

Mā tō tātou takiwā
For our District

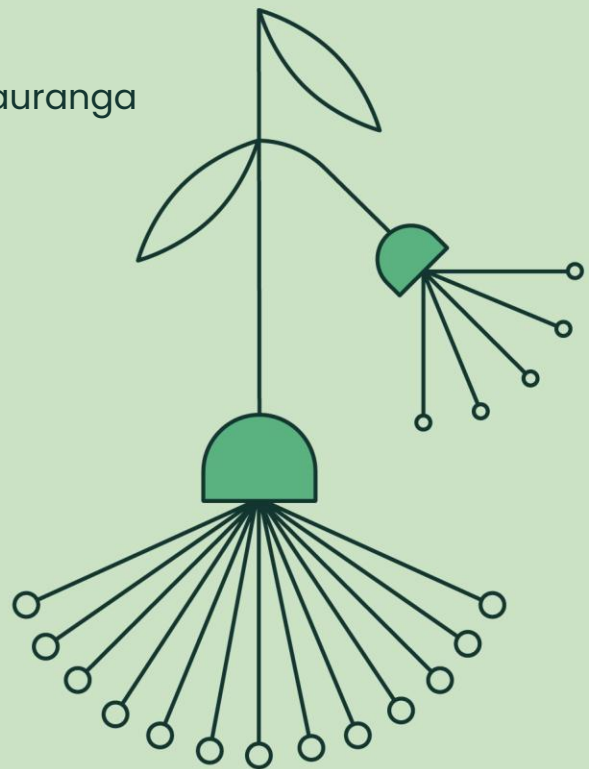
Council

Te Kaunihera

CO26-9

Tuesday, 28 April 2026, 9.30am

Council Chambers, 1484 Cameron Road, Tauranga



Council

Membership:

Chairperson	Mayor James Denyer
Deputy Chairperson	Deputy Mayor Margaret Murray-Benge
Members	Councillor Shane Beech Councillor Tracey Coxhead Councillor Grant Dally Councillor Darlene Dinsdale Councillor Graeme Elvin Councillor Rodney Joyce Councillor Laura Rae Councillor Allan Sole
Quorum	Five (5)
Frequency	Monthly

Role:

The Council is responsible for:

- Ensuring the effective and efficient governance and leadership of the District.
- Ensuring that all functions and powers required of a local authority under legislation, and all decisions required by legislation to be made by local authority resolution, are carried out effectively and efficiently, either by the Council or through delegation.

Power to Act:

To exercise all non-delegable functions and powers of the Council including, but not limited to:

- The power to make a rate;
- The power to make a bylaw;
- The power to borrow money, purchase, or dispose of assets, other than in accordance with the Long Term Plan;
- The power to adopt a Long Term Plan, a Long Term Plan Amendment, Annual Plan or Annual Report and to receive any related audit report;
- The power to appoint a chief executive;

- The power to adopt policies required to be adopted and consulted on under the Local Government Act 2002 in association with the Long Term Plan or developed for the purpose of the Local Governance Statement;
- The power to adopt a remuneration and employment policy;
- The power to approve or change the District Plan, or any part of that Plan, in accordance with the Resource Management Act 1991;
- The power to approve or amend the Council's Standing Orders;
- The power to approve or amend the Code of Conduct for Elected Members;
- The power to appoint and discharge members of committees;
- The power to establish a joint committee with another local authority or other public body;
- The power to make a final decision on a recommendation from the Parliamentary Ombudsman where it is proposed that Council not accept the recommendation.
- To exercise all functions, powers and duties of the Council that have not been delegated, including the power to compulsorily acquire land under the Public Works Act 1981.
- To make decisions which are required by legislation to be made by resolution of the local authority.
- To authorise all expenditure not delegated to officers, Committees or other subordinate decision-making bodies of Council, or included in Council's Long Term Plan or Annual Plan.
- To make appointments of members to Council Controlled Organisation Boards of Directors/ Trustees and representatives of Council to external organisations.
- To monitor the performance of and make decisions on any matters relating to Council Controlled Organisations (CCO), including recommendations for modifications to CCO or other entities' accountability documents (i.e. Letter of Expectation, Statement of Intent).
- To approve joint agreements and contractual arrangements between Western Bay of Plenty District Council and Tauranga City Council and/or any other local authority including the requirement to review the terms of any such agreements or contractual arrangements.
- To approve the triennial agreement.
- To approve the local governance statement required under the Local Government Act 2002.
- To approve any changes to the nature and delegations of Committees.
- To approve a proposal to the Remuneration Authority for the remuneration of Elected Members.
- To develop, review and approve policies, bylaws, strategies and plans in accordance with legislation including determination of the nature and extent of community engagement approaches to be deployed.
- To approve submissions on proposed legislation, plan changes or policy statements.

- To receive reports from Community Boards and resolve appropriate actions as necessary.

Procedural matters:

- Approval of elected member training/conference attendance.
- Receipt of minutes from Committees.

Power to sub-delegate:

- Council may delegate any of its functions, duties or powers to a subcommittee, working group or other subordinate decision – making body, subject to the restrictions on its delegations and any limitation imposed by Council.

Mayor's Delegation:

- Should there be insufficient time for Council to consider approval of elected member training/conference attendance, the Mayor (or Deputy Mayor in the Mayor's absence) is delegated authority to grant approval and report the decision back to the next scheduled meeting of Council.
- Should there be insufficient time for Council to consider approval for a final submission to an external body, the Mayor (or Deputy Mayor, in the Mayor's absence) has delegated authority to sign the submission on behalf of Council, provided that the final submission is reported to the next scheduled meeting of Council.

Notice is hereby given that a Meeting of Council will be held in the
Council Chambers, 1484 Cameron Road, Tauranga on:
Tuesday, 28 April 2026 at 9.30am

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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**3 IN ATTENDANCE – I TAE AKE****4 APOLOGIES – NGĀ WHAKAPAHĀ****5 CONSIDERATION OF LATE ITEMS – NGĀ TAKE TŌMURI****6 DECLARATIONS OF INTEREST – NGĀ TUKITUKINGA**

Members are reminded of the need to be vigilant and to stand aside from decision making when a conflict arises between their role as an elected representative and any private or other external interest that they may have.

7 TRANSFER OF EXCLUDED ITEMS – TE WHITINGA O TE AO MĀRAMA KI NGĀ TAKE MUNA**8 PUBLIC FORUM – WĀHANGA TŪMATANUI**

A period of up to 30 minutes is set aside for a public forum. Members of the public may attend to address the Board for up to five minutes on items that fall within the delegations of the Board provided the matters are not subject to legal proceedings, or to a process providing for the hearing of submissions. Speakers may be questioned through the Chairperson by members, but questions must be confined to obtaining information or clarification on matters raised by the speaker. The Chairperson has discretion in regard to time extensions.

Such presentations do not form part of the formal business of the meeting, a brief record will be kept of matters raised during any public forum section of the meeting with matters for action to be referred through the customer relationship management system as a service request, while those requiring further investigation will be referred to the Chief Executive.

9 COUNCIL – COMMITTEE MINUTES FOR CONFIRMATION – TE WHAKATAU I NGĀ MENETI Ā TE KAUNIHERA, Ā TE KOMITI

9.1 MINUTES OF THE COUNCIL MEETING HELD ON 26 FEBRUARY 2026

File Number: A7215977

Author: Pernille Osborne, Senior Governance Advisor

Authoriser: Robyn Garrett, Governance Manager

RECOMMENDATION

1. That the Minutes of the Council Meeting held on 26 February 2026 be confirmed as a true and correct record and the recommendations therein be adopted.
2. That the Chairperson's electronic signature be inserted into the confirmed minutes.

ATTACHMENTS

1. Minutes of the Council Meeting held on 26 February 2026

**MINUTES OF WESTERN BAY OF PLENTY DISTRICT COUNCIL
COUNCIL NO. CO26-4
HELD IN THE COUNCIL CHAMBERS, 1484 CAMERON ROAD, TAURANGA
ON THURSDAY, 26 FEBRUARY 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 T Coxhead, 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), B Singh (General Manager Infrastructure), A Curtis (General Manager Regulatory Services), M Potton (Acting General Manager Corporate Services), E Watton (Acting General Manager Strategy and Community), L Balvert (Communications Manager), R Garrett (Governance Manager), C McLean (Director Transportation), A Henderson (Programme Director – Establishment Water Services Organisation), C Ertel (Director Water Services), P van den Burg (Infrastructure Engineer Water), P Watson (Reserves and Facilities Manager), K Little (Operations Manager), M Leighton (Policy and Planning Manager), J Fearn (Chief Financial Officer), A Badenhorst (Infrastructure Growth and Delivery Manager), D Leslie (Senior Policy Analyst), S Pottage (Senior Recreation Planner), N Rutland (Environmental Planning Manager), H Wi Repa (Governance System Advisor) and P Osborne (Senior Governance Advisor)

OTHERS IN ATTENDANCE

Bay of Plenty Regional Council

Chair Matemoana McDonald

Deputy Chair Glenn Dougal

Cr John Scrimgeour

Cr Iwi Te Whau

Cr Tim Maltby

AJ Prinsloo (Finance Manager)

Kumaran Perumal (Chief Financial Officer)

MartinJenkins

Sarah Baddley (via Zoom)

Media

Ayla Yeoman – Local Democracy Reporting

4 APOLOGIES – NGĀ WHAKAPAHĀ

APOLOGY

RESOLUTION CO26-4.1

Moved: Cr L Rae

Seconded: Deputy Mayor M Murray-Benge

That the apology for lateness from Cr Joyce be accepted.

CARRIED

5 CONSIDERATION OF LATE ITEMS – 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 COUNCIL – COMMITTEE MINUTES FOR CONFIRMATION – TE WHAKATAU I NGĀ MENETI Ā TE KAUNIHERA, Ā TE KOMITI

9.1 MINUTES OF THE COUNCIL MEETING HELD ON 25 NOVEMBER 2025

RESOLUTION CO26-4.2

Moved: Mayor J Denyer

Seconded: Deputy Mayor M Murray-Benge

1. That the Minutes of the Council Meeting held on 25 November 2025 be confirmed as a true and correct record and the recommendations therein be adopted.
2. That the Chairperson's electronic signature be inserted into the confirmed minutes.

CARRIED

9.2 MINUTES OF THE COUNCIL MEETING HELD ON 16 DECEMBER 2025

RESOLUTION CO26-4.3

Moved: Mayor J Denyer

Seconded: Cr A Sole

1. That the Minutes of the Council Meeting held on 16 December 2025 be confirmed as a true and correct record and the recommendations therein be adopted.
2. That the Chairperson's electronic signature be inserted into the confirmed minutes.

CARRIED

9.33am Cr Joyce entered the hui.

