AGENDA

Council Workshop
Thursday, 5 November 2026

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

Date: **Thursday, 5 November 2026**

Time: **10:30 am - Waterfront Development**

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

Gareth Green

Interim Chief Executive

Order of Business

1 Business 4

1.1 Tauranga Moana Waterfront Options - Scoping and Investment Workshop 4

1 BUSINESS

1.1 Tauranga Moana Waterfront Options - Scoping and Investment Workshop

File Number: **A21348117**

Author: **Amanda Davies, Portfolio Manager: Community Projects**

Authoriser: **Jane Small, Director Major Projects**

Presenter(s):

Amanda Davies, Portfolio Manager: Community Projects

Deon Connoway, Senior Programme Manager

External presenter(s):

Workshop information

Purpose of workshop

1. At the council meeting of 21 July 2026, Council passed a number of resolutions relating to the delivery of a suite of projects relating to the Tauranga Waterfront (Strand Waterfront Projects). Resolution CO/26/0/17 states, that council:

   "(l) Approves restarting the Waterfront Central Plaza project, including redefining project scope and objectives to deliver a lower cost solution, and investigating alternative delivery methods together with the Strand South;

   (n) Notes the current budget allocation of $10.15 million for Strand Reserve – Park South and endorses staff facilitating an elected member workshop to consider project outcomes, scope, level of service and budget prior to commencement of detailed design and procurement activities"

2. The purpose of this workshop is to seek elected-member direction on the scope, and investment priorities for completing the Tauranga Moana Waterfront, with particular focus on:

   (a) Central Waterfront Plaza

   (b) Strand Reserve, Park South

   (c) the Wharewaka surrounds.

3. The workshop is intended to establish a clear direction for the next stage of design, including the baseline scope that should be provided, enhancements that warrant further investigation, and the financial envelope within which the projects should be developed.

4. Following the workshop, staff will develop a preferred concept and more detailed cost estimates for subsequent consideration and approval by Council.

Executive summary

5. The Tauranga Moana Waterfront Masterplan was adopted in 2022 and refreshed in 2023 as part of the wider city centre programme. It establishes a vision for a continuous waterfront promenade, stronger connections between the city centre and harbour, high-quality public and cultural spaces, improved ecological outcomes, and enhanced walking and cycling connections.

6. Significant components of the waterfront programme have already been delivered, including the northern waterfront reserve and northern seawall, playground, boardwalk and railway underpass, Beacon Wharf, Dive Crescent carpark and other supporting infrastructure.

7. The primary opportunity remaining for Council is to determine the scope and level of investment in Central Waterfront Plaza, Park South and the Wharewaka surrounds before these projects progress further into design.

8. For workshop purposes, staff have developed:

   (a) An indicative baseline scope, for each of the projects representing the infrastructure, connections, landscaping and amenities required to provide a safe, functional and coherent waterfront; and

   (b) Suggested targeted enhancements, representing additional investment in amenity, cultural expression, activation and destination qualities for consideration by Elected Members.

9. Current indicative estimates for the baseline scope are approximately:

   (a) Central Waterfront Plaza: $1.88 million

   (b) Park South: $4.5 million

   (c) Wharewaka surrounds: $1.76 million

10. This produces a combined indicative baseline of approximately $8.14 million. These figures are preliminary workshop estimates, include contingency allowances, and will be refined following concept design.

11. The key outcome sought from the workshop is sufficient direction on scope, priorities and investment for staff to develop a preferred concept, confirm costs and whole-of-life implications, and return to Council for approval.

Background information

12. The Tauranga Moana Waterfront Plan was adopted by Council on 5 September 2022 following earlier planning and engagement. It provides the strategic framework for reconnecting and strengthening the relationship between Tauranga's city centre and the harbour and is aligned with Te Manawataki o Te Papa and the City Centre Action and Investment Plan.

13. The remaining southern waterfront programme incorporates a number of interdependent projects. Council's earlier programme work identified a preferred delivery sequence of Southern Seawall, Wharewaka, completion of the remaining seawall and Park South, with the railway crossings and Central Plaza able to progress concurrently subject to coordination.

14. The current workshop programme builds on the decisions already made and focuses on those elements where elected members still have meaningful ability to influence scope and expenditure.

