

**MINUTES OF WESTERN BAY OF PLENTY DISTRICT COUNCIL**  
**COUNCIL MEETING NO. CL25-11**  
**HELD IN THE COUNCIL CHAMBERS, 1484 CAMERON ROAD, TAURANGA**  
**ON FRIDAY, 15 AUGUST 2025 AT 9.30AM**

**1 KARAKIA**

Whakatau mai te wairua  
Whakawātea mai te hinengaro  
Whakarite mai te tinana  
Kia ea ai ngā mahi

Āe

Settle the spirit  
Clear the mind  
Prepare the body  
To achieve what needs to be  
achieved.  
Yes

**2 PRESENT**

Mayor J Denyer, Deputy Mayor J Scrimgeour, Cr T Coxhead, Cr G Dally, Cr A Henry, Cr R Joyce, Cr M Murray-Benge, Cr L Rae, Cr A Sole and Cr D Thwaites.

**3 IN ATTENDANCE**

M Taris (Interim Chief Executive), A Henderson (General Manager Corporate Services), A Curtis (General Manager Regulatory Services), P Watson (Acting General Manager Infrastructure Services), E Watton (Acting General Manager Strategy and Community), L Balvert (Communications Manager), M Leighton (Policy and Planning Manager), R Garrett (Governance Manager), G Allis (Senior Specialist Infrastructure), J Fearn (Chief Financial Officer), C Ertel (Infrastructure Capital Delivery Manager), F Khairy (Water Service Project Engineer), H Wi Repa (Governance Systems Advisor) and P Osborne (Senior Governance Advisor).

**OTHERS IN ATTENDANCE**

Thunder Ridge Representatives

Glenn Snelgrove (Consultant)

Roger Williams (Director)

Tony Roberts (Director)

Gary Stirling (Director)

**VIA ZOOM**

Christine Jones (Tauranga City Council – General Manager Strategy, Partnerships and Growth)

Jaron Shaw (Department of Internal Affairs (DIA))

## 4 APOLOGIES

Council noted that Cr Grainger and Cr Wichers were on leave of absence.

## 5 CONSIDERATION OF LATE ITEMS

### MOTION

The Mayor noted that there was one late item for the Council to consider for inclusion in the open section of the agenda, being 10.6 'Crown Facilitator – Local Waters Done Well.'

The reason that this item was not included on the agenda was that the circumstances were changing, and the information was not available, and it could not be delayed to the next scheduled meeting as it is relevant to the continued development of Council's Water Service Delivery Plan which had to be submitted before the next scheduled Council meeting.

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### RESOLUTION CL25-11.1

Moved: Cr R Joyce

Seconded: Cr A Henry

That in accordance with Section 46A (7) of the Local Government Official Information and Meetings Act, the following item be considered as a late item of the open business:

- 10.6 Crown Facilitator – Local Waters Done Well

**CARRIED**

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## 6 DECLARATIONS OF INTEREST

Nil

## 7 PUBLIC EXCLUDED ITEMS

Nil

## 8 PUBLIC FORUM

### 8.1 CHRIS PILKINGTON – WAIHĪ BEACH MENZ SHED

Mr Pilkington was in attendance to speak on behalf of the Waihī Beach Menz Shed in relation to the report on the Council agenda. He noted the following points:

- The Waihī Beach Menz Shed had been a success, providing men with a place to gather following retirement.
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- The elderly community had benefited from the work that members of the Menz Shed had undertaken at minimal/no cost.
- Due to the increase in members and projects, they were in need of additional space.
- They sought support from Councillors for the extension of the lease area.