10 PRESENTATIONS – NGĀ WHAKATAIRANGA**10.1 BAY OF PLENTY REGIONAL COUNCIL – ANNUAL PLAN 2026/27**

Bay of Plenty Regional Council (BOPRC) Councillors and staff were in attendance to provide Council with an overview of the Bay of Plenty Regional Council Annual Plan 2026/27. They spoke to [PowerPoint Presentation 1](#) and noted the following points:

- 'Ehara taku toa i te toa takitahi, engari he toa takitini – Success is not the work of an individual, but the work of many'. They welcomed the Mayor and Councillors to come and speak to BOPRC at any time they wanted to, noting that relationships/partnerships were so important.
- They acknowledged the amount of work that was going on around the region following the recent weather events.

- They wanted to ensure that, regardless of the changes taking place, they were focused on ensuring the services they provided to the community continued.
- They acknowledged the challenges of the unknown environment, specifically with the replacement of the Resource Management Act (RMA) with the two new Bills.
- They outlined the key points within their draft Annual Plan 2026/27, including those specific to the Western Bay.
- They provided an overview of their planned consultation events, including when and how they were planning to undertake them.
- The first topic that BOPRC was consulting on was the Long Term Plan Amendment, around optimising long-term regional investment.
- The second topic they were consulting on was the Annual Plan 2026/27, around investing in regional benefit by establishing a Regional Benefit Fund for 2026/27.
- The third topic they were consulting on was around investing in indigenous biodiversity, seeking feedback on whether to invest less, the same or more.

They responded to pātai as follows:

- The rationale used by the previous Council for the sell down was to diversify the risk of Quayside's investment portfolio, noting that \$2 Billion of that was invested in the Port of Tauranga. Advisors had noted that they were in no rush to sell these shares, and would only do so at the most optimal time for the community, if at all.
- The purpose of the proposed Regional Benefit Fund was to grow and maintain as an intergenerational fund, noting that the Annual Plan topic was more around using the dividends and reserves of the regional Council to create the new fund. The importance of being able to use a fund to be nimble was something they would be considering through the feedback sought during the consultation period.
- They believed the timing for introducing this regional benefit was right, despite the potential changes looming, noting these had been discussions around the Regional Council table for some time, and they were hearing from other Mayors that this was needed.
- There was considerable discussion at the Regional Transport Committee in relation to growth in the Eastern side of the district. It was noted that one of the challenges in relation to the regional plan was that the responsibility of local roads still sat with the Territorial Authority (TA). For this reason, this was not a priority within the Regional Transport Committee.
- Staff were working closely with landowners in the area of Pāpāmoa Hills to help re-open some of the tracks, following the latest storm events.
- BOPRC were open to come to events already scheduled within the Western Bay of Plenty District should they be available, and they encouraged staff to connect in relation to this.
- The Harbour Master was one of the services that the BOPRC provided that they were concerned about, in relation to the retention of that service. With the changes

looming they were unsure where this would end up, therefore they had included in their consultation the importance of the Harbour Master role and it's continuation.

- They were developing a strategy in relation to Biosecurity. Given this was a regional strategy there would be engagement with the Territorial Local Authorities when developing.
- Through the Mayoral Forum, there were conversations around how BOPRC and the Territorial Local Authorities could look at a regional plan by collating current sub-regional plans and identifying gaps.

10.20am The hui adjourned.

10.38am The hui reconvened.

11 REPORTS - NGĀ PŪRONGO

11.1 ANNUAL PLAN 2026/27 - ISSUES AND OPTIONS

Council considered a report dated 26 February 2026 from the Policy and Planning Manager, who was supported by the Acting General Manager Corporate Services in providing an overview of the report and recommendations therein.

Staff responded to pātai as follows:

- It was noted that the costs of the recent weather events (29 January 2026) had not been included in the draft Annual Plan, noting that most uncertainty sat around what funding sources would be available to Council.
- The current cost estimate around the district for repair work was \$40 Million.

Council took the recommendations in part, to address each Issues and Options Paper individually.

RESOLUTION CO26-4.4

Moved: Cr T Coxhead

Seconded: Cr L Rae

1. That the Policy and Planning Manager's report dated 26 February 2026 titled 'Annual Plan 2026/27 Issues and Options', be received.
2. That the report relates to an issue that is considered to be of medium significance in terms of Council's Significance and Engagement Policy.

CARRIED

Issue 3a TRANSPORTATION FUNDING – NZTA WAKA KOTAHI SUBSIDY IMPACTS

Council considered Issue 3a being 'Transportation Funding – NZTA Waka Kotahi Subsidy Impacts'.

Staff responded to pātai as follows:

- The Pothole Prevention Subsidy was coming from the National Land Transport Fund (NLTF). Waka Kotahi NZTA was in charge of delegating that funding out.
 - The Pothole Prevention Fund covered re-sealing and doing work on the carriageway to prevent potholes, therefore it was remedial and prevention work only.
-

RESOLUTION CO26-4.5

Moved: Deputy Mayor M Murray-Benge

Seconded: Cr L Rae

3. That Council resolves the following decisions as discussed in reports provided in **Attachment 1** to inform the Consultation Document for the draft Annual Plan 2026/27:

a. Transportation Funding – NZTA Waka Kotahi Subsidy Impacts

i. Option 1

That Council approves to:

- Allocate \$7.0m of the available subsidy into Pothole Prevention and adjust work programmes accordingly.
- Use the \$500k balance to reduce Council's debt deficit.
- Fund the shortfall in Operations from rates of \$3.1m.

CARRIED

Reasons for decision:

- Enabled existing (ONMC) tactical and operational levels of service to be met for most activities.
 - Enabled surfacing renewal and pavement rehabilitation programmes to keep pace with network deterioration.
 - Aligned with the strategic priority: "Providing resilient, well maintained, and efficient infrastructure".
 - Regular preventative maintenance extends asset life reducing the need for future expensive rehabilitation treatments and/or reactive maintenance.
 - Greater public satisfaction and trust in council services.
 - A well-maintained network supports the local economy by ensuring that goods, services, and people can travel safely and efficiently.
-

-
- Increased opportunities for additional subsidy from NZTA.
-

Issue 3b **COMMUNITY BOARD FUNDING**

Council considered Issue 3b being 'Community Board Funding'.

Staff responded to pātai as follows:

- The grant fund for Matakana and Rangiwaia Islands was a set amount of \$1,312 (GST inclusive). Discussion around this would still need to be had with iwi and hapū, should option 1 be approved.

The Mayor noted that there was a need to add an additional resolution if Council resolved to move Option 1, due to this going against a current Council policy. It was noted that Council's Policy was for Council to fund Community Boards from a targeted rate only, whereas this option sought to partially fund the administration costs associated with the Boards from the General Rate. An additional resolution was proposed accordingly.

RESOLUTION CO26-4.6

Moved: Cr R Joyce

Seconded: Cr T Coxhead

4. That Council resolves the following decisions as discussed in reports provided in **Attachment 1** to inform the Consultation Document for the draft Annual Plan 2026/27:
 - b. Community Board Funding

- i. Option 1

That Council for the purposes of consultation:

Sets a Targeted Rate for the Community Boards, based on the Community Board areas of representation as contained in **Attachment A**.

AND

That Council proposes set Targeted Rates as follows (GST inclusive):

- Katikati Community Board area: \$12.66 per rateable property
 - Waihi Beach Community Board area: \$15.34 per rateable property
 - Maketū Community Board area: \$58.65 per rateable property
 - Te Puke-Eastern Community Board area: \$20.19 per rateable property
 - Ōmokoroa-Kaimai Community Board area: \$16.02 per rateable property
-

AND

That the Community Boards are partially funded by General Rates at approximately \$9.65 (GST inclusive) per rateable unit.

AND

That a grant of approximately \$1,312 (GST inclusive) from General Rates be allocated to Marae on Matakana and Rangiwaia Islands noting that ratepayers on these Islands are not included within a community board area of benefit.

AND

That, in accordance with Section 80 of the Local Government Act (LGA 2002), Council notes that this decision does not align with Council's Revenue and Financing Policy due to partially funding the Community Boards from the General Rate, and notes that Council intends to review the Revenue and Financing Policy through the Long Term Plan 2027-2037.

CARRIED

Reasons for decision:

- Ensured everyone was contributing towards the funding of community boards.
 - The scale of the funding would deliver a budget that would allow the new community boards to deliver on their aspirations.
 - Considered the impact of the higher cost of operating the Maketū Community Board and ensured that the district was not subsidising Maketū residents, who were the ones that primarily benefited from their community board.
 - Ensured the direct costs of representation were funded by those they represented.
-

Issue 3c COMMUNITY ROADING ALLOCATION

Council considered Issue 3c being 'Community Roding Allocation'.

Staff responded to pātai as follows:

- As an example, the policy set out that the allocation was for Ōmokoroa only (urban area) rather than the whole Kaimai Ward, however the Ōmokoroa-Kaimai Community Board had the ability to use Section 80 to make a decision that sat outside of the current Community Roding Allocation Policy should they wish to spend outside of the urban area.
- The rural community had a separate allocation for roading; the amount was not available to staff in the meeting, however they would feed this back.

Councillors signalled that they would like to take the two options in parts.

RESOLUTION CO26-4.7

Moved: Cr A Sole

Seconded: Cr D Dinsdale

5. That Council resolves the following decisions as discussed in reports provided in **Attachment 1** to inform the Consultation Document for the draft Annual Plan 2026/27:

c. Community Roothing Allocation

i. Option 1a

That Council reviews the Policy for Allocation of Community Roothing Funding with the implementation of the policy to be considered through the Long Term Plan 2027-37.

CARRIED

Reasons for decision:

- The Policy continued to set parameters for the use of and allocation of funding for Community Roothing for the 2026/27 Annual Plan.
 - Would be undertaken alongside Community Boards and development of the Long Term Plan.
 - Could create a transparent, measurable framework for funding decisions.
 - Could simplify calculation methods and align allocations with strategic objectives and levels of service outcomes.
 - Retained some level of community involvement while improving accountability.
 - Could address equity concerns by introducing clear prioritisation standards.
 - Allowed adjustments to reflect new Community Board boundaries and urban/rural expectations.
-

RESOLUTION CO26-4.8

Moved: Cr A Sole

Seconded: Mayor J Denyer

3. That Council resolves the following decisions as discussed in reports provided in **Attachment 1** to inform the Consultation Document for the draft Annual Plan 2026/27:

c. Community Roothing Allocation

i. Option 2a

Reduce the community roading fund for 2026/27 to \$500,000 and allocate the funds in line with the Policy for Allocation of Community Roothing Funding, for the 2026/27 year, as follows:

Community Roothing Area	Allocation
Katikati	\$106,700
Maketū	\$44,150
Ōmokoroa	\$63,600
Te Puke	\$190,350
Waihī Beach	\$95,200
Total	\$500,000

A division was called and voted on as follows:

For: Cr Sole, Cr Joyce, Cr Elvin, Deputy Mayor Murray-Benge, Mayor Denyer, Cr Dally and Cr Beech.