15. The current working programme anticipates concept design for Park South and Central Plaza following the November workshop, cost estimates in early 2027, detailed design thereafter, and construction of Park South and Central Plaza during 2027/28. The programme currently

targets completion date in mid-2028, aligned with opening with the remainder of the Te Manawataki o Te Papa precinct.

Issues

16. The principal question is what level of waterfront development and investment Council wants to deliver.

17. For each of the three areas there is a suggested baseline scope that provides the infrastructure, connections, landscaping and public amenities required to complete the waterfront to a functional level. Beyond this are options for enhancements such shade structures, feature lighting, bespoke furniture, additional paving, water features, boardwalks, commercial facilities and other destination elements.

18. The workshop needs to determine if the baseline scope and any additional investment provides sufficient public value and where simpler solutions are appropriate

Central Waterfront Plaza

19. The Central Plaza is the principal connection between Te Manawataki o Te Papa and the harbour and has an important physical, cultural and ceremonial role within the masterplan.

20. The indicative baseline scope includes demolition, utilities, pou, planting, furniture, rail-corridor fencing, promenade construction and connections to the rail crossing. The current indicative baseline estimate is approximately $1.88 million, including project costs and contingency.

21. Potential enhancements include shade, feature furniture and lighting, a water feature, additional paving, commercial or kiosk activation and BBQ/picnic facilities. The workshop is to seek direction on which, if any, of these elements should be investigated further through concept design.

Park South

22. Earlier Council reporting identified a current allocation of $10.15 million and recommended agreeing the intended outcomes before progressing further design, to reduce the current budget allocation for this area.

23. The indicative baseline scope includes the promenade, connections from the Spring Street rail crossing, lawn and landscaping, lighting, basic event infrastructure, furniture and rail-corridor fencing. The current baseline estimate is approximately $4.5 million, including a contingency allowance.

24. Potential enhancements include additional shade structures, destination/place-recognition features, enhanced furniture, feature lighting, additional paving and sections of timber boardwalk.

Wharewaka surrounds

25. The Wharewaka surrounds need to provide a functional setting for the Wharewaka and connect it appropriately to the promenade, Spring Street rail crossing, boat ramp and wider public realm.

26. The current indicative baseline includes promenade construction, hardstand around the Wharewaka, vehicle access, lighting, furniture, relocation of the Mauri Stone, landscaping and lawn.

27. Potential enhancements include dinghy storage, additional trees and landscaping, feature lighting, signage, parking/loading provision, boat-ramp refurbishment, a pontoon and additional mahi toi.

28. The current working baseline estimate is approximately $1.76 million**,** including a contingency allowance.

29. Potential treatment of parking and dinghy storage remains an issue requiring consideration and council direction.

Value for money

30. Value for money needs to consider not only initial capital cost, but also the operational, maintenance and renewal implications of the development and the long-term value achieved by completing a coherent waterfront.

31. Accordingly, the most significant remaining opportunity to influence overall project cost is through scope and level-of-service decisions. The workshop therefore provides the key opportunity for Council to determine the scope and determine where investment is justified and where simpler or more standardised solutions are appropriate.

Outcomes sought

32. **Design assumptions**
Confirm the principles that should apply across the remaining waterfront development, including connectivity, accessibility, cultural outcomes, resilience, value for money, whole-of-life cost and consistency with the completed waterfront.

33. **Baseline scope**
Confirm what Council considers as in scope elements for each of:

    (a) Central Plaza

    (b) Park South

    (c) Wharewaka surrounds.

34. **Enhanced elements and Investment Priorities**
Identify enhancements that should be investigated further and those that should be simplified, deferred or removed. Indicate where (if desired) additional expenditure will provide the greatest public, cultural, recreational or operational benefit.

35. **Overall investment level**
Provide direction on the **financial envelope** within which the concept design should be developed, taking account of both capital and operational costs

36. **Direction to staff**
Provide sufficient clarity for staff to proceed into concept design, quantity confirmation and detailed cost estimation before returning to Council for approval.