Mr Pilkington responded to pātai as follows:

- He was not aware of any opposing views in relation to the proposal to extend the lease area for the Waihi Beach Menz Shed.
  - The approval to extend the lease would allow them to add to their existing building.
  - Any extensions would be accessed through the existing driveway, noting that they would remain separate from the reserve.
  - The new driveway was working well.
  - The group were open to any work that they may be able to assist with.
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## **8.2 RICHARD MATTHEWS – TE PUKE SCOUTING GROUP**

Mr Matthews was in attendance to speak on behalf of the Te Puke Scouting Group in relation to the report on the Council agenda. He noted the following points:

- The lease of the land for where the Scout den resided was up for renewal after 66 years.
  - The group would love to be able to continue in their current location.
  - The group contained 108 members, with 65 of those being young people from around the district.
  - They had 16 youth on the waiting list to join.
  - One third of the programme was community based.
  - They offered opportunities for people of all backgrounds, a place for youth to thrive, learn new life skills, leadership and have fun.
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## **CHANGE TO ORDER OF BUSINESS**

The Mayor requested that the next items of business be 10.1 and 10.2, in order to bring items of interest to the public forum speakers forward.

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## **RESOLUTION CL25-11.2**

Moved: Cr D Thwaites

Seconded: Cr A Sole

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That in accordance with Standing Orders the order of business be changed and that items 10.1 and 10.2 be dealt with as the next items of business.

**CARRIED**

## **9 REPORTS**

### **9.1 PROPOSAL TO EXTEND LEASE AREA – WAIHĪ BEACH MENZ SHED – WAIHĪ BEACH COMMUNITY CENTRE RESERVE**

Council considered a report dated 15 August 2025 from the Legal Property Officer, Reserves and Facilities. The Acting General Manager Infrastructure Services provided an overview of the report and recommendations therein.

Staff responded to pātai as follows:

- Staff noted that the bylaw speed limit on the road that was used for Menz Shed deliveries was 15km/h. There were protocols that Menz Shed members could put in place to ensure extra safety of school children who may also be using this road during deliveries.
- Staff could look at including a programme throughout the year, to see that the speed limit was marked clearly on the road, to ensure that drivers were aware.

The following tākupu were made by Councillors:

- It was requested that staff look into the possibility of having signs up to warn drivers of the children that may be using the road, as well as the speed signs.

### **RESOLUTION CL25-11.3**

Moved: Cr T Coxhead

Seconded: Cr A Sole

1. That the Legal Property Officer, Reserves and Facilities' report dated 15 August 2025 and titled 'Proposal to Extend Lease Area – Waihī Beach Menz Shed – Waihī Beach Community Centre Reserve' be received.
2. That the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.
3. That Council, acting as administrating body (leasing authority) of the reserve under the Reserves Act 1977, approves granting an extension to the current lease area of 140m<sup>2</sup> over Lot 1 DPS 65226, being part of Waihī Beach Community Centre Reserve, by approximately 343m<sup>2</sup>.

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4. If approval is given, such approval must not be construed by the applicant as a guarantee that all other consents required by any policy, by-law, regulation, or statute, will be forthcoming. The applicant is responsible for obtaining all required consents at its own cost.

**CARRIED**

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## **9.2 JUBILEE PARK (STOCK ROAD) – PROPOSED NEW LAND LEASE WITH THE SCOUT ASSOCIATION OF NEW ZEALAND**

Council considered a report dated 15 August 2025 from the Legal Property Officer, Reserves and Facilities. The Acting General Manager Infrastructure Services provided an overview of the report and recommendations therein.

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### **RESOLUTION CL25-11.4**

Moved: Cr L Rae

Seconded: Cr A Henry

1. That the Legal Property Officer, Reserves and Facilities' report dated 15 August 2025 titled 'Jubilee Park (Stock Road) – Proposed new land lease with The Scout Association of New Zealand' be received.
2. That the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.
3. That Council, in its capacity as administering body of the reserve, grants The Scout Association of New Zealand the right to lease for up to 30 years (10+10+10) 744m<sup>2</sup> of land, more or less, being all of Lot 2 DP 6884 contained in Record of Title 681973 to allow for Te Puke Scouts Group club rooms to remain situated at 3 Stock Road, Te Puke.