Against: Cr Rae, Cr Coxhead and Cr Dinsdale.

The motion was declared carried on show of hands.

CARRIED 7/3

Reasons for decision:

- Lower allocation reduced the risk of accumulating reserves due to delays in project delivery.
- Helped manage Council's overall budget pressures and ratepayer affordability in a constrained economic environment.
- Indicated that Council was reviewing the Policy and funding model, while still providing some funding for community priorities.
- Avoided rating for projects that could not realistically be delivered within the financial year.
- Provided a level of funds for 'discretionary' local roading improvements.
- Familiar process for Community Boards and staff.
- Consistent with existing Policy.

Issue 3d WATER SUPPLY FUNDING

Council considered Issue 3d being 'Water Supply Funding'.

Staff responded to pātai as follows:

- This topic would be worth signalling to the community due to the proposed increase in comparison to what was indicated through the Long Term Plan (LTP).

RESOLUTION CO26-4.9

Moved: Deputy Mayor M Murray-Benge

Seconded: Cr R Joyce

6. That Council resolves the following decisions as discussed in reports provided in **Attachment 1** to inform the Consultation Document for the draft Annual Plan 2026/27:

d. Water Supply Funding

i. Option 1

That Council increases the volumetric charge by 15% from \$1.75/m³ to \$2.01/m³.

CARRIED

Reasons for decision:

- Increased revenue for water supply by an estimated \$1.03 Million.
- Was consistent with a user pays philosophy.
- Did not further increase fixed charges.

Issue 3e TE PUKE WASTEWATER TREATMENT PLANT (WWTP) FUNDING SPLITS

Council considered Issue 3e being 'Te Puke Wastewater Treatment Plant (WWTP) Funding Splits'.

Staff responded to pātai as follows:

- The proposed change to the funding splits was that staff had readjusted who benefited from the different components of the Te Puke Wastewater Treatment Plant. The fundamental difference was the shift of some of the funding to come from a future Financial Contribution (FinCo).
- It was clarified that this decision did not differ in any way to what Council resolved last year, however was ensuring that the decision was reflected 'administratively' through the Annual Plan process.

RESOLUTION CO26-4.10

Moved: Cr D Dinsdale

Seconded: Deputy Mayor M Murray-Benge

7. That Council resolves the following decisions as discussed in reports provided in **Attachment 1** to inform the Consultation Document for the draft Annual Plan 2026/27:

e. Te Puke Wastewater Treatment Plant (WWTP) Funding Splits

i. Option 1

That Council approves the updated funding splits for the Te Puke Wastewater Treatment Plant to be:

- a) 41.9% - Existing Ratepayers (Via Wastewater Uniform Targeted Rate);
- b) 12.5% - Te Puke Growth Stage A (Via Financial Contributions);
- c) 9.7% - Te Puke Growth Stage B (Via Financial Contribution loan to be recovered by financial contributions at a later stage, once planning enables it; and
- d) 35.9% - Rangioru Business Park.

CARRIED

Cr Rae voted against the motion and requested for her vote against to be recorded.

Reasons for decision:

- Provided a fair and equitable funding model, aligning with current updated costs estimates and plant design.
- No impact on rates.

Issue 3f LOCAL WATER DONE WELL

Council considered Issue 3f being 'Local Water Done Well'.

Staff responded to pātai as follows:

- It was clarified that there was a need for a digital system regardless of what option the Council resolved in terms of their Local Water Done Well decision. It was noted, however, that there would be an additional cost should Council decide to go with a stand alone model, as there would need to be work to integrate the required digital system into Council's current ERP system.
- This proposal was for Council's share of the costs only, so there would be an additional cost if Council was to cover the full cost.

RESOLUTION CO26-4.11

Moved: Cr R Joyce

Seconded: Cr D Dinsdale

8. That Council resolves the following decisions as discussed in reports provided in **Attachment 1** to inform the Consultation Document for the draft Annual Plan 2026/27:

f. Local Water Done Well

i. Option 1

- That Council approves an additional \$1.2m (loan funded to be transferred to the Water Organisation) to fund Phase 2 (ERP – finance, customer, regulatory, capital planning) Digital system requirements for the Water Services Organisation.
- **AND**
- Notes this funding request is subject to a further decision in March 2026 to proceed with Phase 2.

CARRIED

Cr Rae voted against the motion and requested for her vote against to be recorded.

Reasons for decision:

- Phase 2 IT system improvements would be approved separately (would only be spent if required and approved by Council)
 - Allowed full ringfencing, and autonomy for the Water Services Organisation to complete its reporting and regulatory requirements.
 - May reduce stranded overhead costs for Council.
-

Issue 3g FLUORIDE FREE WATER SUPPLY POINTS

Council considered Issue 3g being 'Fluoride Free Water Supply Points'.

Staff responded to pātai as follows:

- As an example, if Council was to install a tap in the Katikati CBD, where there was already fluoride in the water, it would have to go through a process called 'Reverse Osmosis'. Although this may seem like an easy process, Council was required to take additional steps before and after that process to ensure quality of the water was maintained at all times. This was where the cost was driven up.
 - In relation to Waihi Beach, staff advised that installing a tap at the Water Treatment Plant itself would be the best option if a tap was required, due to the location.
 - It was acknowledged that the Waihi Beach Water Treatment Plant system was not in operation in off seasons, therefore the tap would either not be available, or the water would need to be stored and monitored accordingly to allow access while the system was not in operation.
 - Option 3 would require a \$60,000 capital cost, and a \$5,000 annual cost.
-

RESOLUTION CO26-4.12

Moved: Cr T Coxhead

Seconded: Cr S Beech

9. That Council resolves the following decisions as discussed in reports provided in **Attachment 1** to inform the Consultation Document for the draft Annual Plan 2026/27:

g. Fluoride Free Water Supply Points

i. Option 3

That Council approves the additional budget of \$60,000 for the Installation of a Fluoride-Free water supply point at the Waihi Beach Water Treatment Plant site.

CARRIED

Cr Elvin abstained from voting.

Reasons for decision:

- Responded to community requests.
 - Provided an alternative for those concerned about fluoridation.
 - Easily accessible fluoride free water supply to the local communities.
 - Site located in Waihi Beach town on Wilson Road, not far from the CBD.
-

Issue 4 STRUCTURE PLANS 2026/27

Council considered Issue 4 being 'Structure Plan 2026/27', as shown in Attachment 2 of the report.

Staff responded to pātai as follows:

- There were changes anticipated in Te Puke in relation to additional funds required for Wastewater – Te Puke Structure Plan: Raymond Avenue to Dunlop Road. There was a query around whether there was an alternative route, it was noted that staff were still looking into the possibility of this.
-

RESOLUTION CO26-4.13

Moved: Cr L Rae

Seconded: Deputy Mayor M Murray-Benge

-
10. That Council formally receives the updates to the Structure Plans 2026/27 (as set out in **Attachment 2**).

CARRIED

Issue 5 UNIFORM ANNUAL GENERAL CHARGE (UAGC)

Council considered Issue 5 being 'Uniform Annual General Charge (UAGC)':

MOTION

Moved: Mayor Denyer

Seconded: Cr Rae

11. That Council sets the Uniform Annual General Charge (UAGC) at \$560 for the purposes of the preparing the Annual Plan 2026/27.

AMENDMENT

Moved: Cr Joyce

Seconded: Cr Dally

12. That Council sets the Uniform Annual General Charge (UAGC) at \$400 for the purposes of the preparing the Annual Plan 2026/27.

A division was called and voted on as follows:

For: Cr Joyce, Cr Dally, Cr Coxhead and Cr Sole.

Against: Cr Beech, Cr Rae, Cr Elvin, Deputy Mayor Murray-Benge, Mayor Denyer, and Cr Dinsdale.

The motion was declared lost on show of hands.

4/6 LOST

The following became the **SUBSTANTIVE MOTION**.

RESOLUTION CO26-4.14

Moved: Mayor J Denyer

Seconded: Cr L Rae

13. That Council sets the Uniform Annual General Charge (UAGC) at \$560 for the purposes of the preparing the Annual Plan 2026/27.

CARRIED

RESOLUTION CO26-4.15

Moved: Deputy Mayor M Murray-Benge

Seconded: Cr D Dinsdale

14. That Council approves the assessment of significance and materiality (as per **Attachment 4**).
15. That Council determines that Consultation on the Annual Plan 2026/27 be undertaken in general accordance with the approach proposed in this report.
16. That Council approves the draft financials as per **Attachment 5**, subject to any changes as a result of the above resolutions, and directs the Chief Executive to prepare the Consultation Document, including supporting information, for the Annual Plan.

A division was called and voted on as follows:

For: Cr Dinsdale, Cr Dally, Cr Coxhead, Cr Rae, Cr Beech, Deputy Mayor Murray-Benge and Mayor Denyer.

Against: Cr Elvin, Cr Sole and Cr Joyce.

The motion was declared carried on show of hands.

CARRIED 7/3

1.18pm The hui adjourned.

1.48pm The hui reconvened.

11.2 WESTERN BAY OF PLENTY DISTRICT FINANCIAL SUSTAINABILITY – MARTINJENKINS OVERVIEW

Council considered a report dated 26 February 2026 from the Financial Analyst. Sarah Baddley and Nick Carlaw were in attendance via Zoom on behalf of MartinJenkins to provide an overview of the Western Bay of Plenty District Financial Sustainability. They spoke to Attachment 1 which was a PowerPoint presentation.

Presenters responded to pātai as follows:

- It was clarified that the 'nearest neighbour' was done comparatively, therefore Western Bay of Plenty District was not being compared to Tauranga City, but rather Councils who were similar to Western Bay such as; Tasman District Council, Waipa District Council, Waimakariri District Council, Kāpiti District Council and Napier City Council.
- Through the analysis it was noted that Council was more dependent on rates than others. The rationale for this was not clear through the data, so advisors were working with staff to get more of an understanding of this, noting it may be down to the fees schedule.
- In relation to looking at where Council raised their rates, and whether that was commercial, residential or rural, presenters noted that they had looked at the different revenue sources, however noted that it was about the strategies around revenue and financing, as well as the processes and policies.
- MartinJenkins undertook many reviews with other organisations, Central Government and other councils, therefore brought that experience and judgement when they were providing their insights. It was acknowledged that there could be an opportunity for them to talk to externals as well, specifically in the regulatory area.
- The MartinJenkins review scope did not include a deep dive into Levels of Service, however it was noted that their findings might have recommendations to consider certain areas of improvement or further review.
- There were different revenue sources for different councils, noting that the higher proportion of rates recovery was often around fees and charges and cost recovery.
- As well as looking at Service Delivery Models, they had also looked at procurement capability, and whether these were fit for purpose for the future.

RESOLUTION CO26-4.16

Moved: Cr A Sole

Seconded: Cr R Joyce

That the Financial Analyst's report dated 26 February 2026, titled 'Western Bay of Plenty District Financial Sustainability – MartinJenkins Overview', be received.