Options

37. For workshop purposes, two broad approaches are proposed.

Option	Description	Pros	Cons
Option one: **Baseline Scope delivery**	Deliver the indicative baseline scope across Central Plaza, Park South and the Wharewaka surrounds. This approach would prioritise necessary promenade and pedestrian connections, landscaping, furniture, lighting and reinstatement following major construction activities. It would minimise discretionary enhancements and provide a lower cost pathway currently identified.	• Strongest focus on capital cost restraint. • Provides essential waterfront connectivity and functionality. • Allows standardised materials and proven solutions to be used. • Retains capacity to add enhancements later where practical.	• May produce a lower level of destination appeal and waterfront activation. • Some cultural, amenity or place-making opportunities may be deferred. • Retrofitting some enhancements later may be less cost efficient
Option 2: Baseline plus targeted enhancements	Deliver the indicative baseline scope and selectively invest in enhancements that Elected Members consider provide the greatest value. Potential priorities could include shade, additional planting, cultural/mahi toi treatments, feature lighting, selected furniture, event infrastructure, or specific destination features. The workshop material provides indicative ranges for these elements to enable elected	• Balances value for money with a higher-quality destination outcome. • Enables investment to be concentrated on features with the greatest community benefit. • Provides flexibility to differentiate the three waterfront areas according to their functions • Maintains the opportunity to deliver stronger cultural and place-making outcomes.	• Higher capital and potentially whole-of-life costs than baseline delivery. • Requires clear prioritisation to avoid cumulative scope growth.

Next steps

38. Following the workshop, staff will:

    (i) Consolidate elected-member direction on must-have, enhanced and deferred scope;

    (ii) Engage further with mana whenua on cultural elements and mahi toi;

    (iii) Undertake targeted engagement with relevant stakeholders, including accessibility interests and other agencies where required;

    (iv) Develop the preferred concept design based on the agreed direction;

    (v) Firm up quantities, cost estimates, opex implications and project contingencies and whole-of-life implications;

    (vi) Investigate further value-for-money opportunities through design and procurement;

    (vii) Coordinate the design and programme with the Southern Seawall, Wharewaka and railway-crossing works; and

    (viii) Report the preferred design, final cost envelope and recommended delivery approach back to Council for approval.

39. The current programme anticipates concept design through November 2026 to January 2027, costing in January-February 2027, followed by a Council approval point before detailed design and delivery, with the current overall objective of completing Park South and Central Plaza in mid-2028.

Attachments

1. **Council Workshop Presentation - Tauranga Moana Waterfront - 5 November 2026 - A21376066**
2. **Summary of Council Resolutions Relating to the Tauranga Moana Waterfront Development - A21376072**



Tauranga Moana Waterfront Options

Council Workshop | 05 Nov. 2026

Tauranga City

Agenda

#1 Welcome / Introduction / Purpose

#2 Background/timeline & Commitments

#3 Virtual site-visit (video)

#4 Interactive session – Scope and Budget

#5 Central Plaza

#6 Park South

#7 Wharewaka Surrounds

#8 Next steps

#9 Other Business



Purpose - What We Need From You Today

Direction on the scope and level of Investment to complete the Waterfront:

1

Scope

What must be included and what is optional?

2

Budget

What level of investment is appropriate?

3

Priorities

Where should we invest more, what should we simplify?

