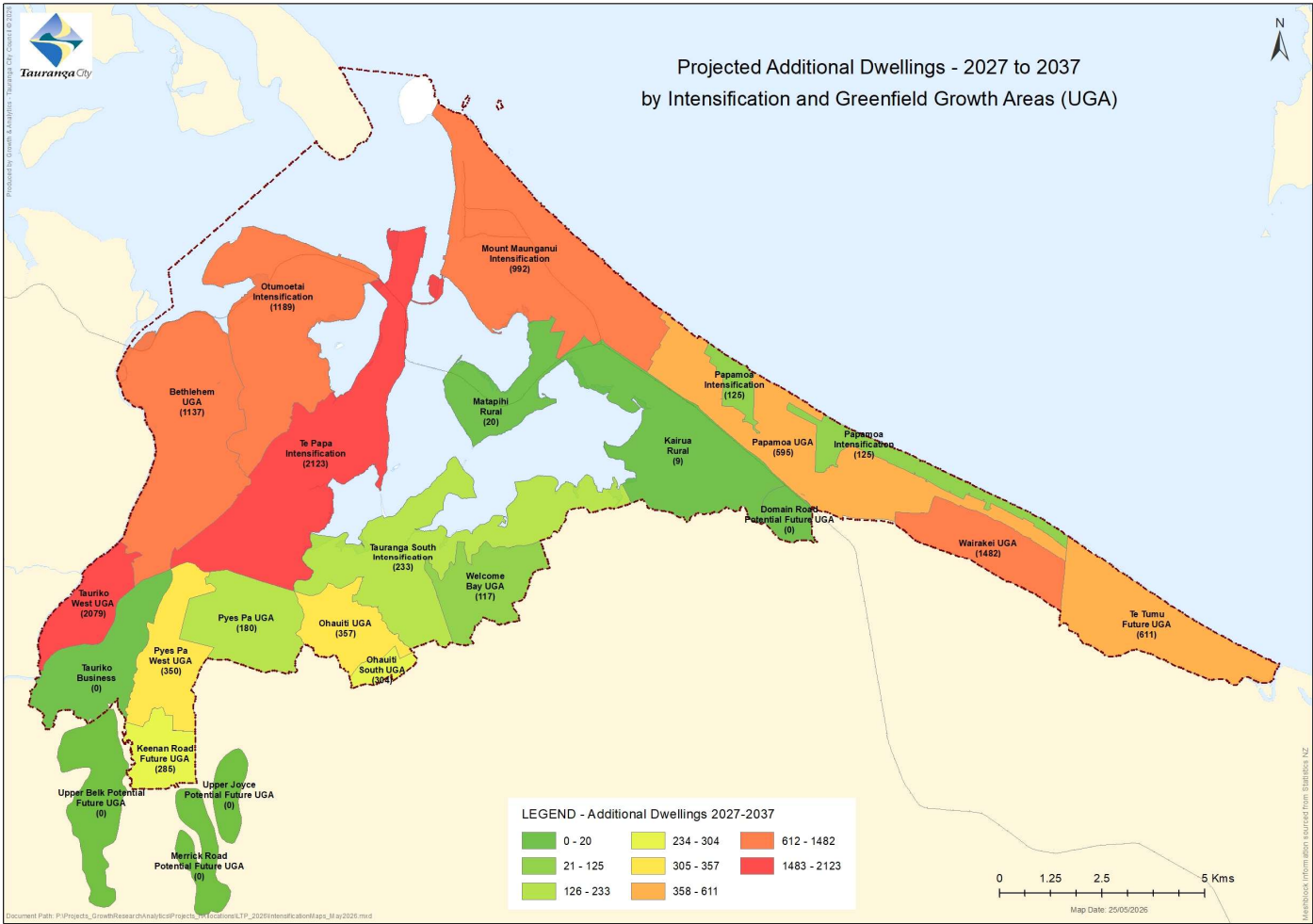
Much of Tauranga’s infill and intensification is occurring in these areas



Intensification – Tauranga Spatial Plan Areas



2027-37 LTP
10-year
period
allocations
(provisional)

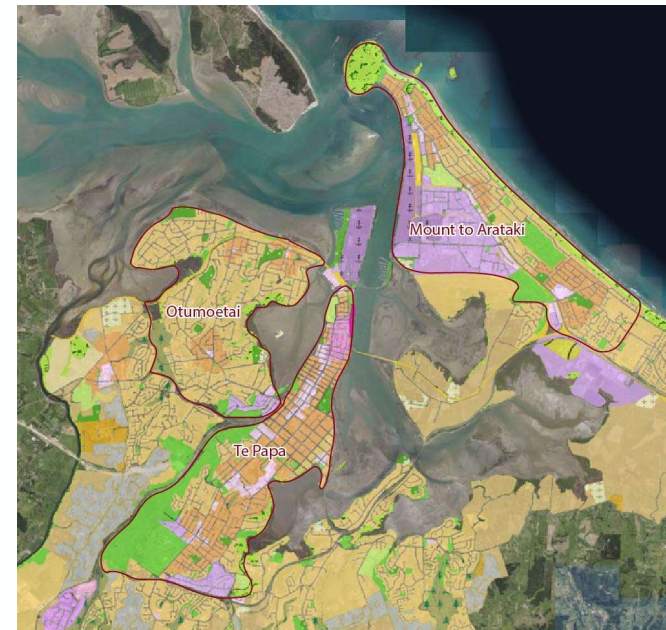


Intensification – Changes to opportunities over time

Spatial Plans have identified various opportunities – many have been delivered; others have changed:

- Greerton Racecourse – housing discussed with community, and considered for health facilities
- Urban regeneration in Gate Pā and Merivale in partnership with government
- Mount urban area – considered for higher intensification

Parau Farms – considered for housing



Intensification – Opportunities moving forward

- Tauranga is well positioned to respond when the market improves
- Continue to build on investment to date, including enabled zoning, amenities and infrastructure
- An ongoing focus on maximising opportunities over the **short, medium and long term** – working with SmartGrowth partners and government to look at levers we can support intensification



Intensification – Opportunities moving forward

Opportunities	Status
Enabling zoning and regulatory frameworks	Significantly progressed
Enhancing amenity and level of service in intensification areas	Consideration through 2027-37 LTP
Identifying areas for coordination of private and public investment to support development outcomes	Continue to work with private sector to identify opportunities
Use of financial incentives and disincentives	Separate workshop
Bloomberg initiative	Commencing
Supporting community housing providers, including local area planning with partners	Discussed hereafter
Use of Council owned surplus sites (limited land available)	Identify potential partners and outcomes
Supporting associated development opportunities, such as University of Waikato and student accommodation	Underway; ongoing consideration

Affordable Housing

Recent initiatives have primarily been funded via the sale of the Elder Housing Portfolio

The next few slides provide brief background and the sale proceeds, followed by what they have been spent on to-date and what funding remains.

Sale of Council's Elder Housing Village

Drivers

- Council's elder housing stock was rapidly ageing
- Nine villages across the city, large brownfield sites ready for redevelopment
- The activity was no longer financially sustainable, and central government policy prevented TCC from accessing funding

Outcome

- Seven sites (plus adjacent land) sold to Kāinga Ora
- Pitau Village sold to Sanderson Group
- Hinau Village to be sold for private redevelopment

Reinvestment of sale proceeds

The Commission adopted the following principles to guide reinvestment of the funds (CO14/22/17, 25 July 2022)

Funds will be used in such a way as to:

- (i) Deliver an increase in public, social, affordable and elder housing for Tauranga.*
- (ii) Minimise private individual profit.*
- (iii) Provide opportunity to leverage for additional external funds.*
- (iv) Ensure funds remain within non-profit entity control (i.e. if reinvestment does return a profit, the resulting profit will be reinvested to deliver further public and/or affordable housing and would not return to Council).*
- (v) Result in community benefit being retained long term.*

Reinvestment of sale proceeds

Reinvestment of Elder Housing Proceeds (\$m)	Total Commitment	Investment/Grants at 30 June 2026	Investment/Grants Expected in 2027	Remaining to Invest/Grant
Housing Equity Fund (including Smiths Farm deal)	20.0	9.5	5.5	5.0
Papakāinga Housing Fund (including \$1m from PK DC grants)	1.4	-	.4	1.0
Papakāinga DC Grants (was \$3m but \$1 trf to PK fund)	2.0	.5	.5	1.0
Community Housing Provider DC Grants	3.0	1.5	.5	1.0
Support for Accessible Properties Limited	5.0	-	.2	4.8
UoW Funding for Student Accomodation	2.4	.5	.5	1.4
Funds to assist Tangata Whenua to access PK PC Grants	.2	-	.2	-
Totals	34.0	12.0	7.8	14.2

- Sales proceeds have been held in a reserve to fund current and future commitments.
- The reserve balance at 30 June 2026 is \$25.7m which is the net result of sale proceeds, expenditure relating to the sales and relocation of Women's Refuge, investment into HEF, funding of grants and interest revenue.
- Due to the benefit of the reserve generating interest revenue there is approx. \$3.8m left to reinvest
- This excludes potential sale proceeds resulting from Hinau