CARRIED

11.3 CONSTRUCTION OF NEW STORMWATER POND AT 25 PROLE ROAD TO ADDRESS DESIGN DEFICIENCY ON PROLE ROAD URBANISATION PROJECT

Council considered a report dated 26 February 2026 from the Infrastructure Growth and Delivery Manager who provided an overview of the report and recommendations therein.

Staff responded to pātai as follows:

- The Prole Road Urbanisation project was partly funded by the 'shovel ready funding' and the rest by Financial Contributions (FinCos).
- The 'shovel ready funding' received had now been spent.
- To ensure a design deficiency did not happen again, staff would ensure future consultants provided a full handover brief on the designs.
- There was a possibility that there could be additional savings if future designs did not require as much land.

RESOLUTION CO26-4.17

Moved: Deputy Mayor M Murray-Benge

Seconded: Cr D Dinsdale

1. That the Infrastructure Growth and Delivery Manager's report dated 26 February 2026 titled 'Construction of new stormwater pond at 25 Prole Road to address design deficiency on Prole Road Urbanisation Project', 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 the construction of a permanent stormwater pond at 25 Prole Road base on Option 4 – Wet Pond within Gully.
4. That Council approves the reallocation of up to \$2.5 Million from identified underspends within the Ōmokoroa Stormwater Programme to deliver the 25 Prole Road Stormwater Pond.
5. That Council delegates authority to the Chief Executive to award and execute the construction contract for 25 Prole Road Stormwater Pond, provided the contract value does not exceed the approved project budget of \$2.5 Million (including contingency).

CARRIED

11.4 LAND EXCHANGE – 340 ŌMOKOROA ROAD WITH PART OF KAIMAI VIEWS RESERVE, ŌMOKOROA – SUBMISSION PERIOD ENDED

Council considered a report dated 26 February 2026 from the Reserves and Facilities Manager, who provided an overview of the report and recommendations therein.

Staff responded to pātai as follows:

- A Traffic Impact Assessment had been undertaken through the consenting process, and was accepted as adequate, noting it met the development code.
- Staff did not follow up with Tangata Whenua who did not respond to initial engagement requests.

RESOLUTION CO26-4.18

Moved: Deputy Mayor M Murray-Benge

Seconded: Cr T Coxhead

1. That the Reserves and Facilities Manager's report dated 26 February 2026 titled 'Land Exchange - 340 Ōmokoroa Road with part of Kaimai Views Reserve, Ōmokoroa - Submission period ended', 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 s.15 of the Reserves Act 1977 Council resolves to exchange reserve land for other adjoining land generally as per the attached plan (Attachment 2) between 340 Ōmokoroa Road being Section 1 SO 503077 owned by WFT Property Two Limited and Lot 253 DP 538477 being part of Kaimai Views Reserve, Ōmokoroa, as required by s.119 of the Reserves Act 1977.

Carried

11.5 SEEKING APPROVAL FOR LESSEE TO INCLUDE CAFÉ OPERATIONS WITHIN LEASE AGREEMENT AT BOWENTOWN BEACH HOLIDAY PARK

Council considered a report dated 26 February 2026 from the Operations Manager. The Reserves and Facilities Manager took the report as read.

Staff responded to pātai as follows:

- Acknowledgement was made of the cost and process that had to be undertaken for the Holiday Park to "sell coffee", however it was noted that members of the community were not always supportive of these proposals. It was therefore important for Council to consult.
- The engagement and feedback received by the Community Boards did not have to be done through a formal meeting, noting that for this particular issue, they were

made aware that the consultation was taking place and they could provide any feedback to staff.

RESOLUTION CO26-4.19

Moved: Cr T Coxhead

Seconded: Cr R Joyce

1. That the Operations Manager's report dated 26 February 2026 titled 'Seeking Approval for Lessee to include café operations within lease agreement at Bowentown Beach Holiday 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, after considering the submissions received, Council, as the administering body of the reserve and acting under its delegated powers pursuant to the Reserves Act 1977, approves entering into a variation of the Bowentown Holidays Limited lease to include café operations in accordance with section 54(1)(d) of the Reserves Act 1977.
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

11.6 APPOINTMENT OF ALTERNATE LOCAL CONTROLLER FOR WESTERN BAY OF PLENTY DISTRICT COUNCIL

Council considered a report dated 26 February 2026 from the Executive Assistant Infrastructure Group. The Reserves and Facilities Manager took the report as read.

RESOLUTION CO26-4.20

Moved: Deputy Mayor M Murray-Benge

Seconded: Cr D Dinsdale

1. That the Executive Assistant Infrastructure Group's report dated 26 February 2026 titled 'Appointment of Local Controller for Western Bay of Plenty District Council' 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 accordance with the Civil Defence Emergency Management Act 2002, and the Bay of Plenty Emergency Management Group Policy for selection and
-

appointment of Local Controllers and Local Recovery Managers, Western Bay of Plenty District Council:

- a) Acknowledges the change in role of Adele Henderson and recommends that her appointment to the position of Local Controller be rescinded; and
- b) Recommends to the Bay of Plenty Joint Civil Defence and Emergency Management Committee that Bradley Singh be appointed as Alternate Local Controller, Western Bay of Plenty District Council.
- c) Recommends to the Bay of Plenty Joint Civil Defence and Emergency Management Committee that Matthew Leighton be appointed as Alternate Local Controller, Western Bay of Plenty District Council.

CARRIED

11.7 DRAFT POLICY FOR SETTING RENT FOR COMMUNITY ORGANISATIONS USING COUNCIL LAND OR BUILDINGS CONSULTATION

Council considered a report dated 26 February 2026 from the Senior Policy Analyst, who provided an overview of the report and recommendations therein.

Staff responded to pātai as follows:

- In relation to Hunter Reserve in Katikati, it was noted that Council spent a fair amount of money when they took it over to bring the building up to standard. Staff acknowledged the croquet club as tenants and the amount of work they did in looking after the building.
 - There were 20 volunteer organisations across the district that only paid a base fee of \$250 per annum, as opposed to rent.
 - Council had previously indicated that they wished to see any commercial proposals and that they were considered on a case-by-case basis, noting that the proposed changes to the policy entrenched the ability for this.
 - It was confirmed that if Council adopted the changes to the draft policy, it would allow council to review the fees should they wish to do so through the Schedule of Fees and Charges, noting that this was reviewed annually through the Annual Plan/Long Term Plan.
-

RESOLUTION CO26-4.21

Moved: Cr G Dally

Seconded: Cr A Sole

1. That the Senior Policy Analyst's report dated 26 February 2026 titled 'Draft Policy for Setting Land Rentals for Club Buildings on Council Land for Consultation' 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 draft Policy for Setting Rent for Community Organisations using Council Land and Buildings, as set out in **Attachment 1** of this report, and the accompanying Statement of Proposal, as set out in **Attachment 2** be adopted for consultation, from 20 March 2026 – 20 April 2026.
4. That the Chief Executive is authorised to make any required editorial changes to the draft Policy for Setting Rent for Community Organisations using Council Land and Buildings and/or Statement of Proposal.

CARRIED

MEETING DURATION

RESOLUTION CO26-4.22

Moved: Mayor J Denyer

Seconded: Deputy Mayor M Murray-Benge

That in accordance with Standing Order 4.2, Council confirms to continue with the remaining business of the meeting, noting that the meeting duration is longer than six hours.

CARRIED

11.8 DELEGATION OF DECISION-MAKING AND UPDATE TO POLICY FOR FACILITIES IN THE COMMUNITY FUND 2026/27

Council considered a report dated 26 February 2026 from the Senior Recreation Planner, who provided an overview of the report and recommendations therein.

Staff responded to pātai as follows:

- At this time, the Facilities in the Community Fund and the Community Facilities Fund held separate purposes and came through different funding sources, which meant, according to the Local Government (Rating) Act 2002, they could not be combined. It was acknowledged, however, that there could be reference made as to how the two funds interacted through the policy.
- The primary change of the criteria was for council land to also be considered within the applications, noting that it had to be managed by a community entity.

RESOLUTION CO26-4.23

Moved: Cr R Joyce

Seconded: Cr T Coxhead

1. That the Senior Recreation Planner's report dated 26 February 2026 titled 'Delegation of decision-making and update to policy for Facilities in the Community Fund 2026/27' 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 adopts the revised Facilities in the Community Fund Policy as provided within **Attachment 1: Proposed updates to the Facilities in the Community Fund Policy VI - track changes**
4. That Council approves for the Facilities in the Community Fund to be opened for applications between 20 March and 20 April 2026.
5. That, pursuant to Clause 32 Schedule 7 of the Local Government Act 2002, Council delegates Councillor Sole, Councillor Coxhead and Councillor Dally the power to make decisions in respect of applications to the Facilities in the Community Fund 2026/27, including but not limited to the following powers:
 - i. To award grants according to the purpose and guidelines of the Facilities in the Community Fund 2026, within the allocated contestable budget of \$116,812.

CARRIED

11.9 SPATIAL PLANNING DOCUMENTS FOR WAIHĪ BEACH-BOWENTOWN-ATHENREE, KATIKATI, AND TE PUNA-MINDEN

Council considered a report dated 26 February 2026 from the Environmental Planning Manager, who provided an overview of the report and attachments.

RESOLUTION CO26-4.24

Moved: Cr G Dally

Seconded: Deputy Mayor M Murray-Benge

1. That the Environmental Planning Manager's report dated 26 February 2026 titled 'Spatial Planning Documents for Waihī Beach-Bowentown-Athenree, Katikati, Te Puna-Minden', 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 following reports be received:
 - a. Baseline Report February 2026 Katikati Spatial Planning (**Attachment 1**)
 - b. Baseline Report February 2026 Te Puna-Minden Spatial Planning (**Attachment 2**)
 - c. Baseline Report February 2026 Waihi Beach-Bowentown-Athenree Spatial Planning (**Attachment 3**)
 - d. Katikati Spatial Plan Ideas Summary - Summary of discussions from Community Ideas Forums January 2026 (**Attachment 4**)
 - e. Te Puna-Minden Spatial Plan Ideas Summary - Summary of discussions from Community Ideas Forums January 2026 (**Attachment 5**)
 - f. Waihi Beach-Bowentown-Athenree Spatial Plan Ideas Summary - Summary of discussions from Community Ideas Forums January 2026 (**Attachment 6**)
 - g. Community Ideas Forum – Katikati Session Notes (**Attachment 7**)
 - h. Community Ideas Forum – Te Puna-Minden Session Notes (**Attachment 8**)
 - i. Community Ideas Forum – Waihi Beach-Bowentown-Athenree Session Notes (**Attachment 9**)

CARRIED

11.10 MONTHLY FINANCIAL REPORT - 31 DECEMBER 2025

Council considered a report dated 26 February 2026 from the Chief Financial Officer, who provided an overview of the report and some key points to note.