4

Direction

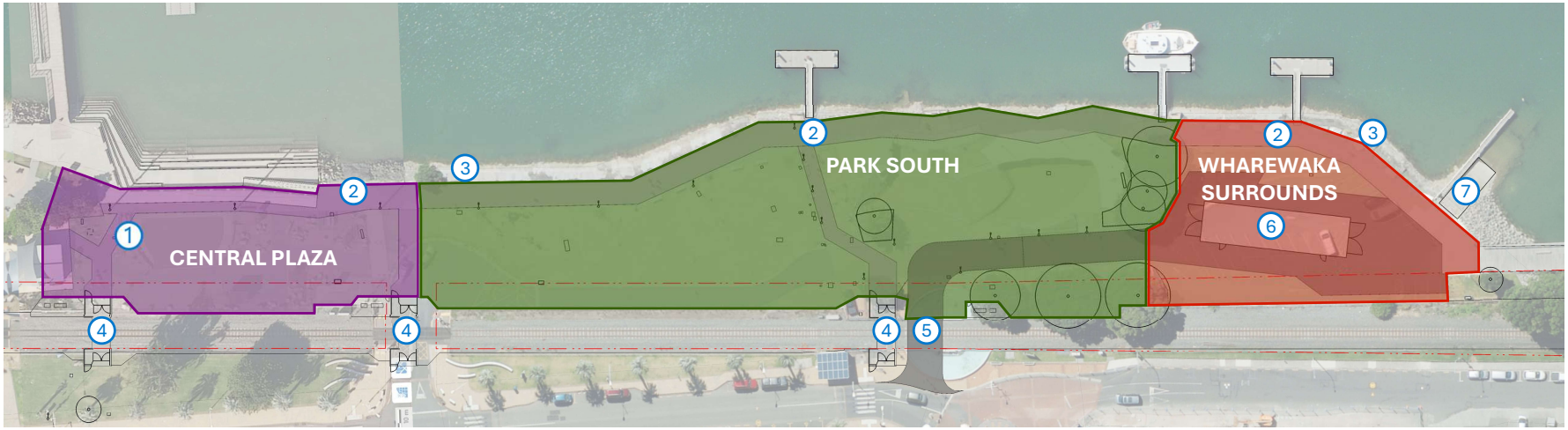
Enough clarity for staff to develop the preferred concept design and cost for approval.

Elements previously approved by Council

Project/Location	Elements Approved	Description	Delivery Timing	Funding Budgets	Status
Central Waterfront Plaza	Pou	3 Pou are being installed as part of the TMOTP design, 1 of which will need to be placed at Central Plaza.	2027-28	Central Waterfront Plaza	In contract with Mana Whenua as part of TMOTP
Southern Seawall /Park South	Seawall	Southern seawall is getting replaced. The work requires that the existing promenade gets demolished, along with the Edge water fan shade and the current kiosk, in order to construct new seawall.	2027	Strand South Seawall	Approved by Council 21 July
Park South and Central Waterfront Plaza	Promenade	Existing promenade will be demolished as part of the seawall construction, replacement to be constructed.	2027	Park South and Central Waterfront Plaza	Approved by Council 21 July
Spring St.	Four level crossings	Improving people connection between city centre and waterfront.	Staged between 2026 – 2028	Rail Crossings	Approved by Council 21 July
Park South	Wharewaka Building	New Wharewaka building previously approved	Q1 2027	Wharewaka	Approved by Council 21 July

Tauranga Waterfront Site Zones

1. POU
2. PROMENADE
3. SEAWALL
4. LEVEL CROSSING
5. ACCESS WAY TO WHAREWAKA FROM SPRING ST.
6. WHAREWAKA
7. EXISTING BOAT RAMP



Delivery Programme

Phase / milestone	Start	Finish	Comments
★ Council workshop to confirm Scope and Budget for Reserve		5 Nov 2026	We need approval on Scope and budget to make July 2028
Concept Design of Reserve (Park south and Central)	Nov 2026	Jan 2027	
Cost estimates of Reserve	Jan 2027	Feb 2027	
★ Council - Approval to proceed		Feb 2027	We need approval to proceed to construction by Feb 2027 to make the June 2028
Seawall section 1 construction	*Early 2027*	*Mar 2027*	*First section of seawall to enable Wharewaka Construction*
Wharewaka construction	*Mar 2027*	*Nov 2027*	
Railway Crossings	*Mar 2027*	*Mar 2028*	*4 Crossing, first one completed, remaining three to be completed between Mar 2027 and Mar 2028*
Detailed Design of Reserve	Mar 2027	May 2027	
Procurement - TBC	May 2026	June 2027	
Construction of Reserve	June 2027	June 2028	
Remainder of seawall construction	*June 2027*	*June 2028*	*Possibly slightly earlier, but promenade dependent on landscape design*
Opening / blessing	Mid 2028	Mid 2028	To align with Museum opening

Current Budget

Project	Budget	Actuals to date	Budget Remaining
Wharewaka Pavilion	$2.0m + $400k TECT	$350K	$2M
Seawall South	$4.4m	$30K	$4.3M
Waterfront Railway Crossing	$4.91m + $2.56m NZTA	$1.7M	$5.7M
Waterfront Central Plaza	$5.5m	$1.1M	$4.4M
Strand Reserve – Park South	$10.15m	$60K	$10M



Interactive Session – Scope and Budget

How we will work through the session with elected members, area by area

1

Frame

Staff recap the baseline scope and budget for each waterfront area.