**CARRIED**

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## **10 PRESENTATIONS**

### **10.1 TE PUKE WASTEWATER TREATMENT PLANT – SUBMITTER PRESENTATIONS**

#### **Submission 1 – North 12**

John Dillon and Rik Flowerday were in attendance to speak on behalf of North 12. Rik Flowerday spoke to Tabled Item 1 being their submission.

Mr Flowerday and Mr Dillon responded to pātai as follows:

- During the consultation meeting on 2 July 2025, there were questions that were asked that they did not feel were able to be answered.
- Their perception was that the rationale for this upgrade was due to providing capacity for the Rangiora Business Park (RBP). For this reason, they felt that RBP should be taking more of a financial share in the required cost.
- They recalled only having taken part in one meeting with council in relation to this, being the consultation meeting held 2 July 2025.
- At the consultation meeting they had requested further information, which they did not feel had been adequately provided.
- The six month “pause” that was being requested was to allow all the information being sought to be provided. This included what the current capacity was, what the capacity of the new plant would be and how many connections that would allow for, and whether there was capacity for future growth.
- They had been engaged with through the Te Puke Spatial Plan project.
- Based on the information provided to them through the consultation, they did not believe that there was ability for anyone outside of already consented residential development to connect, as there would not be capacity.

**Submission 2 – MacLoughlin Drive Limited**

Michael Bryant and Tristan Shannon were in attendance to speak on behalf of the MacLoughlin Drive Limited submission. They added the following points:

- They agreed with the points made in the previous submission, noting that they were hoping to have more information.
- There was risk in stalling growth in Te Puke by driving up costs similar to Tauranga City, noting that Te Puke did not have the same draw cards for families as Pāpāmoa did.

Mr Bryant and Mr Shannon responded to pātai as follows:

- They would agree with the six month “pause”, noting that they wanted to understand the costs so that they could be transparent to people buying the homes.
- They were concerned that if they did not know the numbers, then they did not know how much the sections would sell for, and whether they were competitive with other areas.
- At the moment people were unable to fund the houses upfront, meaning that the developers were funding the building, and would have it all finished (including Code of Compliance) before they saw any return. This was called a “turnkey” process.
- They were not aware of the percentage of the total project cost allocated to Rangiora Business Park, however other submitters were.

- Their development had been consented for 120 lots, however, the land was rezoned to medium density, so the development had to be altered accordingly.
- They understood the risk that further delays in the project could mean that there were further price increases.

### **Submission 3 – Urban Task Force (UTF)**

Aaron Collier was in attendance to speak on behalf of the Urban Task Force. He provided an overview of their submission, which was provided as Tabled Item 2. He made the following additional points:

- He felt Council should also relook at the funding model, noting that there seemed to be some disparities between whether the commercial and industrial land at Te Puke had been included.
- The replacement plant should be sustainable and robust in terms of providing for future growth, including growth that may not be planned for yet.

Mr Collier responded to pātai as follows:

- He believed the Ōmokoroa Pipeline was an example of poor planning, noting that Council was told at the time that the pipeline needed to have capacity to cater for growth, which he believed it did not. He was urging Council to ensure that growth was planned for through this project, and that opportunities for “clip-ons” were also provided for.
- He requested Council to revisit and reconsider the initial options presented, noting that some of those options would have been discounted due to cost, however given the significant price increase, they should be reconsidered.
- It was made clear that the UTF was supportive of a Wastewater Treatment Plant in Te Puke, however encouraged Council to ensure that they were getting their money’s worth.

Following a request from Councillors, the Interim Chief Executive noted there was no issue providing Councillors with the submissions presented today, however it was important to note that the submission period had not yet closed. The Acting General Manager Strategy and Community confirmed that all written and verbal submissions/feedback would be provided as part of the decision report, which would be presented to Council for consideration on 4 September 2025.