Housing Equity Fund – Tauranga Projects

Project	Cohort / target	Homes	People**	Project value	TCC capital committed	TCC capital called*	TCC capital per home
16th Ave, Tauranga	Elder housing	28	42	\$14.9m	\$2.5m	\$1.1m	~\$89k
TCHT, Devonport Rd, Tauranga	Elder housing	20	30	\$10.7m	\$1.9m	\$1.9m	~\$94k
TCC, Smiths Farm, Tauranga	Open-market rental	21 (+324)	57	\$13.1m	\$5.0m	\$0.0m	~\$178k
New Ground Living, Bureta Park	Open-market rental	44 (+45)	137	\$32.0m	\$3.3m	\$2.8m	~\$72k
Veros, Fraser St (completed)	Open-market rental	8	19 housed	\$5.0m	\$1.5m	\$1.5m	~\$192k
Homes Together, Levers Rd	Elder housing	10	18	\$6.6m	\$2.2m	\$1.7m	~\$224k
Honore Development, Levers Rd	Open-market sales	2 (+24)	6	\$23.2m	\$0.6m	\$0.1m	~\$312k
Total – 7 projects	Elder + market	133 (+393)	309	\$105.4m	\$17.0m	\$9.1m	~\$128k

HEF – wider benefits

- \$9.5m called to date now carries a value of \$9.9m. Performance in FY26 was a 5.5% return.
- HEF has enabled \$105.4m of local development activity across seven projects
- ~\$4m in development contributions across the 133 homes funded.
- Increases to rate base, e.g. at Devonport Road, two existing dwellings have been replaced with 20 new homes
- Although the TCC investment is local, return and risk are spread across all the HEF's developments throughout the Bay of Plenty, reducing concentration risk and improving return dynamics.



Community Housing Provider DC Grants

Year	Approved applications	Housing units	Available (at start of FY)	Paid out
2021/22	3	19	\$500,000	\$137,035
2022/23	2	8	\$862,965	\$120,279
2023/24	4	10	\$1,242,686	\$613,062
2024/25	3	10	\$1,129,624	\$291,972
2025/26	7 (submitted, tbc)	51	\$1,337,652	\$1,645,610 (requested)*
2026/27	-	-	\$500,000	-

*It's anticipated that 2025/26 grants will be paid out on a pro rata basis, as there is less available than requested.

Papakāinga DC Grants

Year	Approved applications	Housing units	Available (at start of FY)	Paid out
2021/22	1	1	\$500,000	\$10,615
2022/23	5	5	\$989,385	\$107,192
2023/24	4	4	\$1,382,193	\$98,505
2024/25	10	10	\$1,783,688	\$195,765
2025/26	3	3	\$2,087,923	\$57,406
2026/27	2 (submitted, tbc)	2	\$2,530,516*	-

*There is also a Papakāinga Fund (\$400k over 2025/26 and 2026/27) which was funded by the Elder Housing sale proceeds. Funding from the amount allocated for Papakāinga DC grants can be transferred to the Papakāinga Fund if required, as per Council decision May 2026.

Opportunities and considerations moving forward

Funding sources

- Elder housing sale proceeds reserve – sale of Hinau and sale to Women's Refuge will increase the funding available (however it remains a finite funding source). Both of these are under negotiation, no certainty yet.
- Once the reserve is spent, ratepayer funding becomes the next potential funding source (considerations – 'double taxation' and local government's role versus value of public good, forecast rate-caps, ratepayer appetite is untested).

Opportunities

- Council owned land.
- Ongoing partnerships with community housing providers (e.g. APL) and involvement with HEF.

Proposed next steps - intensification

There are two more workshops scheduled on city centre development - incentivising development in the city centre and the city centre development fund, and there is work progressing on the Bloomberg initiative.

Staff will continue to integrate this work into the wider city planning work, with intensification being an ongoing focus area for city planning.

Proposed next steps – affordable housing

Housing Equity Fund

When considering initial investment into the HEF, the potential for Council's commitment to be ongoing was anticipated, with profits recycled into the Fund, growing impact over time and ensuring the Elder Housing sale delivers compounding, long-term benefits for the city.

Community Housing & Papakāinga DC grants, and the Papakāinga Fund

Funding to-date has been met via Elder Housing sale proceeds, and no additional funding has been allocated for the years following 2026/2027. Council has two options:

- Do nothing, the grants programme would wind down as funds were fully utilised.
- Fund for a further period of time (potential funding sources – Elder Housing sale proceeds, rates, other...).

Proposed next steps – affordable housing

Questions

Would you like any future distributable profits from the BOP HEF to be reinvested into the HEF?

Is there support to continue to use the adopted principles to guide reinvestment of the remaining Elder Housing sale proceeds – or do you want to consider via the LTP other, non-housing options for the use of those funds?

If yes, would you like a paper outlining options for reinvestment of the Elder Housing sale funds which assesses options against these principles? It could include the following options:

- Papakāinga (continue, increase, decrease or stop funding)
- Community Housing DC grants (continue, increase, decrease or stop funding)
- Incentives / subsidies for medium to high density housing in the City Centre for tertiary education (to be covered 29 October)
- Incentives / subsidies for medium to high density housing in the City Centre – private sector (to be covered 29 October)

Are there other options you would like included?

2 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
2.1 - Western Bay of Plenty City / Regional Deal: Implementation Plan	s7(2)(i) - The withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
2.2 - Capital Prioritisation Descoping Discussion	s7(2)(h) - The withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities s7(2)(i) - The withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