Staff responded to pātai as follows:

- The 'revised for year budget' related to the original Annual Plan budget, with the adjustments for carry forwards, whereas the 'forecast for year actuals' was what Council was now looking at as the landing position for the end of June 2026.
 - In relation to operating surplus, staff considered Council was close to where they forecasted. It was likely that Council's debt position was higher than forecasted as the costs came through from the January 2026 weather event, noting that they still were not sure how much funding was received following the event.
 - Whilst the forecast surplus of \$43 Million seemed high, this was included in the \$51 Million subsidies, noting that the majority was used to fund the capital works programme.
 - More information would come to Council in relation to why there was no consent budgeting undertaken for 109 Clarke Road.
-

- In relation to the metered water budget, this took place in various cycles, so was budgeted as relatively flat through the 12 months. Dependant on the billing cycles, this went up or down.
- Staff acknowledged that they had been working on ensuring what was reported to the Projects and Monitoring Committee and the Audit, Risk and Finance Committee was aligned to show a holistic picture for Councillors.

RESOLUTION CO26-4.25

Moved: Cr R Joyce

Seconded: Cr T Coxhead

That the Chief Financial Officer's report dated 26 February 2026 titled 'Monthly Financial Report - 31 December 2025', be received.

CARRIED

11.11 INDEPENDENT ASSURANCE REPORT OF THE DEBENTURE TRUST DEED FOR THE YEAR ENDED 30 JUNE 2025

Council considered a report dated 26 February 2026 from the Financial Analyst. The report was taken as read.

RESOLUTION CO26-4.26

Moved: Cr G Dally

Seconded: Cr G Elvin

That the Financial Analyst's report dated 26 February 2026 titled 'Independent Assurance report of the Debenture Trust Deed for the Year ended 30 June 2025' be received.

CARRIED

3.39pm The hui adjourned.

3.56pm The hui reconvened.

11.12 AUDIT, RISK AND FINANCE COMMITTEE APPOINTED MEMBER VOTING RIGHTS

Council considered a report dated 26 February 2026 from the Governance Manager, who provided an overview of the report and recommendations therein.

Staff responded to pātai as follows:

- The general principle was that membership of a committee was the same unless specified differently.

RESOLUTION CO26-4.27

Moved: Cr T Coxhead

Seconded: Deputy Mayor M Murray-Benge

- That the Governance Manager's report dated 26 February 2026, titled 'Audit, Risk and Finance Committee appointed member voting rights', be received.
- That Council agrees that the appointed member of the Audit, Risk and Finance Committee **does not have** voting rights as a member of the Committee, and amends the Committee's Terms of Reference accordingly to read:

Chairperson	Councillor Tracey Coxhead
Deputy Chairperson	Councillor Rodney Joyce
Members	Mayor and all Councillors One independent appointed member (non-voting)
Quorum	Six
Meeting frequency	Bi-monthly

CARRIED

11.13 BAY OF PLENTY MAYORAL FORUM TRIENNIAL AGREEMENT 2025-2028

Council considered a report dated 26 February 2026 from the Governance Manager who provided an overview of the report and recommendations therein.

RESOLUTION CO26-4.28

Moved: Mayor J Denyer

Seconded: Deputy Mayor M Murray-Benge

- That the Governance Manager's report dated 26 February 2026 titled 'Bay of Plenty Mayoral Forum Triennial Agreement 2025-2028', be received.
- That the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.
- That Council notes that the Local Government Act 2002 requires, not later than 1 March after each triennial general election, all local authorities within each region to enter into a triennial agreement covering the period until the next election.
- That Council endorses the:

- (a) Bay of Plenty Mayoral Forum Triennial Agreement 2025–2028 (**Attachment 1**).
- (b) Bay of Plenty Mayoral Forum Terms of Reference (**Attachment 2**).
- (c) Protocol for Bay of Plenty RMA Policy and Plans (**Attachment 3**).
5. That Council notes the proposed approach to roll-over the existing Protocol for Bay of Plenty RMA Policy and Plans, with any necessary updates to be made to the Protocol document or process once the RMA reforms have been confirmed and are in force.
6. That Council delegates to the Chief Executive Officer and the Mayor the authority to make any minor amendments as required as a result of minor changes requested by Bay of Plenty local authorities, as part of the approval process.

CARRIED

11.14 MAYOR'S REPORT TO COUNCIL

Council considered a report dated 26 February 2026 from the Mayor, who provided an overview of the report.

The Mayor and CEO responded to pātai as follows:

- The Bay of Plenty Mayoral Forum was often about the bigger strategic decisions, and how the region wanted to work together. It was noted that the challenge was that there were no funding decisions, and therefore it could be harder to get things done.
- In relation to the Simplifying Local Government submission, it was noted that the submission period had only just closed, so they were hoping to hear back from Central Government in the near future. The Mayor provided an overview of the submission from the Bay of Plenty Mayoral Forum, noting it was aligned with the submission that Council made.
- The CEO noted that they were close to proceeding with ground works in relation to Thunder Ridge, however noted that Council needed to ensure that TCC were brought along in the journey given they owned 50% of it.
Councillors noted that they would like to see the induction tour of TECT Park rescheduled, acknowledging that it was cancelled at the end of 2025.

The Mayor provided an update in relation to the below:

Mayoral Relief Fund

Deputy Mayor Murray-Benge, Cr Dinsdale and the Mayor had received \$800,000 worth of applications, of which they had \$100,000 to give away. They continued to work through these applications.

RESOLUTION CO26-4.29

Moved: Mayor J Denyer

Seconded: Cr A Sole

That the Mayor's report dated 26 February 2026 titled 'Mayor's Report to Council', be received.

CARRIED

12 INFORMATION FOR RECEIPT – KŌRERO TE WHIWHIA**12.1 WESTERN BAY OF PLENTY DISTRICT COUNCIL SUBMISSION ON DRAFT LOCAL GOVERNMENT STANDING ORDERS**

This report was for information only.

The following tākupu were made by Councillors:

- There was a desire to have the recommendation to receive the submission added back into the reports. It was highlighted that Council should be adopting the submissions regardless of whether that was in arrears.
- There could be an opportunity to further reduce the amount of submissions that Council made.
- Wanted to see the continuation of workshop notes being attached to the relevant submission reports.

12.2 WESTERN BAY OF PLENTY DISTRICT COUNCIL SUBMISSION ON LAND TRANSPORT (REVENUE) AMENDMENT BILL

This report was taken as information only. No further discussion was had.

13 RESOLUTION TO EXCLUDE THE PUBLIC – WHAKATAU KI TE PORO I TE MAREA**RESOLUTION TO EXCLUDE THE PUBLIC****RESOLUTION CO26-4.30**

Moved: Deputy Mayor M Murray-Benge

Seconded: Cr G Elvin

That the public be excluded from the following parts of the proceedings of this meeting.

The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48 of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
13.1 - Tourism Bay of Plenty - Trustee Appointment and Recruitment	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons	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
13.2 - Road Stopping Land Exchange Burd Road Oropi	s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(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

CARRIED

MOVE INTO OPEN COUNCIL

RESOLUTION CO26-4.33

Moved: Mayor J Denyer

Seconded: Cr L Rae

That Council moves out of Closed Council into Open Council.

CARRIED

RESOLUTIONS TRANSFERRED INTO OPEN SECTION

13.1 TOURISM BAY OF PLENTY – TRUSTEE APPOINTMENT AND RECRUITMENT

RESOLUTION CO26-4.31

Moved: Deputy Mayor M Murray-Benge

Seconded: Cr T Coxhead

1. That the Community and Strategic Relationship Manager's report dated 26 February 2026 titled 'Tourism Bay of Plenty – Trustee Appointment and Recruitment', 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 the reappointment of Russ Browne to the Tourism Bay of Plenty Board for a further one year period to 30 June 2027, and his appointment as Chair.
4. That Council approves the reappointment of Janine Tulloch to the Tourism Bay of Plenty Board for a further three years to 30 June 2029.
5. That Council approves the recruitment of two new trustees to the Tourism Bay of Plenty Board to replace Peter Blakeway and Andrea Webster from 1 July 2026.
6. That Council notes Tauranga City Council as joint shareholder of Tourism Bay of Plenty approved the appointments of Russ Browne and Janine Tulloch at their Council meeting on 10th February 2026.
7. That the **Resolutions** be transferred into the Open section of the meeting once the incumbents have been notified.

CARRIED

13.2 ROAD STOPPING LAND EXCHANGE BURD ROAD OROPI

RESOLUTION CO26-4.32

Moved: Deputy Mayor M Murray-Benge

Seconded: Cr S Beech

1. That the Legal Property Officer's report dated 26 February 2026 titled 'Road Stopping Land Exchange, Burd Road, Oropi' 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 declines to uphold the objections put forward by Herenga ā Nuku and, unless objections are withdrawn, will proceed to the Environment Court for a decision.

4. That the **Resolutions** be transferred into the Open section following the meeting.

CARRIED

Cr Elvin abstained from voting.

The Meeting closed at 5.23pm.

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

.....
Mayor J Denyer

CHAIRPERSON / MAYOR

Unconfirmed

9.2 MINUTES OF THE COUNCIL MEETING HELD ON 19 MARCH 2026

File Number: A7223088

Author: Pernille Osborne, Senior Governance Advisor

Authoriser: Robyn Garrett, Governance Manager

RECOMMENDATION

1. That the Minutes of the Council Meeting held on 19 March 2026 be confirmed as a true and correct record and the recommendations therein be adopted.
2. That the Chairperson's electronic signature be inserted into the confirmed minutes.

ATTACHMENTS

1. **Minutes of the Council Meeting held on 19 March 2026**

**MINUTES OF WESTERN BAY OF PLENTY DISTRICT COUNCIL
COUNCIL NO. CO26-5
HELD IN THE COUNCIL CHAMBERS, 1484 CAMERON ROAD, TAURANGA
ON THURSDAY, 19 MARCH 2026 AT 9.30AM
(RECONVENED FRIDAY, 20 MARCH 2026 AT 12.30PM)**

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 T Coxhead, 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), B Singh (General Manager Infrastructure Services), A Curtis (General Manager Regulatory Services), M Potton (Acting General Manager Corporate Services), E Watton (Acting General Manager Strategy and Community), J Fearn (Chief Financial Officer), M Leighton (Policy and Planning Manager), P Watson (Reserves and Facilities Manager), E Venter (Legal Property Officer), J Rickard (Community and Strategic Relationships Manager), P Renouf (Commercial Business Analyst), K McGinity (Legislative Reform and Special Project Strategic Advisor), L Balvert (Communications Manager), R Garrett (Governance Manager), H Wi Repa (Governance Systems Advisor) and P Osborne (Senior Governance Advisor).