### **RESOLUTION CL25-11.5**

Moved: Cr M Murray-Benge  
Seconded: Cr D Thwaites

1. That the Water Services Director's report dated 15 August 2025 titled 'Te Puke Wastewater Treatment Plant – Submitter Presentations' be received.
2. That Council receives the verbal submissions to the Te Puke Wastewater Treatment Plant engagement.

**CARRIED**

10.53am The hui adjourned.

11.16am The hui reconvened.

## **11 REPORTS**

### **11.1 MEMORANDUM OF UNDERSTANDING FOR THE PROPOSED THUNDER RIDGE MOTORSPORT PARK AT TECT PARK**

Council considered a report dated 15 August 2025 from the Senior Specialist Infrastructure.

Glenn Snelgrove, Roger Williams, Tony Roberts and Gary Stirling were in attendance on behalf of Thunder Ridge to respond to any relevant pātai. Mr Snelgrove provided an overview of what Thunder Ridge was trying to achieve through the proposal, and acknowledged the staff involved in helping it progress.

The Senior Specialist Infrastructure provided an overview of the report and recommendations therein, noting the following points:

- The current Te Matai Motorsport lease was for 35 years with two rights for renewal.
- The Te Matai block was zoned and allocated for motorsport activity.
- The proposed leases were to change from a single Te Matai Motorsport lease to individual leases, noting that the terms for these were 33 years with two rights for renewal.
- This lease period was to secure the activity but also enable the investment to occur that was required for each of the activities.

Presenters responded to pātai as follows:

- One of the lease terms would mean that if the area stopped being used for the activity, the lease would be relinquished.
- There was a project team that had been established between Tauranga City Council (TCC) and Western Bay of Plenty District Council (WBOPDC). It was acknowledged that the two staff that represented TCC in this team had left the organisation, and therefore they were in a rebuild stage.
- The Sub-regional Parks Joint Management Policy was up for review, noting that this would be initiated and brought through the incoming Council in the new triennium.



- TCC would be invited to TECT Park in the new triennium to provide them with an update and information on what was happening and being proposed at the Park.
  - The Interim Chief Executive noted that it was important that TCC was updated and provided with information on the Thunder Ridge Proposal as soon as possible.
  - If the proposal was successful, it was noted that the land at TECT Park would be sub-divided. This would mean that the entire title would be leased out, and therefore the lease requirements relating to over 35-year leases under the Resource Management Act would not apply.
  - Staff had spent a lot of time with the current clubs in working through TECT Park and the Thunder Ridge proposal. It was acknowledged that many of these people were volunteers, and therefore were not always available.
  - There was a process that staff had to follow in relation to the Thunder Ridge proposal.
  - There were a number of consenting issues that would need to be addressed prior to any physical work commencing.
  - Thunder Ridge was putting together a list of processes that needed to take place, in hope that some of these could take place in parallel. Mr Snelgrove outlined this list to Councillors.
  - The 48 garages would all look the same and would be connected.
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### RESOLUTION CL25-11.6

Moved: Mayor J Denyer

Seconded: Cr T Coxhead

1. That the Senior Specialist Infrastructure's report dated 15 August 2025 titled 'Memorandum of Understanding for the Proposed Thunder Ridge Motorsport Park at TECT Park', be received.
2. That the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.
3. That Council approves, in principle, the proposed development of the Thunder Ridge Motor Sport Park on approximately 70 hectares in the TECT Park Motor Sport zone.
4. That the Chief Executive is delegated authority to finalise and sign the Memorandum of Understanding for Thunder Ridge Motorsport Park.

**CARRIED**

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11.54am The Mayor vacated the Chair and withdrew from the meeting. Deputy Mayor Scrimgeour assumed the Chair.

## 11.2 RESERVE CLASSIFICATION OF WAIHĪ BEACH COMMUNITY CENTRE RESERVE AND OROPI MEMORIAL HALL CARPARK LAND

Council considered a report dated 15 August 2025 from the Legal Property Officer, Reserves and Facilities. The Acting General Manager Infrastructure Services provided an overview of the report and recommendations therein.