2

Discuss

Elected members respond to prompts: what must be included, and what is optional?

3

Prioritise

Sort elements into Must have, Nice to have or Defer, and test the budget impact.

4

Confirm

Agree the direction and priorities staff will take into concept design and costing.

Outcome: Enough clarity on scope, budget and priorities for staff to develop the preferred concept design and cost for approval.

Waterfront Design Assumptions

Before considering scope and investment options, we are seeking Elected Member confirmation that the following assumptions should guide all waterfront stages:

Established from the City Centre Masterplan which was subject to Public Consultation:

- **Connected**: Create a continuous, safe and accessible relationship between the city centre, Te Manawataki o Te Papa, rail crossings, waterfront spaces and the moana.
- **Flexible**: Support everyday recreation, movement, events, cultural activity and appropriate commercial activation.
- **Safe and functional**: Meet accessibility, operational, servicing, rail-safety and public-space requirements.
- **Culturally grounded**: Integrate mana whenua narratives, mahi toi and the relationship between the harbour and Te Manawataki o Te Papa.
- **Green and resilient**: Provide appropriate planting and shade and respond to coastal conditions and climate resilience.

Delivery assumptions:

- **Value for money:** Test to establish if existing assets can be reused where practical and use standard solutions unless additional investment provides clear value.
- **Whole-of-life focused:** Consider durability, maintenance and operating costs alongside capital cost.
- **Coordinated delivery:** Design each stage as part of one deliverable programme to minimise rework, disruption and unnecessary cost, and reduce construction cost.
- **Consistent:** Use coordinated materials, promenade treatments, lighting and furniture, generally aligned with Park North.



Interactive Session – Discussion Prompts

Working in groups of three, identify **Must have, Nice to have, Defer or remove** for each of the Waterfront zones on sticky notes.
Write one per note and place on the provided maps.

Central Plaza

- Is anything essential missing from the baseline scope?
- Is there anything in the baseline that could be simplified while still achieving the required outcome?
- Where would extra investment add the most value?

Park South

- Is anything essential missing from the baseline scope?
- Is there anything in the baseline that could be simplified while still achieving the required outcome?
- Where would extra investment add the most value?
- How should this area connect with the wider waterfront?

Wharewaka Surrounds

- Is anything essential missing from the baseline scope?
- Is there anything in the baseline that could be simplified while still achieving the required outcome?
- Where would extra investment add the most value?
- How should this area connect with the wider waterfront?
- How much (if any?) parking should be provided?

Sort each element into: Must have | Nice to have | Defer or remove


Photo of Current Central Plaza

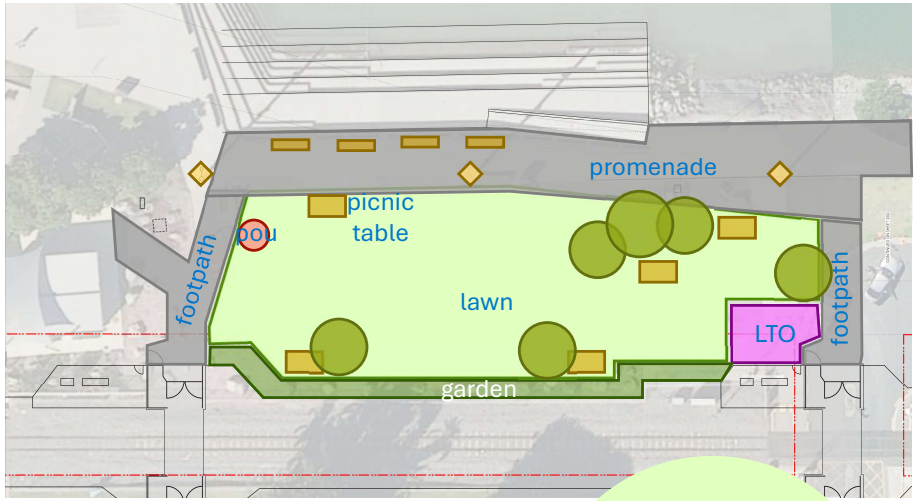
Central Plaza – Baseline Scope

Baseline Scope

- Pou
- Promenade (Matching Existing concrete spec of Park North*)
- Connection between crossings (Matching Existing concrete spec of Park North*)
- Reinstate grass
- Replace light poles
- Minimal Landscaping
- Minimum furniture (bench & picnic)