4 APOLOGIES – NGĀ WHAKAPAHĀ

Nil

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

8.1 JACKIE PEARCE – REQUEST FOR COUNCIL TO PURCHASE PROPERTY

Ms Pearce was in attendance to request Council to purchase her property at 18 Jenkinson Street, Waihi Beach. She noted the following points:

- There was a stormwater drain that ran alongside the lane on which her property had road frontage, which council staff acknowledged had not been maintained well in the past.
- She believed the lack of maintenance had caused blockages during heavy rainfall events, affecting her property's downstairs unit. This had resulted in the unit being unsafe and uninhabitable, causing Ms Pearce to lose rental income.
- She requested that her house be prioritised to receive a category three voluntary buyout.

She responded to pātai as follows:

- Her priority was to get rid of the property for a reasonable value.
- She had not been impacted by the January 2026 storm, noting that she believed the work council was currently undertaking on the drain was the reason for this.
- The issues she had outlined were in relation to past flooding events.
- When she purchased the property she was advised that there was a blocked drain at the back of the property that council were working to unblock. Ms Pearce was not aware of any flooding issues on the title prior to purchasing the property.
- She had been in discussions with council staff since 2013, so expressed frustration, and was not open to future solutions.

8.2 DIANE LEACH – TE PUKE GARDENS

Ms Leach was in attendance to speak to Council regarding the Te Puke Gardens. She referenced [Presentation 1](#), being a letter to Mayor and Councillors, Signatures for Council Submission and Photos of the Gardens were also referenced.

She requested that Council respond to the following points:

- The visibility issues at roundabouts and pedestrian crossings caused by the dangerously long grasses.
- The maintenance programme, noting that although recent work was required to address the state of the gardens, there were now bare dirt patches.
- Choice of plantings, noting many were not suitable for the growing conditions.
- She had never heard the amount of angst and disappointment regarding the state of the town that she had of late, and wished to understand who was overseeing the maintenance programme.

She provided solutions that she wished Council to consider, including lawn in the median stripes instead of plants, and that the Community Board be given a budget to contract out the maintenance programme.

She responded to pātai as follows:

- She was not aware of specific planting around the historic trees that was put in as protection for the trees. She acknowledged that if the plants were to be removed and grass was to be laid, consideration would need to be given to the protection of the tree roots.
- The high grasses that were being used as traffic calming measures were one of the main frustrations expressed by residents.
- Part of her submission around allocating the Community Board with a budget to maintain the town centre was about contracting locals to undertake the work, similar to what used to be done with local townspeople.

8.3 DARYL SCOTT - STREETSCAPE DESIGN IN ŌMOKOROA

Mr Scott was in attendance to speak to Council regarding the streetscape design in Ōmokoroa. He noted the following points, taking the Councillors through Presentation 2:

- He believed that through the growth and development that had taken place in Ōmokoroa over the last 20 years, there had been a degradation in regard to the streetscape designs in the village.
- He highlighted the changes between the developments in 2008 (which included landscaping, wide streets and open green spaces), compared to 2018-2022 (which had no street trees and narrow streets).
- There was a comparison between an Ōmokoroa development and a Central Otago subdivision which was considered low cost.
- He believed there was a need for an attractive gateway and entrance to Ōmokoroa, including planting and an entrance feature.
- He requested Council to ensure a mandate or direction was given to implement a well designed streetscape and gateway to Ōmokoroa.

He responded to pātai as follows:

- He saw grass and trees being implemented in the entranceway, acknowledging that this would need to be in line with Council's Street Tree Policy.
- He believed that council wanted to do a good job, however did not feel that streetscape was considered a priority so was not done to a high standard.
- He would be hesitant in putting this job to the Community Board, as felt the community's role was identifying what they wanted for the community, but it was important that the design work was done by appropriate designers who understood the need.
- Many other councils had direction on how to design and maintain their streetscapes, acknowledging that there was an opportunity for Council to have something similar.

9 REPORTS - NGĀ PŪRONGO

9.1 ANNUAL PLAN 2026/27 - ADOPTION OF THE DRAFT CONSULTATION DOCUMENT AND SUPPORTING INFORMATION FOR PUBLIC CONSULTATION

Council considered a report dated 19 March 2026 from the Policy and Planning Manager, who, with the support of the Chief Financial Officer, provided an overview of the report and recommendations therein. Tabled Item 1 was provided as an updated version of the Consultation Document, noting that the following changes had been made to what was shown as Attachment 1 of the report:

- On Page 6 of Tabled Item 1 under Transportation, there had been an additional paragraph added to the top, to address the overall budget increase for transportation in comparison to the Long Term Plan.
- On Pages 7, 10 and 11 of Tabled Item 1, there had been additional boxes added to the righthand side.

Staff responded to pātai as follows:

- The additional paragraph for transportation was to provide clarity that the extra \$2.7 Million was a base level increase that was initially discussed with Councillors through a workshop. It was noted that this included capitalisation that had now been moved to operational funding, limited the debt funding, and addressed the decrease in the targeted rate for the previous financial year.
- The Annual Plan provided the annual budget for the upcoming financial year and outlined the differences between what had been agreed through the Long Term Plan and what was being planned through the Annual Plan.
- The reason for the 'Climate Change Responsiveness' project budget no longer being required (as reflected on page 63 of the agenda), was due to a staff member being able to accommodate the work previously being progressed by a contractor.

- The reason for the 'Coastal Marine Asset Replacement Project funding' budget no longer being required (as reflected on page 70 of the agenda), was likely due to staff pushing projects out, however staff would confirm this for Council during deliberations.

The following changes were requested by Councillors:

- The key question in relation to transportation be changed to say "*Should we invest an extra \$5.8 million in local roads?*" to better reflect the change in comparison to the Long Term Plan.
- On Page 6 of the Consultation Document under Transportation, the dollar amount would be added to the paragraph that addressed the lower funding contribution from NZTA Waka Kotahi.
- Staff to look at opportunities to make the consultation document easier to read, noting that the public would likely not have the same understanding as staff.
- Under the alternative options, the increase/decrease in rates should have a percentage/amount included so that the effect on rates was clear to the public.
- Ensure that a 'free text' box was included under each option.
- On page 10 under 'discretionary' roading projects, the question on the right hand side "Do you support the \$500k allocation for 2026/27 while the policy is reviewed?" needs to be made clearer that this allocation was a decrease to what was included in the Long Term Plan.
- Page 7 under Water Charging the Alternative option should read "Increase fixed water charges by about \$70 per connection per year."
- Include an additional question that asked for feedback on the rates increase, and if not supported, what would they change if they could.
- Page 10 under the first alternative option to be re-worded as follows "Retain previous allocation of \$904,061 for the 2026/27 year. This would be a 0.4% rates increase over the preferred option".
- Felt there was an opportunity to speak a little more around the rates increase, including that some people would see a larger increase than others.
- Page 8 under Community Boards, staff to consider whether there was an opportunity to ask whether the Community Boards should be funded to do more, or whether this was better placed through the Long Term Plan.
- There could be an opportunity within the Mayor's statement around the rates increase, and how that would look on the different property types, acknowledging that this was covered well on pages 13 and 14 of the Consultation Document.

MOTION

Moved: Cr Dinsdale

Seconded: Deputy Mayor Murray-Benge

1. That the Policy and Planning Manager's report dated 19 March 2026 titled 'Annual Plan 2026/27 – Adoption of the Draft Consultation Document and Supporting Information for Public Consultation' be received.
2. That the report relates to an issue that is considered to be of medium significance in terms of Council's Significance and Engagement Policy.
3. That Council adopts the draft Annual Plan 2026/27 Consultation Document (**Tabled Item 1**) and the Supporting Information for the Annual Plan 2026/27 (**Attachment 2** of this report) for the purpose of consultation from 20 March to 20 April 2026.
4. That the Chief Executive Officer be delegated authority to make minor editorial changes to the documents if required.

AMENDMENT

That recommendations 1-4 remain the same, and an additional recommendation be considered as follows:

Moved: Cr Joyce

Seconded: Cr Elvin

5. That the consultation key topics to put to the public for answer be added to with an additional two-part question asking:
 - a) Do you agree that the proposed rates increase is reasonable?
 - b) If you would prefer savings, in what areas do you believe reduction in spending should occur?

There was some discussion around ensuring that the wording was neutral in tone and clear.

The Mayor suggested an adjournment while the amendment wording was clarified and agreed by both the mover and seconder.

11.10am The hui adjourned.

11.18am The hui reconvened.

The amendment was reworded with the approval of the mover and seconder as follows:

AMENDMENT

Moved: Cr Joyce

Seconded: Cr Elvin

5. That the consultation key topics to put to the public for answer be added to with an additional question asking:
-

- a) *"We previously planned for an 8.64% rates increase, and we are proposing an 8.13% rates increase through this Annual Plan. Do you think this is a reasonable approach and where do you think savings could be made?"*
- b) And that appropriate explanatory text is included in the Consultation Document.

A division was called and recorded as follows:

For: Cr Joyce, Cr Elvin, Cr Sole, Cr Dally, Cr Coxhead, Cr Rae, Mayor Denyer, Cr Dinsdale and Cr Beech

Against: Nil

Abstained: Deputy Mayor Murray-Benge

The amendment was voted on and declared carried on show of hands.

CARRIED 9/0

That recommendations 1-5 remain the same, and an additional amendment be considered as follows:

AMENDMENT

Moved: Cr Sole

Seconded: Cr Rae

6. That the key question in relation to transportation be changed to say *"Should we invest an extra \$5.8 million in local roads?"* to better reflect the change in comparison to the Long Term Plan.

The amendment was put and carried.

The following became the **SUBSTANTIVE MOTION**.

RESOLUTION CO26-5.1

Moved: Cr D Dinsdale

Seconded: Deputy Mayor M Murray-Benge

1. That the Policy and Planning Manager's report dated 19 March 2026 titled 'Annual Plan 2026/27 – Adoption of the Draft Consultation Document and Supporting Information for Public Consultation' be received.
 2. That the report relates to an issue that is considered to be of medium significance in terms of Council's Significance and Engagement Policy.
 3. That Council adopts the draft Annual Plan 2026/27 Consultation Document (**Tabled Item 1**) and the Supporting Information for the Annual Plan 2026/27 (**Attachment 2** of this report) for the purpose of consultation from 20 March to 20 April 2026.
-

4. That the consultation key topics to put to the public for answer be added to with an additional question asking:
"We previously planned for an 8.64% rates increase, and we are proposing an 8.13% rates increase through this Annual Plan.

Do you think this is a reasonable approach and where do you think savings could be made?"

And that appropriate explanatory text is included in the Consultation Document.
5. That the Consultation Document be updated so that the key question in relation to transportation be changed to say *"Should we invest an extra \$5.8 million in local roads?"* to better reflect the change in comparison to the Long Term Plan
6. That the Chief Executive Officer be delegated authority to make minor editorial changes to the documents if required.

