

**MINUTES OF WESTERN BAY OF PLENTY DISTRICT COUNCIL
COUNCIL NO. CO26-8
HELD IN THE COUNCIL CHAMBERS, 1484 CAMERON ROAD, TAURANGA
ON THURSDAY, 23 APRIL 2026 AT 9.30AM**

1 KARAKIA

Whakatau mai te wairua	Settle the spirit
Whakawātea mai te hinengaro	Clear the mind
Whakarite mai te tinana	Prepare the body
Kia ea ai ngā mahi	To achieve what needs to be achieved.
Āe	Yes

2 PRESENT – NGĀ MEMA KEI KONEI

Mayor J Denyer, Cr G Dally, Deputy Mayor M Murray-Benge, Cr R Joyce, Cr D Dinsdale, Cr L Rae, Cr A Sole, Cr S Beech and Cr G Elvin.

3 IN ATTENDANCE – I TAE AKE

M Taris (Interim Chief Executive), A Curtis (General Manager Regulatory Services), A Lane (General Manager Strategy and Community), B Singh (General Manager Infrastructure Services), R Garrett (Governance Manager), L Balvert (Communications Manager), M Leighton (Policy and Planning Manager), R Naidu (Senior Policy Analyst) and H Wi Repa (Governance Systems Advisor).

OTHERS IN ATTENDANCE

Submitters as listed below.

4 APOLOGIES – NGĀ WHAKAPAHĀ

APOLOGY

RESOLUTION CO26-8.1

Moved: Cr A Sole

Seconded: Deputy Mayor M Murray-Benge

That the apology for absence from Cr Coxhead be accepted.

CARRIED

5 CONSIDERATION OF LATE ITEM – NGĀ TAKE TŌMURI

Nil

6 DECLARATIONS OF INTEREST – NGĀ TUKITUKINGA

Nil

7 TRANSFER OF PUBLIC EXCLUDED ITEMS – TE WHITINGA O TE AO MĀRAMA KI NGĀ TAKE MUNA

Nil

8 PUBLIC FORUM – WĀHANGA TŪMATANUI

Nil

9 REPORTS – NGĀ PŪRONGO**9.1 ANNUAL PLAN 2026/27 HEARINGS**

Council considered a report from the Senior Policy Analyst. The report was taken as read.

Submitters were welcomed and presented as noted below.

RESOLUTION CO26-8.2

Moved: Cr G Dally

Seconded: Cr L Rae

1. That the Senior Policy Analyst's report dated 23 April 2026, titled 'Annual Plan 2026/27 Hearings', be received.
2. That the verbal submissions to the Draft Annual Plan 2026/27 (including Draft Schedule of Fees and Charges 2026/27 and Draft Indicative Financial Contributions for 2026/27) consultation be received.

CARRIED

9.1.1 SUBMITTER I.D 3 – TOURISM BAY OF PLENTY

Richard Faire (Head of Strategy and Insights), Kevin Schuler (Councillor-Tauranga City Council), Haydn Marriner (Brand Development Manager), Janine Tulloch (Trustee – Deputy Chair), Sean Buchanan (Digital Marketing Manager) and Oscar Nathan (General Manager (via Zoom)) were in attendance on behalf of Tourism Bay of Plenty to speak to

their submission to the 2026/27 Annual Plan. They provided an overview of their submission.

Presenters responded to pātai as follows:

- Although there was uncertainty in this space at the moment, it was important that they invested in the brand identity for Tauranga.
 - Tourism Bay of Plenty was funded roughly in a ratio 85% Tauranga City Council (TCC) and 15% Western Bay of Plenty District Council (WBOPDC). This ratio was initially used for the Place Brand project, however a 3:1 ratio was now proposed given the greater level of engagement required for the Western Bay of Plenty area on this project.
 - The Emergency Management information came from Emergency Bay of Plenty and covered civil defence related messaging.
 - Visitors from overseas would only get the civil defence text alerts if they had a New Zealand sim card.
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9.1.2 SUBMITTER I.D 1 – FOREST & BIRD

Chantal Pagel (Regional Conservation Manager) was in attendance via Zoom on behalf of Forest & Bird to speak to their submission to the 2026/27 Annual Plan. She provided an overview of their submission.