Examples of Enhanced Scope

- City Centre Furniture seats and picnic tables
- Space for Commercial Activation (LTO)
- Basic utilities for events
- Shade Structure and/or additional natural Shade
- Additional Landscaping
- BBQ
- Water / Feature / Fountain
- Incorporation of mahi toi into surfacing/water feature
- Feature Lighting
- Bespoke Shade Structure
- Bespoke Furniture Commercial Activation with Permanent Building
- Soften and integrate tidal stairs edge to revetment wall and provide access to sea pods



Possible budget saving by changing to concrete finish and retaining existing light poles

Central Plaza –Project Budget Estimate

Baseline Scope	Average cost Estimate
Baseline Scope includes: • Demolition and site clearance • Utility installation – Drainage, light poles, and basic event infrastructure (power), CCTV • Pou • Trees, Gardens, and lawn areas • Park furniture – benches and picnic tables (City Centre Spec) • Commercial activation (LTO) • Rubbish Bins • Rail Corridor Fencing • Promenade Construction – Park North Spec • Footpath connection at rail crossings • Other project costs – staff time, consents etc • Contingency 30%	$1,88M
Per M2 Rate (approx.) 1360M2	$1380 per m2
Urban Streetscape Benchmark (WT Partnerships)	$1,350 per m2

Examples of Enhanced Scope Options	Lower Cost Estimate	Upper Cost Estimate
Shade Structures – 'off the shelf' (1 Structures)	$30,000	$60,000
Shade Structure – Bespoke (1)	$150,000	$250,000
Bespoke Concrete formed seat	$180,000	$250,000
Feature Lighting – Trees, furniture etc	$50,000	$100,000
Water feature	$350,000	$800,000
Additional Paved Areas - between - 200 – 450m2 extra	$80,000	$180,000
Permanent Kiosk	$160,000	$230,000
BBQ / Drinking Fountain	$35,000	$50,000


Photo of Current Park South
RUSTY'S

Park South – Baseline Scope

BASELINE SCOPE

- Construction of Promenade (Park North Spec)
- Replace Light Poles
- Remove Old Vehicle Entrance (Wharf St)
- Reinstate Lawn
- Some landscaping - trees and gardens
- Infrastructure for Events (power, water etc)
- City Centre park furniture – benches and picnic tables
- Connection of new Spring Street rail crossing to Wharewaka
- Footpath connection to Promenade from Spring St rail crossing
- Rail Corridor fencing

EXAMPLES OF ENHANCED SCOPE OPTIONS:

- Shade Structure and/or additional natural Shade
- Offering a “recognition of place/Instagram Moment” – e.g. Tauranga sign/identity
- Enhanced park furniture e.g. lounges
- Boardwalk sections
- Feature Lighting
- ‘Stage’ area for events
- Kiosk for concessions and commercial operators
- Feature lighting



Park South –Project Budget Estimate

Baseline Scope	Average cost Estimate
Baseline Scope includes: • Demolition and site clearance • Connection of new Spring Street rail crossing to Wharewaka • Utility installation – light poles, and basic event infrastructure (power), CCTV • Trees, Gardens, and lawn areas • Park furniture – benches and picnic tables (City Centre Spec) • Rubbish Bins • Rail Corridor Fencing • Promenade Construction – Park North Spec • Footpath connection to Promenade from Spring St rail crossing • Other project costs – Design, staff time, consents etc • Contingency 30%	$4.52M
Per M2 Rate (approx.) 4,750M2	$950 per m2
Streetscape Benchmark (WT Partnerships)	$1,350 per m2