### RESOLUTION CL25-11.7

Moved: Cr M Murray-Benge

Seconded: Cr T Coxhead

1. That the Legal Property Officer Reserves and Facilities' report, dated 15 August 2025 titled 'Reserve Classification of Waihī Beach Community Centre Reserve and Oropi Memorial Hall Carpark Land', be received.
2. That the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.
3. That Council, in its capacity as administering body of the reserve, resolves that the following reserves are classified in accordance with the Reserves Act 1977, s16 (2A) and classified as "Local Purpose (Community Use) Reserve" in accordance with the Reserves Act 1977, s23.

Land Description	Title	Vesting date	Land area	Hall/Community Centre	Lessee (Incorporated Society)
Lot 1 DPS 65226	SA60A/140 – Vested as Local Purpose (Community Use) Reserve	1996	2.0660 ha	Waihī Beach Community Centre	Waihī Beach Community Centre Society Inc
Lot 3 DP 539566 – carpark area (*Lot 1 DPS 710, hall site – already gazetted)	902614 – Vested as Local Purpose Reserve	2020	1426m <sup>2</sup>	Ōropi Memorial Hall	The Ōropi Settlers Incorporated

**CARRIED**

### 11.3 DELEGATIONS – RESOURCE MANAGEMENT ACT 1991

Council considered a report dated 15 August 2025 from the Privacy and Official Information Advisor. The General Manager Regulatory Services provided an overview of the report and recommendations therein.

11.57am The Mayor re-entered the hui and resumed the Chair.

Staff responded to pātai as follows:

- Prior to the new position of Team Lead Land Development, the delegations sat with the Land Development Manager. Staff undertook a review in relation to this activity, noting that it now sat under the Environmental Consents Manager. The new position replaced the disestablished Land Development Manager position.
- This delegation had to be approved by Council under the Resource Management Act provisions.
- All of Council's Resource Consent Planners had delegations under the Resource Management Act, as well as a number of management staff in this area.
- The delegations were wide ranging under the Resource Management Act, noting that they included writing decisions. Separate delegations applied for Resource Consent Monitoring Officers in relation to enforcement powers.

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### RESOLUTION CL25-11.8

Moved: Cr M Murray-Benge

Seconded: Cr T Coxhead

1. That the Privacy and Official Information Advisor's report dated 15 August 2025 titled 'Delegations – Resource Management Act 1991' be received.
2. That the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.
3. That, pursuant to section 34A of the Resource Management Act 1991 (RMA), Council delegates those of its functions, powers and duties to the positions ('Delegates') specified in **Attachment 1**.

**CARRIED**

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12.00pm The hui adjourned.

12.07pm The hui reconvened.

#### 11.4 CROWN FACILITATOR – LOCAL WATERS DONE WELL (PART 1)

Council considered a late report dated 15 August 2025 from the General Manager Corporate Services.

Christine Jones (Tauranga City Council – General Manager Strategy, Growth and Governance) was in attendance via Zoom to speak to the outcome of the Tauranga City Council hui that took place earlier in the day. The resolutions passed by Tauranga City Council were circulated to Councillors via email. She noted the following points:

- On 5 August 2025, Tauranga City Council (TCC) made a decision to proceed with an in-house model for the duration of the Water Services Delivery Plan (WSDP). They also signalled the intent to work with other Councils, with the view of moving to a Multi-Council Controlled Organisation (CCO) no later than 1 July 2028.
- Staff took a report to TCC on 15 August 2025 for two purposes:
  1. Following the 5 August 2025 hui, TCC received correspondence from multiple external parties, including Western Bay of Plenty District Council (WBOPDC), Thames-Coromandel District Council (TCDC), the Department of Internal Affairs (DIA) and the Local Government Funding Agency (LGFA); and
  2. Due to the decision on 5 August 2025 being in a different direction to all other decisions made to date on the preferred model, staff wanted to outline the implications of the decision as soon as possible.
- The recommendation included in the TCC report for 15 August 2025 was for Councillors to reconfirm their decision from 5 August 2025 following the consideration of the additional information, or for them to provide alternative direction.
- The recommendation to reconfirm their 5 August 2025 decision was put and lost.
- The subsequent resolutions were taken in parts. They directed the WSDP to be prepared on the basis of status quo until 30 June 2027, and thereafter moving to a Multi-Council CCO with WBOPDC and TCDC, noting that TCDC partnership in the Multi-Council CCO was subject to confirmation by WBOPDC. This meant that if WBOPDC did not confirm TCDC as a partner, the Multi-Council CCO would be between TCC and WBOPDC only.
- Requests from TCC Councillors through their political debate asked WBOPDC Councillors to re-consider the inclusion of TCDC within the Multi-Council CCO, just as they had done.
- The resolution from TCC approved for stormwater to be included in the Multi-Council CCO, noting that further work in relation to this still needed to be undertaken.

Ms Jones responded to pātai as follows:

- It was confirmed that if WBOPDC did not include TCDC in the Multi-Council CCO then TCC would also not partner with TCDC.
- The two documents that needed to be prepared were a WSDP and a Water Strategy. DIA had confirmed to TCC that if they retained stormwater, they would be a Water Services Provider, and therefore retain the assets and responsibility. This would require the WSDP to have an in-house element as well as the Multi-Council CCO. It also meant that two Water Strategies would need to be prepared separately by the two Water Services Providers.
- Due to TCC passing a resolution that included TCDC, TCDC could request a Crown Facilitator should they wish.
- On 5 August 2025, a position paper was provided by Tangata Whenua to TCC. They did not provide a position on the matter between TCDC and WBOPDC, however they did provide a pathway of what the expectation of TCC Tangata Whenua was if they were to proceed with anything other than an in-house model. TCC committed for all issues raised by Tangata Whenua in their position paper to be responded to.
- Tauranga City Council had Te Rangapū Mana Whenua o Tauranga Moana Partnership, which was an autonomous body made up of 17 representatives from each of the hapū and iwi in the Tauranga City Council area.
- It was noted that the position paper received was from a group that was made up of iwi/hapū Chairs, but also included a representative from any TCC Committee, Panel or Board that was waters-related. This core group was supported by the broader Tangata Whenua grouping. It was clarified that the position paper did not form a view on the options but noted the expectations of Council should they proceed with a Multi-Council CCO.
- TCC had only made comment on WBOPDC and TCDC as it related to a compliant and aligned position.

Mr Shaw (DIA Representative) responded to pātai as follows:

- The Water Services legislation required Council to take Māori/Iwi views and participation into account within their decision making, acknowledging the strong views expressed by Tauranga Moana Tangata Whenua.
  - At the last Council hui held 5 August 2025, advisors had provided Council with potential pathways that could be used to address or resolve the concerns that had been expressed by Tangata Whenua.
  - The decision on the Water Services Delivery Model and WSDP was a large decision, however it was also one of many that Council would need to take over the next 12 months, particularly as Council and any potential partner Councils commenced the implementation of the WSDP. As part of the implementation, Council would need to agree on Shareholder Agreements, constitutions, and representation.
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It was also noted that as part of the Implementation Plan there would be a due diligence process. This was the time in which concerns that had been raised by Tangata Whenua could potentially be worked through and addressed.