CARRIED

9.2 ADOPTION OF THE SCHEDULE OF FEES AND CHARGES 2026/27 FOR CONSULTATION

Council considered a report dated 19 March 2026 from the Policy and Planning Manager, who provided an overview of the report and recommendations therein.

RESOLUTION CO26-5.2

Moved: Cr A Sole

Seconded: Cr T Coxhead

1. That the Policy and Planning Manager's report dated 19 March 2026 and titled 'Adoption of the Schedule of Fees and Charges 2026/27 for consultation' be received.
2. That the report relates to an issue that is considered to be of medium significance in terms of Council's Significance and Engagement Policy.
3. That in accordance with Sections 82 and 150 of the Local Government Act 2002, Council adopts the draft Schedule of Fees and Charges 2026/27 (**Attachment 1** of this report) and the Statement of Proposal (**Attachment 2** of this report) for the purposes of community consultation from 20 March to 20 April 2026.
4. That the Chief Executive Officer be delegated authority to make minor editorial changes to the documents as required.

CARRIED

NOTE: An updated resolution in relation to **Attachment 1**, being the draft Schedule of Fees and Charges 2026/27, was considered and resolved at the end of the open meeting.

9.3 CONSULTATION ON INDICATIVE FINANCIAL CONTRIBUTIONS 2026/2027

Council considered a report dated 19 March 2026 from the Commercial Business Analyst, who provided an overview of the report and recommendations therein.

Staff responded to pātai as follow:

- It was acknowledged that there were a range of variables within the current Financial Contributions model, for example changes in project timing.
- The rationale for the drop in FinCo funding for Waihi Beach was around the larger than budgeted for financial contributions for the Wilson Road development. It was acknowledged that work needed to be undertaken to review the schemes in Waihi Beach. The timing of a review would take place through the Long Term Plan discussions and would be dependant on whether Council established a joint Water Organisation, noting that most of the debt sat within the waters activity.
- In regard to urban developments, if a service was provided to the site, there was a charge regardless of whether the developer took up that service.
- Staff picked up the fundamental assumptions relating to the growth targets when undertaking the Annual Plan and Long Term Plan processes.
- Although the year in year growth projections could vary significantly, it tended to be more consistent over the longer 10-30 year period.

RESOLUTION CO26-5.3

Moved: Cr A Sole

Seconded: Cr T Coxhead

1. That the Commercial Business Analyst's report dated 19 March 2026 titled 'Consultation on Indicative Financial Contributions 2026/2027', be received.
2. That the report relates to an issue that is considered to be of medium significance in terms of Council's Significance and Engagement Policy.
3. That Council adopts the draft statement of proposal (**Attachment 1** of this report).
and
4. That Council adopts the indicative financial contributions (**Attachment 2** of this report).
and
5. That Council adopts the supporting disclosure tables (**Attachment 3** of this report).
6. That the Chief Executive Officer to delegated authority to make such minor editorial changes as may be required prior to consultation.

CARRIED

9.4 WAIHĪ BEACH MEDICAL CENTRE – SUBMISSIONS

Council considered a report dated 19 March 2026 from the Reserves and Facilities Manager, who provided an overview of the report and recommendations therein.

Staff responded to pātai as follows:

- Primary Health Care Limited had expressed an interest in the site at the back of the Waihi Beach Library. They had been provided with all the relevant information, including a footprint of the current site, as well as the MenzShed new building and the proposed skatepark, noting that these facilities were not in the plan when they originally expressed an interest in this area.
- Staff acknowledged that there was an opportunity for Primary Health Care to engage with the community/Community Board prior to submitting another application to Council.
- Staff were not aware of any other medical centre proposal on Island View Reserve, noting that this would not be a site that staff would recommend given the archaeological and stormwater/drainage issues.

RESOLUTION CO26-5.4

Moved: Cr A Sole

Seconded: Cr R Joyce

1. That the Reserves and Facilities Manager's report dated 19 March 2026 titled 'Waihi Beach Medical Centre – Submissions' 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 acknowledges that Primary Health Care Limited have formally withdrawn their application to establish a medical centre Beach Road Recreation Reserve, Waihi Beach; **and**
4. That for the record, Council acknowledges the public submissions received during the public consultation period between 28 November 2025 to 8 February 2026, including late submissions.

CARRIED

9.5 RECOMMENDATORY REPORT – WAIHĪ BEACH COMMUNITY BOARD – WAIHĪ BEACH SKATEPARK FUNDING OPTIONS

Council considered a report dated 19 March 2026 from the Reserves and Facilities Manager, who provided an overview of the report and recommendations therein.

Staff responded to pātai as follows:

- The footprint for the proposed extension was provided to Primary Health Care in February 2026, and staff were awaiting whether there was anything, including the proposed skatepark, that would impact them using the Waihi Beach Community Centre Reserve.
- The Waihi Beach Skatepark Committee confirmed that they were applying for the October TECT funding round, which aligned with the proposed recommendation timing.
- The changes to the timing for this project were made through Council, however staff acknowledged that they did not communicate this to the Skatepark Committee at the time.
- The Town Centre Development Fund was available to develop the town centre, noting that there had been quite liberal interpretation of the Town Centre Fund over the years. Staff were happy to follow this up and provide Council with clarification prior to resolving anything.

Staff suggested that this item of business be moved to later in the meeting, to allow time to provide clarification on the purpose of the Town Centre Development Fund.

RESOLUTION CO26-5.5

Moved: Cr R Joyce

Seconded: Deputy Mayor M Murray-Benge

That in accordance with Standing Orders the order of business be changed and that item *9.5 Recommendatory Report – Waihi Beach Community Board – Waihi Beach Skatepark Funding Options* be dealt with later in the meeting.

CARRIED

9.6 CLASSIFICATION OF RECREATION RESERVE

Council considered a report dated 19 March 2026 from the Legal Property Officer, who provided an overview of the report and recommendations therein. To provide clarification on the recommendations, the Legal Property Officer spoke to [PowerPoint Presentation 1](#).

Staff responded to pātai as follows:

- In relation to Tahawai Reserve, there were three parcels within two lots.
 - When Council acquired one of the Lots, this came with a house on it. Council had already subdivided the land, however, they were required to make the land that
-

did not have the house on it all one type of reserve, so that Council could sell the house.

- The house was in the stages of getting revalued.
-

RESOLUTION CO26-5.6

Moved: Cr T Coxhead

Seconded: Cr R Joyce

1. That the Legal Property Officer's Report dated 19 March 2026 titled 'Classification of Recreation 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 resolves to change the classification of Allotment 183 Tahawai Parish and Allotment 96 Tahawai Parish (4 Tanners Point Road) from Local Purpose (Community Centre) Reserve to Recreation Reserve pursuant to Section 24 of the Reserves Act 1977.
4. That Council resolves to classify proposed new Lot 2 Deposited Plan 622066 (that will be held in Record of Title 1258016) as a Recreation Reserve pursuant to Section 16(2A) of the Reserves Act 1977.

CARRIED

9.7 AMENDMENT TO COUNCIL RESOLUTION RELATING TO THE APPOINTMENT OF NEW TRUSTEES TO THE TOURISM BAY OF PLENTY BOARD

Council considered a report dated 19 March 2026 from the Community and Strategic Relationships Manager, who took the report as read.

RESOLUTION CO26-5.7

Moved: Deputy Mayor M Murray-Benge

Seconded: Cr G Elvin

1. That the Community and Strategic Relationships Manager's report dated 19 March 2026, titled 'Amendment to Council Resolution relating to the Appointment of New Trustees to the Tourism Bay of Plenty Board', be received.
 2. That Council amends resolution **CO26-4.31 part 5** passed on 26 February 2026 to reflect the following changes:
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-

*That Council approves the recruitment of **one** new trustee to the Tourism Bay of Plenty Board to replace **Andrea Webster** from 1 July 2026.*

CARRIED

12.59pm Thursday 19 March The hui adjourned.

12.59pm Thursday 19 March Cr Rae left the hui.

12.30pm Friday 20 March The hui reconvened.

9.8 RECOMMENDATORY REPORT – WAIHĪ BEACH COMMUNITY BOARD – WAIHĪ BEACH SKATEPARK FUNDING OPTIONS – CONTINUED

Council further considered the report following clarification on the Town Centre Fund, which they had sought earlier in the meeting. Staff noted the following points:

- The Town Centre Development Fund did not have a strict policy around how it could be spent, therefore staff advised that this request was appropriate.

12.34pm Cr Rae entered the hui via Zoom.

Staff responded to pātai as follows:

- The recommendation sought for Council to consider, through the Annual Plan, whether the Council contribution could be increased to allow the Community Board's contribution to decrease and be put back into their Town Centre Development Fund.
- Staff were of the understanding that there was a 'sunset clause' of 31 December 2027, which meant that if all funding was not in place the project would not proceed. This meant that if Council approved the Waihī Beach Community Board to use the Town Centre Development Fund, the funds would be committed until 31 December 2027.
- Council's contribution allowed the Skatepark Committee to leverage funding from TECT. Staff understood there were additional funding avenues that the group would also be pursuing.

12.42pm Cr Rae left the hui via Zoom.

RESOLUTION CO26-5.8

Moved: Deputy Mayor M Murray-Benge

Seconded: Cr A Sole

1. That the Reserves and Facilities Manager's report dated 19 March 2026 and titled 'Recommendatory Report – Waihi Beach Community Board – Waihi Beach Skatepark Funding Options', be received.
2. That, based on the Waihi Beach Community Board recommendation, Council approves up to \$175,000 from the Waihi Beach Town Centre Development Fund be provided to the Waihi Beach Community-Led Development Society Incorporated for the redevelopment of the Waihi Beach skatepark, noting that payment of this funding is contingent on the Waihi Beach Community-Led Development Society Incorporated also receiving, by 31 December 2027, the balance of funding required to complete the project.
3. That Council notes that the Waihi Beach Community Board intends to make a submission to the Annual Plan 2026/27:
 - a. Requesting that Council brings forward the funding for the Waihi Beach Skatepark Upgrade project from 2028/2029 to the 2026/27 Financial Year; and
 - b. Requesting that Council considers increasing its funding for the project in the Annual Plan 2026/27 which would then enable the Waihi Beach Community Board to decrease its contribution accordingly.

CARRIED

9.9 BAY OF PLENTY LOCAL AUTHORITY SHARED SERVICES LIMITED DRAFT STATEMENT OF INTENT 2026 – 2029 AND HALF YEAR REPORT AS AT 31 DECEMBER 2025

Council considered a report dated 19 March 2026 from the Financial Analyst. The Acting General Manager Corporate Services provided an overview of the report and recommendations therein.

Staff responded to pātai as follows:

- Staff were confident that the deficit highlighted in the half year report would even out by full year.