Ms Pagel responded to pātai as follows:

- She acknowledged the \$22 million that Bay of Plenty Regional Council were investing in biodiversity, however encouraged WBOPDC to work closely with the Regional Council to ensure more funding was set aside for critical ecosystem services. The recent weather events had showed the impacts of climate change, noting that investing in biodiversity in nature-based solutions would help to mitigate those impacts and support communities in the long term.
 - Restoring wetlands, providing room for rivers, and investing in planting/restoring native forests were all examples of nature-based solutions.
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9.1.3 SUBMITTER I.D 2 – KATIKATI CROQUET CLUB

Rosemary Marriot was in attendance on behalf of the Katikati Croquet Club to speak to their submission to the Policy for Setting Land Rentals for Club Buildings on Council Land. She provided an overview of their submission and noted the following additional information:

- They were informed that this increase would be based on a square metreage basis for the building and land. This was concerning as they had five full-sized croquet lawns which took up a large amount of land.

- They also looked after the club room and were responsible for a lot of the maintenance of that building.
- They were concerned that they would be unable to proceed as a club if the fees were determined as proposed.
- They felt they were a unique land lessee as they employed a green keeper to care for the land and spent a lot of money keeping the lawns up to croquet standards.
- They took the overflow of the national and international championships, so were conscious of the need to keep their facilities up to high standards.

Ms Marriot responded to pātai as follows:

- She understood that the current contract was not done on a square metreage basis.
- The club acknowledged the need for an increase, noting their concern was how Council was proposing to calculate the increase.
- The club currently had 72 members, noting that membership was currently quite static. They had many non-members that utilised their facilities as well.
- She did not believe that as a lease holder they were notified by the Council about the proposed changes to the Policy.

Councillors requested for staff to provide information showing the financial impact to the club with the proposed changes to the policy.

9.1.4 SUBMITTER I.D 4 – KAIMAI OMANAWA RURAL RATEPAYERS ASSOCIATION (KORRA)

Wayne Lowry was in attendance on behalf of KORRA to speak to their submission to the 2026/27 Annual Plan. He provided an overview of their submission, speaking to key points through [PowerPoint Presentation 1](#). He highlighted the following points in relation to their submission:

- There was a particular need for a toilet upgrade, noting that what they currently had was not enough for the number of tourists visiting McLarens Falls, and was not a good look for the community.
- They did not believe that they should be charged a rural works charge within their rates bills if they were not being provided with the facilities and asset maintenance programmes required to attract tourists to the area. He suggested that Council should remove this charge.
- The security cameras that were installed at Poripori Road had been stolen, and the community wished to see these replaced.
- There was a request to have the cameras at Peers Road completed.

Mr Lowry responded to pātai as follows:

- His preference would be to replace the existing toilet.
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- He believed the toilet was on Western Bay of Plenty District Council (WBOPDC) land rather than Tauranga City Council (TCC) land.
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9.1.5 SUBMITTER I.D 6 – MICHELE REICHMUTH

Ms Reichmuth was in attendance to speak to her submission to the 2026/27 Annual Plan and Fees and Charges, as well as on behalf of Carolyn Symmans (Submission I.D 7). She provided an overview of her submission and [Tabled Item 1](#). She noted the following points:

- In relation to the Annual Plan, she wanted to understand the justification for the proposed rates increase.
- Felt there was an opportunity to provide educational learnings around dogs and incentives for de-sexing dogs.

Ms Reichmuth responded to pātai as follows:

- She suggested that Councillors receive a fully itemised list of costs in relation to dog fees, to understand why the activity was not paying for itself.
 - The main reason for her raising concerns around the proposed fees increase was due to the amount of phone calls she was receiving from concerned dog owners.
 - It was clarified that all those that raised concerns with her were paying their registration fees, however they were feeling the pinch due to the already high costs of living.
 - She believed that non dog owners who used the service in some way should be paying for the service too.
 - She believed lowering the registration fee would lower the number of unregistered dogs.
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9.1.6 SUBMITTER I.D 12 – TE PUKE – EASTERN COMMUNITY BOARD

Karen Summerhays (Community Board Member) was in attendance on behalf of the Te Puke – Eastern Community Board to speak to their submission to the 2026/27 Annual Plan. She provided an overview of their submission.