- If Councils decided to remain Status Quo through the transition, they did not need to complete a separate WSDP for that period.
- TCDC had passed a resolution to work with WBOPDC and TCC on a joint Water Services Delivery Model. This, along with the resolutions passed by TCC earlier, meant that WBOPDC had a pathway forward with their standing resolution, however if Council decided to also work with TCDC, then there were resolutions that would also support that pathway.
- The WSDP submission deadline was 3 September 2025; it was noted that there was an extension provision put in the Preliminary Arrangements Act, however it had now expired as any extension requests needed to be made to the Minister by 3 August 2025.
- In regard to the LGFA's expectation for the in-house water model, it was clarified, that they would be looking at the plan in terms of the model that was being proposed, regardless of whether they were signalling to consider something different in the future.
- If a Crown Facilitator was appointed, they would be given Terms of Reference (ToR) by the Minister. Those would differ depending on whether it was for a single council or all councils within a multi-council CCO.
- If TCDC was to request a Crown Facilitator the Minister would assess that request. If appointed, the ToR would likely include discussions with neighbouring councils.
- Although the WSDP was required to be submitted on 3 September 2025, it was noted that the implementation of the plan and discussions required would continue long after that date.
- If a council was to decide to change aspects of their delivery model within 12 months of submitting their WSDP, they would be required to work through a change proposal process and then re-submit an amended WSDP for the Secretary to consider. If the amendment took place beyond the first 12 months, then just a change proposal process would need to take place. This meant that the change proposal process was an enduring setting that would be available to Council ad infinitum unless the legislation was to be changed by a future government.

The Councillors worked through some alternative recommendations that Councillor Joyce proposed, taking on board advice and comment from relevant staff.

#### Proposed Recommendations

1. That the General Manager Corporate Service's report dated 15 August 2025, titled 'Crown Facilitator – Local Waters Done Well', be received.

2. That the Government be asked to work with Tangata Whenua to quickly resolve the treaty settlement issues raised by Tauranga Moana, supported by coastal Te Arawa iwi, to allow Western Bay of Plenty District Council to develop a water services strategy that meets the needs of all of our communities.
3. That the Mayor's request for a Crown Facilitator be withdrawn.
4. That any future formal communication from Western Bay of Plenty District Council on Local Waters Done Well to outside bodies be shared with councillors for feedback before it is sent.

The Strategic Kaupapa Māori Manager confirmed that the position provided by Tangata Whenua was that they opposed a relationship with TCDC in a CCO space due to the issues with Hauraki. This was not only the current issues that they were continuing to work through, but also any future issues that might arise if Council allowed Hauraki decision making rights within the Tauranga Moana rohe.

In order to provide time for the resolutions to be worded to reflect the feedback from Councillors, the Mayor adjourned the hui.

1.40pm The hui adjourned.

2.14pm The hui reconvened.

## CHANGE TO ORDER OF BUSINESS

The Mayor requested that before continuing discussions on report 11.4 being 'Crown Facilitator – Local Waters Done Well', that the Council deal with the confidential agenda items, in order to release external presenters from the hui.

## RESOLUTION CL25-11.9

Moved: Cr A Sole

Seconded: Cr D Thwaites

That in accordance with Standing Orders the order of business be changed and that items 13.1, 13.2, 13.3 and 13.4 be dealt with as the next items of business.

**CARRIED**

## 12 RESOLUTION TO EXCLUDE THE PUBLIC

### RESOLUTION TO EXCLUDE THE PUBLIC

**RESOLUTION CL25-11.10**

Moved: Cr M Murray-Benge

Seconded: Cr A Henry

That the public be excluded from the following parts of the proceedings of this meeting, with the exception of Sean Hayes from Veros Limited for Agenda Item 12.1 whose specialist knowledge of the development of Waikite Road will assist the Council to make a decision.

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:

<b>General subject of each matter to be considered</b>	<b>Reason for passing this resolution in relation to each matter</b>	<b>Ground(s) under section 48 for the passing of this resolution</b>
<b>12.1 - Recommendatory Report- Development Waikite Road - Financial Contributions (FinCos) and Rating Matters</b>	<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)(e) - the withholding of the information is necessary to avoid prejudice to measures that prevent or mitigate material loss to members of the public</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)(i) - 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
<b>12.2 - Te Puke Wastewater Treatment Plant - Contract Matters</b>	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to



	<p>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> <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>result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7</p>
<p><b>12.3 - Infrastructure Services - Procurement of Contracts During Council's Interregnum Period 2025</b></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)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities</p>	<p>s48(1)(a)(i) - 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><b>12.4 - Riskpool Update to Western Bay of Plenty District Council</b></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</p>	<p>s48(1)(a)(i) - 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</p>

	the person who supplied or who is the subject of the information	exist under section 6 or section 7
<b>CARRIED</b>		

2.15pm The hui moved into public excluded.