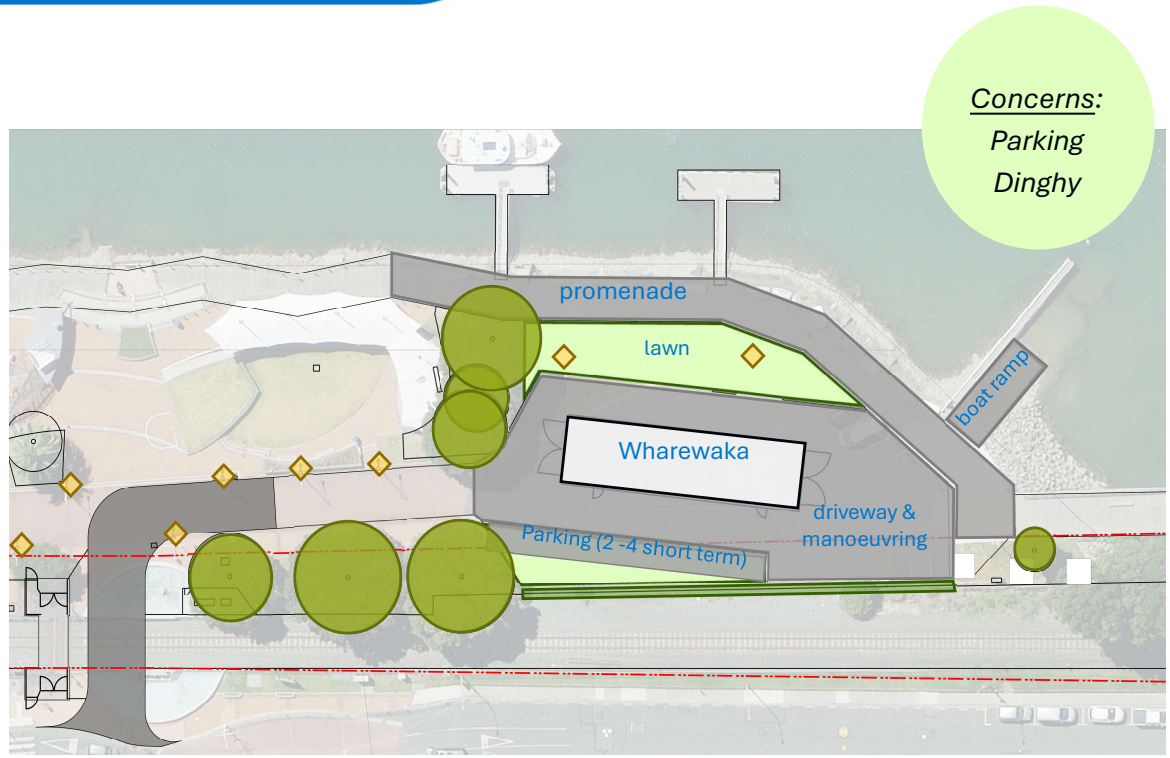
Examples of Enhanced Scope Options	Lower Cost Estimate	Upper Cost Estimate
Shade Structures – 'off the shelf' (2 – 4 Structures)	$60,000	$120,000
Shade Structures - Bespoke	$300,000	$500,000
Place Recognition "Instagram moment", Tauranga Sign (based on Love Taupo Sign)	$80,000	$150,000
Feature Lighting – Trees, furniture etc	$50,000	$100,000
Feature Park Furniture – Lounges, etc (3 – 6 Lounges)	$30,000	$60,000
Additional Paved Areas - between - 200 – 1,150m2 extra	$80,000	$460,000
Sections of Timber Boardwalk - 150 – 250m2	$180,000	$375,000


Photo of Current Wharewaka Surrounds

Wharewaka Surrounds – Baseline Scope

Baseline Scope
- Promenade (to Match park north)
- Concrete around Wharewaka (Ramp connecting building to boat ramp)
- New Vehicle entrance
- Replace Light Poles
- Furniture
- Mauri Stone (From old Wharewaka)
- Winch
- Basic Landscaping and Grass.

Enhanced Scope
- Dinghies storage
- Additional Landscaping + Trees
- Feature Lighting – building & landscaping uplighting
- Signage
- Parking / Loading zone
- Refurbishment of Boat Ramp
- New Pontoon
- Toilet Block?