Ms Summerhays responded to pātai as follows:

- The last four Community Board submissions had requested an upgrade to the Commerce Lane toilets, noting that this area was frequently used by freedom campers, as well as being a main area within the community. The Board felt that a Kiwi Camp facility that included a shower would service the community better.
 - In her personal opinion, if the area was going to allow freedom camping to help with tourism within Te Puke, then Council should be providing these facilities.
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10.53am The hui adjourned.

11.12am The hui reconvened.

9.1.7 SUBMITTER I.D 5 – NETBALL WAIKATO BAY OF PLENTY

Leigh Ashton was in attendance on behalf of Te Puke Netball Centre and Netball Waikato Bay of Plenty to speak to their submission to the Te Puke Spatial Plan. She provided an overview of their submission and read a letter from Lana Roberts (Te Puke Netball Centre President). The letter noted the following points:

- She was disappointed that Council was proposing to move the town pool to one of two sites within Te Puke, one of them being where the netball courts were currently located.
- She was upset that there was no intention to relocate the netball courts to another location in town.
- The number of community members who used this space was high, noting that numbers had doubled over the last five years.
- Nearly 300 children played netball on Thursdays over winter, noting many would not get to play if the courts were to be removed.
- Intermediate students used the centre to volunteer their time for community service.
- The courts were the best facilities for the multiple teams to train on, noting that the current school courts would not cater for the numbers.
- The Centre leased the land from Council for the Netball Clubrooms, noting that this facility was not just utilised by netball, but other community groups.

Ms Ashton responded to pātai as follows:

- As she was not from Te Puke and did not want to respond on behalf of Te Puke Netball Centre, Ms Ashton just noted that the preferred location of the pool was not where the netball courts were.
 - The Te Puke Netball Centre currently had nine netball courts.
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9.1.8 SUBMITTER I.D 8 – WAIHĪ BEACH COMMUNITY BOARD

Wayne Stevenson (Chairperson) was in attendance on behalf of the Waihī Beach Community Board to speak to their submission to the 2026/27 Annual Plan. He provided an overview of their submission.

Mr Stevenson responded to pātai as follows:

- The Board believed that Council would save on maintenance through the Skatepark project due to the concrete structure, therefore they were asking for the Council contribution to increase so that the Community Boards contribution could decrease.
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Ross Goudie (Community Board Member) was in attendance on behalf of the Waihi Beach Community Board to speak to the proposed rates increase. He provided Tabled Item 2 for Councillors which outlined the following points:

- The analysis used a household income baseline of \$92,000 for 2023/24 and compared it with recent projected rates growth.
- Household incomes had increased steadily but modestly at around 3-4% annually.
- Rates had grown significantly faster, between 8-12% per year, with a proposed increase of 8.1% in 2026/27.
- This created a structural affordability gap.
- Typical households now paid a larger share of income in rates.
- Waihi Beach households faced even higher increases due to higher capital values and additional cost loadings.
- To address the affordability gap required structural changes such as:
 - Controlling personnel costs;
 - Reducing overheads;
 - Re-phasing capital projects;
 - Adjusting service levels; and
 - Increasing non-rates revenue.
- The Board recommended prioritising interventions to manage cost drivers and protect affordability.

Mr Goudie responded to pātai as follows:

- When Council had multiple priorities in relation to capital projects, it was important that Council clearly identified the things that were critical rather than nice-to-haves.
- He acknowledged that Council had to be careful and clever about what they did.
- In relation to the proposed changes to the Uniform Annual General Charge (UAGC), he acknowledged that he was happy to see this reduced, noting that it enabled the lower end of the rate take to pay lower rates.
- The ratepayers did not have any oversight as to how much went into each of the UAGC lines.

9.1.9 SUBMITTER I.D 9 – ROSS GOUDIE

Mr Goudie was in attendance to speak to his submission to the 2026/27 Annual Plan. He provided an overview of his submission, being Tabled Item 3.