3.00pm Cr Coxhead left the confidential hui.

3.25pm The hui moved back into open.

**NOTE:** Resolutions CL25-11.11 – CL25-11.15 were captured within the confidential minutes.

### 13 REPORTS CONTINUED

#### 13.1 CROWN FACILITATOR – LOCAL WATERS DONE WELL – CONTINUED (PART 2)

The General Manager Corporate Services and Strategic Kaupapa Māori Manager worked through the proposed recommendations with Councillors, responding to pātai as follows:

- The purpose of recommendation two was to show Council's strong desire in supporting the resolution of the Treaty settlement issues.
- Not including reference to the due diligence process in recommendation three would hold most true to the decision Council made on 5 August 2025 to not include TCDC in a Multi-Council CCO.

#### RESOLUTION CL25-11.16

Moved: Cr R Joyce

Seconded: Cr A Henry

1. That the General Manager Corporate Service's report dated 15 August 2025, titled 'Crown Facilitator – Local Waters Done Well', be received.
2. That Council requests that the Office of Treaty Settlements work urgently with Tangata Whenua to resolve treaty settlement issues raised with Western Bay of Plenty District Council by Tauranga Moana Iwi.
3. That Council notes the continued desire of Thames-Coromandel District Council to be included in the Multi-Council Controlled Organisation with Tauranga City Council and Western Bay of Plenty District Council.
4. That the Mayor's request for a Crown Facilitator be withdrawn, noting Tauranga City Council resolutions on Local Waters Done Well from their 15 August 2025 meeting.

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5. That, wherever practicable, formal communication from the Mayor on Local Waters Done Well to outside bodies be shared with councillors for feedback before it is sent.

The motion was voted on and a division was called and recorded as follows:

For: Mayor Denyer, Deputy Mayor Scrimgeour, Cr Thwaites, Cr Joyce, Cr Henry and Cr Dally.

Against: Cr Murray-Benge, Cr Rae and Cr Sole.

**CARRIED**

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### **13 INFORMATION FOR RECEIPT**

Nil

### **RESOLUTION TRANSFERRED INTO OPEN SECTION**

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#### **12.1 RECOMMENDATORY REPORT- DEVELOPMENT WAIKITE ROAD - FINANCIAL CONTRIBUTIONS (FINCOS) AND RATING MATTERS**

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#### **RESOLUTION CL25-11.11**

Moved: Cr A Sole

Seconded: Cr M Murray-Benge

1. That the General Manager Regulatory Services' report dated 15 August 2025 titled 'Recommendatory Report - Development Waikite Road-FinCo and Rating Matters', be received.
  2. That the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.
  3. That the Council delegates to the CEO the ability to progress direct agreement with Tauranga City Council and the developer's representative Veros Limited on the following matters:
    - a. The financial contributions and rates that will be required from the property developer, to be agreed through a heads of agreement, in advance of a resource consent being granted for the development.
      - i. The value of financial contributions that will be taken for the following-water, wastewater, stormwater, rural roading, transportation, ecological and recreation and leisure.
      - ii. The value of any financial contributions that may be "passed on" from Western Bay of Plenty District Council to Tauranga City Council through separate agreement.
      - iii. The value of rates that may be "passed on" from Western Bay of Plenty District Council to Tauranga City Council through separate agreement.
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4. That the **Resolutions** be transferred into the Open section of the meeting following the Council meeting held 15 August 2025.

**CARRIED**

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**The Meeting closed at 5.35pm.**

**Confirmed as a true and correct record at the Council meeting held 4 September 2025.**

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Mayor J Denyer  
**CHAIRPERSON / MAYOR**