<u>Concerns</u>:
Parking
Dinghy

Wharewaka–Project Budget Estimate

Baseline Scope	Average cost Estimate
Baseline Scope includes: • Demolition and site clearance • Utility installation – Drainage, light poles, and basic event infrastructure (power), CCTV • Relocate Mauri Stone • Gardens, and lawn areas • Park furniture – benches and picnic tables (City Centre Spec) • Rubbish Bins • Rail Corridor Fencing • Promenade Construction – Park North Spec • Other project costs – staff time, consents etc • Contingency 30%	$1,76M
Per M2 Rate (approx.) 1600M2	$1100 per m2
Urban Streetscape Benchmark (WT Partnerships)	$1,350 per m2

Examples of Enhanced Scope Options	Lower Cost Estimate	Upper Cost Estimate
Bespoke Concrete formed seat	$180,000	$250,000
Feature Lighting – Trees, Building, etc	$50,000	$100,000
Drinking Fountain	$10,000	$15,000
Additional Paved Areas - between - 300 – 400m2 extra	$120,000	$160,000
Mahi Toi Paving	$50,000	$75,000
Dinghy Storage	$20,000	$50,000
New Pontoon	$150,000	$200,000
Demo old Wharewaka and reinstate to Grass	$75,000	$100,000

Next Steps....

1. Meet with Mana Whenua and discuss cultural elements.
2. Engage with wider community , accessibility groups, regional council?
3. Develop design based on guidance on scope and investment from this workshop
4. Firm up quantities and costs.
5. Explore options for cost saving through procurement and delivery processes.
6. Report back to Council with final cost and recommended delivery approach for approval to proceed.



END



Strand Extension





- **Create car parking area**
- **Dinghy storage area for mooring holders**
- **BOPRC Aspirations for Development?**

Summary of Council Resolutions Relating to Tauranga Moana Waterfront Development

Council Decision	Resolution	Relevance to Workshop
24 May 2022 – Long Term Plan Amendment	Resolution CO10/22/1 Approves Option 1 – Te Manawataki O Te Papa (Civic Precinct) Masterplan (Refreshed 2021) at a capital cost of $303.4 million, for inclusion in the Long term Plan Amendment 2021-31.	Included approximately $32.9 million of funding for Site C (Waterfront and Strand), which was subsequently transferred to the Tauranga Moana Waterfront Programme.
27 June 2022 – Long-term Plan Amendment and Annual Plan Adoption	Resolution CO13/22/11 Adopts the Amended 2021–31 Long-term Plan	Adoption of the Long-term Plan Amendment and Annual Plan confirmed capital funding for waterfront projects totalling approximately $84.1 million.
5 September 2022 – Tauranga Moana Waterfront Plan	Resolution C017/22/6 Adopts the Tauranga Moana Waterfront Plan to guide the development of the city centre waterfront	Established the strategic framework for coordinating and delivering waterfront projects funded through the Long-Term Pan Amendment and Annual Plan
24 July 2023 – Waterfront Masterplan Update	Resolution CO12/23/12 Receives the updated Masterplan and acknowledges the location of the Whare Waka, and the additional pavilion/public convenience on the Strand South Reserve.	Confirmed transfer of the previously approved Site C budget to the Tauranga Moana Waterfront Programme. No additional funding was approved.
26 June 2025 – Annual Plan 2025/26 and **23 June 2026** – Annual Plan 2026/27	Resolution CO/25/19/4 Adopts the Annual Plan 2025/26 and Resolution CO/26/10/4 Adopts the 2026–27 Annual Plan	Confirmed funding within Council's capital programme for Waterfront Central Plaza, Strand Railway Crossings, Strand South Reserve, Strand Seawall and Wharewaka projects.
21 July 2026 – Strand Waterfront Projects	Resolutions CO/26/0/14, 15, 16, 17, set the direction for the delivery of the Wharewaka, Seawall South, Railway Crossings, Central Plaza, and Strand South	Resolutions set the councils delivery direction for the suite of waterfront projects, and the need for a workshop to consider, project outcomes, scope, level of service, and budget.