9.1.10 SUBMITTER I.D 10 – CAMPBELL JOHNSTON AND KAREN CLEMENTS

Mr Johnston and Ms Clements (residents of Mountier Road) were in attendance to speak to Mr Johnston's submission to the 2026/27 Annual Plan in relation to roading, with PowerPoint Presentation 2 being provided to illustrate the issues they were facing on Mountier Road. They provided an overview of the submission and the below additional points:

- Mountier Road was 650 metres long with 10 households on it.
- This road also served two commercial kiwifruit orchards, one avocado orchard, one sheep and beef stock farm, dry stock grazing properties and multiple lifestyle properties.
- There were families with young children who walked up and down the road to catch the school bus.
- It had been labelled 'Remote rural' due to being unsealed and having an unformed turning bay at its terminal end. This also meant it was deemed unsuitable for rubbish and recycling trucks to use.
- In harvest season the big trucks were expected to use the same road.
- Mountier Road had been on Council's list of roads to be sealed for the last 15 years.
- There were two culverts on the road, with one overflowing each time there was heavy rainfall.
- When residents expressed concerns to Council about the condition of the road, they were informed there was no money and that it was a low priority.
- They requested Council invest the additional \$5.8 million on local roads, suggesting that Council allocated funding to a permanent safe and resilient solution for Mountier Road.

Ms Clements noted the additional following points from Tabled Item 4:

- The biggest concern for residents was safety.
- It was great to see the metal put on the roads, however before they finished grading, the rain came and washed it away.
- They had been battling for a long time to have extra work done and were told the allocation for Mountier Road was one truck of metal per year for the whole road.
- There was also a large pine tree hanging over the road and powerline. Council advised it was a PowerCo issue, and PowerCo advised that it was a Council issue. Residents feared that if the tree went down, they would lose power too.

Mr Johnston and Ms Clements responded to pātai as follows:

- It was unlikely that the road would service any additional houses, however the orchards, in particular, had become increasingly bigger production enterprises.
- The trucks supporting the orchards often became stuck.
- The biggest priority for residents in the short-term was to have the culverts fixed due to the flooding safety concerns.

9.1.11 SUBMITTER I.D 11 – TE PUKE SPORTS AND RECREATION CLUB

Luke van Veen was in attendance on behalf of Te Puke Sports and Recreation Club to speak to their submission to the 2026/27 Annual Plan. He provided an overview of their submission and the below additional points:

- They had recently been informed that additional carparking that had been included in the Long Term Plan was no longer in there, noting there had been no communication to the Club why this had been removed.

Mr van Veen responded to pātai as follows:

- Increased maintenance funds from Council and additional carparking were both priorities for the club, noting that this would benefit other neighbouring community organisations.
 - The \$74,000 annual costs included the field maintenance costs.
 - Although he did not have the exact amount of water they used to maintain their fields, he noted it was a substantial amount, so much so that they were considering putting in their own bore.
 - The club was used by the whole community and not just the membership.
 - There were complaints coming through the club's community regarding parking on Atuaroa Avenue during peak season games.
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9.1.13 SUBMITTER I.D 13 – PIRIRĀKAU TRIBAL AUTHORITY

Heta Gardiner was in attendance on behalf of Pirirākau Tribal Authority to speak to their submission to the 2026/27 Annual Plan. He provided an overview of their submission.

Matua Gardiner responded to pātai as follows:

- In relation to the possible name change for Rarapua, it was noted that this was still under discussion and had not yet been determined.
 - The hapū requested genuine partnerships where consideration and communication were paramount. Māori brought knowledge and expertise in a lot of these spaces. They felt this had been intermittent at times despite the legislative requirement to engage, and the hapū wanted to affirm positive working relationships and contribute to the work going on in councils.
 - In relation to the water issue, they had articulated a standardised process in terms of water bills and being opposed to user pays.
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9.1.14 SUBMITTER I.D 14 – KP WAIHĪ BEACH LTD PARTNERSHIP

Aaron Collier and Luke Meys were in attendance on behalf of Karaka Pines (KP) Waihi Beach Ltd Partnership to speak to their submission to the 2026/27 Annual Plan and Financial Contributions (FinCos). They provided an overview of their submission, as well as Tabled Item 5 being a master plan, photograph of existing stormwater swales and an aerial photo showing the current village.

Mr Collier and Mr Meys responded to pātai as follows:

- They did not believe that the Karaka Pines village contributed to the Waihi Beach Stormwater issue given the work they had paid for and undertaken privately. It was clarified that the development land was only taken onboard once the stormwater problem had been solved, noting they used the same Tonkin & Taylor model that Council used.
- If Council wanted to encourage development, it may choose to provide significant stormwater infrastructure within the different communities. This would allow developers to use the capacity to develop land, resulting in the right to ask the developer to contribute to the infrastructure. In this instance the developers provided their own infrastructure, therefore they did not believe they should be charged a contribution.

9.1.15 SUBMITTER I.D 15 – TE PUKE EDG

Mark Boyle and Peter Cooney were in attendance on behalf of Te Puke EDG to speak to their submission to the 2026/27 Annual Plan. Diane Leach was also in attendance in support. They provided an overview of their submission.

Mr Cooney was in attendance to provide his perspective on Te Kainga:

- He sat on the Developers Forum, and noted that no developer sitting on the Forum agreed that Te Kainga should be included in the Regional Deal.
- He provided his rationale why he did not believe in the feasibility of Te Kainga.

Mr Boyle and Mr Cooney responded to pātai as follows:

- They understood there was overwhelming community support for the removal of main street vegetation and installation of grass.
- SmartGrowth indicated that councils needed immediate intervention to address housing problems. He believed that waiting for Te Kainga in 10 years was too long, and encouraged Council to consider additional housing out east, using the example of Plan Change 95.
- In relation to roading, it was important that Council was looking at the wider Te Puke area, due to the growth and the need to interlink the whole region. It was

acknowledged that unless there was yield coming off the roading, it became very expensive to provide.

- In terms of priorities for Te Puke EDG, Mr Boyle emphasised that the strategic issues needed to be addressed, noting that the other points in their submission were smaller issues that he felt could be addressed faster and more simply.
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9.1.16 SUBMITTER I.D 16 - JOHN CLEMENTS

John Clements was in attendance via Zoom to speak to his personal submission to the 2026/27 Annual Plan and Local Waters Done Well. He provided an overview of his submission.

Mr Clements responded to pātai as follows:

- He felt there was opportunity for Council to 'tighten its belt' in relation to its spending, noting it was about improving efficiency rather than reducing services.
 - He believed that overall productivity improvement would allow Council to make reductions. He had provided detailed costings within his submission about where Council could eliminate costs.
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9.1.17 SUBMITTER I.D 17 - MAKETŪ COMMUNITY BOARD

Sue Elliott (Chairperson) was in attendance on behalf of the Maketū Community Board to speak to their submission to the 2026/27 Annual Plan, which was provided as a late submission to Councillors.

Ms Elliott responded to pātai as follows:

- The residents were not aware of the price increase of the Spencer Road – Otumakoro Culvert project, and noted that once they became aware, she believed they would be very disappointed.
 - Following recent weather events, she believed that this project was now a number one priority for residents in Maketū.
 - It was acknowledged that the Community Board had put a lot of funding toward this project, noting that they wanted to see it completed. Ms Elliott also acknowledged that there were other issues highlighted by the recent weather events that the Board would also like to support.
 - She did not understand what had driven the project cost increases. She was disappointed that the consultant providing the cost increases did not front the report at the Community Board hui.
 - She was not aware of the original scope from the previous Community Board, and although she felt that the pathway should be included, acknowledged that the scope increase – and therefore price increase – was not all necessary.
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- She was surprised that the previous Board had agreed to pay 100% of this project, noting that she felt it should be something that Council provided as part of community infrastructure.
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10 INFORMATION FOR RECEIPT – KŌRERO TE WHIWHIA

Nil

11 RESOLUTION TO EXCLUDE THE PUBLIC – WHAKATAU KI TE PORO I TE MAREA

Nil

The Meeting closed at 1.31pm.

Confirmed as a true and correct record at the Council meeting held 28 May 2026.



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Mayor J Denyer
CHAIRPERSON / MAYOR