RESOLUTION CO26-5.9

Moved: Cr D Dinsdale

Seconded: Cr A Sole

1. That the Financial Analysts report dated 19 March 2026 titled 'Bay of Plenty Local Authority Shared Services Limited Draft Statement of Intent 2026 – 2029 and Half Year Report to 31 December 2025', 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 Bay of Plenty Local Authority Shared Services Limited's (BOPLASS) Half Year Report to Shareholders as at 31 December 2025 (**Attachment 1**) be received.
4. That Bay of Plenty Local Authority Shared Services Limited's (BOPLASS) Draft Statement of Intent 2026-2029 (**Attachment 2**) and accompanying cover letter (**Attachment 3**) be received. Feedback, comments and recommended changes are to be provided to BOPLASS no later than 1 May 2026, so that this can be considered for inclusion in their final Statement of Intent due to Council by 30 June 2026.

CARRIED

9.10 WAIKATO LOCAL AUTHORITY SHARED SERVICES (COLAB) LTD DRAFT STATEMENT OF INTENT 2026 - 2029 AND HALF YEAR REPORT AS AT 31 DECEMBER 2025

Council considered a report dated 19 March 2026 from the Financial Analyst. The Interim Chief Executive Officer noted that Council continued to work alongside CoLAB on combined building services delivery, noting that it was going well and they were moving onto the next stage. She highlighted that this was a good example of extended shared services at scale.

Staff responded to pātai as follows:

- The scale up of CoLAB in the Waikato was much larger than BOPLASS, as the member Councils agreed to scale up so that more resourcing could be sought.
- There had been a request through the Mayoral Forum around working closely on shared services, noting this was around services at scale across regions and was progressing through the Chief Executives in the very early stages.

RESOLUTION CO26-5.10

Moved: Cr R Joyce

Seconded: Cr S Beech

1. That the Financial Analyst's report dated 19 March 2026 titled 'Waikato Local Authority Shared Services (CoLAB) Ltd Draft Statement of Intent 2026 - 2029 and Half Year Report as at 31 December 2025' 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 Waikato Local Authority Shared Services Limited's (CoLAB) Half Year Report to Shareholders 31 December 2025 (**Attachment 1**), be received.
4. That Waikato Local Authority Shared Services Limited's (CoLAB) Draft Statement of Intent 2026-2029 (**Attachment 2**), be received. Feedback, comments and recommended changes are to be provided to CoLAB no later than 1 May 2026, so

that this can be considered for inclusion in their final Statement of Intent due to Council by 30 June 2026.

CARRIED

9.11 WESTERN BAY OF PLENTY DISTRICT COUNCIL SUBMISSION ON SIMPLIFYING LOCAL GOVERNMENT DRAFT PROPOSAL

Council considered a report dated 19 March 2026 from the Legislative Reform and Special Projects Strategic Advisor. The report was taken as read.

RESOLUTION CO26-5.11

Moved: Cr A Sole

Seconded: Cr R Joyce

1. That the Legislative Reform and Special Projects Strategic Advisor's report dated 19 March 2026, titled 'Western Bay of Plenty District Council Submission on Simplifying Local Government Draft Proposal', be received.
2. That the following submission, shown as **Attachment 1** of this report, be received by Council and the information noted.
 - a) Submission on Simplifying Local Government dated 19 February 2026.

CARRIED

9.12 WESTERN BAY OF PLENTY DISTRICT COUNCIL SUBMISSION ON THE INFRASTRUCTURE FUNDING AND FINANCING AMENDMENT BILL

Council considered a report dated 19 March 2026 from the Legislative Reform and Special Projects Strategic Advisor. The report was taken as read.

RESOLUTION CO26-5.12

Moved: Deputy Mayor M Murray-Benge

Seconded: Cr R Joyce

1. That the Legislative Reform and Special Projects Strategic Advisor's report dated 19 March 2026, titled 'Western Bay of Plenty District Council Submission on the Infrastructure Funding and Financing Amendment Bill', be received.
 2. That the following submission, shown as **Attachment 1** of this report, be received by Council and the information noted.
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-
- a) Submission on the Infrastructure Funding and Financing Amendment Bill dated 19 February 2026.

CARRIED

9.13 WESTERN BAY OF PLENTY DISTRICT COUNCIL SUBMISSION ON THE CONSULTATION ON A RATES TARGET MODEL FOR NEW ZEALAND (RATE CAPPING)

The Council considered a report dated 19 March 2026 from the Legislative Reform and Special Projects Strategic Advisor. The report was taken as read, with the Interim CEO noting that the rate capping decision was being delayed until after the Central Government elections.

RESOLUTION CO26-5.13

Moved: Cr T Coxhead

Seconded: Cr D Dinsdale

1. That the Legislative Reform and Special Projects Strategic Advisor's report dated 19 March 2026, titled 'Western Bay of Plenty District Council Submission on the Consultation on a Rates Target Model for New Zealand (Rate Capping)', be received.
2. That the following submission, shown as **Attachment 1** of this report, be received by Council and the information noted.
 - a) Submission on the Consultation on a Rates Target Model for New Zealand (Rates Capping) dated 4 February 2026.

CARRIED

9.14 WESTERN BAY OF PLENTY DISTRICT COUNCIL SUBMISSION ON THE PLANNING BILL AND NATURAL ENVIRONMENT BILL

Council considered a report dated 19 March 2026 from the Senior Environmental Planner. The report was taken as read.

RESOLUTION CO26-5.14

Moved: Cr G Elvin

Seconded: Cr G Dally

1. That the Senior Environmental Planner's report dated 19 March 2026, titled 'Western Bay of Plenty District Council Submission on the Planning Bill and Natural Environment Bill', be received.
2. That the following submission, shown as **Attachment 1** of this report, be received by Council and the information noted.
 - a) Submission on the Planning Bill and Natural Environment Bill dated 13 February 2026.

CARRIED

9.15 WESTERN BAY OF PLENTY DISTRICT COUNCIL SUBMISSION – CONSULTATION ON SUPPORTING GROWTH THROUGH A DEVELOPMENT LEVIES SYSTEM

Council considered a report dated 19 March 2026 from the Environmental Planning Manager. The report was taken as read.

RESOLUTION CO26-5.15

Moved: Deputy Mayor M Murray-Benge

Seconded: Cr R Joyce

1. That the Environmental Planning Manager's report dated 19 March 2026, titled 'Western Bay of Plenty District Council Submission – Consultation on Supporting Growth through a Development Levies System', be received.
2. That the following submission, shown as **Attachment 1** of this report, be received by Council and the information noted.
 - a) Submission on the Consultation on Supporting Growth through a Development Levies System.

CARRIED

9.16 MAYOR'S REPORT TO COUNCIL

Council considered a report dated 19 March 2026 from the Mayor, who took his report as read.

RESOLUTION CO26-5.16

Moved: Mayor J Denyer

Seconded: Cr T Coxhead

That the Mayor's report dated 19 March 2026 titled 'Mayor's Report to Council' be received.

CARRIED

10 INFORMATION FOR RECEIPT - KŌRERO TE WHIWHIA

Nil

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

RESOLUTION TO EXCLUDE THE PUBLIC

RESOLUTION CO26-5.17

Moved: Cr S Beech

Seconded: Deputy Mayor M Murray-Benge

That the public be excluded from the following parts of the proceedings of this meeting.

The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48 of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
11.1 - Confidential Minutes of the Council Meeting held on 25 November 2025	<p>s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons</p> <p>s7(2)(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</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

	(including commercial and industrial negotiations)	
<p>11.2 - Confidential Minutes of the Council Meeting held on 16 December 2025</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)(c)(i) - the withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely to prejudice the supply of similar information, or information from the same source, and it is in the public interest that such information should continue to be supplied</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>s7(2)(j) - the withholding of the information is necessary to prevent the disclosure or use of official information for improper gain or improper advantage</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>11.3 - Request to dedicate Local Purpose (Road) Reserve as Road</p>	<p>s7(2)(f)(ii) - the withholding of the information is necessary to maintain the effective conduct of public affairs through the protection of Council members, officers, employees, and persons from improper pressure or harassment</p> <p>s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	<p>s48(1)(a)(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>11.4 - Western Bay Recovery - Affected Properties</p>	<p>s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons</p>	<p>s48(1)(a)(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>11.5 - Chief Executive Officer's Delegation to Approve Purchase Orders</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>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>CARRIED</p>		

NOTE: Resolutions CO26-5.18 – CO26-5.22 were dealt with in the confidential minutes.

RESOLUTION CO26-5.23

Moved: Mayor J Denyer

Seconded: Cr A Sole

That Council moves out of Closed Council into Open Council.

CARRIED

13 ALTERATION OF RESOLUTION

13.1 UPDATE TO ATTACHMENT 1 – 9.2 ADOPTION OF THE SCHEDULE OF FEES AND CHARGES 2026/27 FOR CONSULTATION

Following the discussion on item 9.2 Adoption of the Schedule of Fees and Charges 2026/27 for Consultation, the Acting General Manager Corporate Services was advised that there was an error in **Attachment 1**, being the draft Schedule of Fees and Charges 2026/27. The errors were found on page 245 of the agenda and related to the Stormwater numbers for Katikati and Te Puke.

RESOLUTION CO26-5.24

Moved: Cr G Elvin

Seconded: Cr S Beech

- That in accordance with Sections 82 and 150 of the Local Government Act 2002, Council adopts the draft Schedule of Fees and Charges 2026/27 (**Attachment 1** of this report) and the Statement of Proposal (**Attachment 2** of this report) for the purposes of community consultation from 20 March to 20 April 2026, with the following amendments to **Attachment 1**:

- Page 245 of the agenda should read:

	Per additional lot (\$) 2026/27
Stormwater	
Katikati	17,210
Te Puke	11,717

CARRIED

RESOLUTIONS TRANSFERRED INTO OPEN SECTION

11.3 REQUEST TO DEDICATE LOCAL PURPOSE (ROAD) RESERVE AS ROAD

RESOLUTION CO26-5.20

Moved: Deputy Mayor M Murray-Benge

Seconded: Cr T Coxhead

1. That the Legal Property Officer's Report dated 19 March 2026 titled 'Request to Dedicate Local Purpose (Road) Reserve as Road', 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 resolves to dedicate land owned by Council, legally described as an estate in fee simple in all that parcel of land comprising six (6) square metres, more or less, being Lot 10 DPS 65905 contained in Record of Title SA53B/328 (the Local Purpose (Road) Reserve), as Road.
4. That the **Recommendations** be transferred into the Open section of the meeting following the Council meeting held 19 March 2026.

CARRIED

Cr Elvin abstained from the vote.

The Meeting closed at 1.42pm.

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

.....

Mayor J Denyer

CHAIRPERSON / MAYOR

9.3 MINUTES OF THE COUNCIL MEETING HELD ON 24 MARCH 2026**File Number:** A7246192**Author:** Robyn Garrett, Governance Manager**Authoriser:** Robyn Garrett, Governance Manager**RECOMMENDATION**

1. That the Minutes of the Council Meeting held on 24 March 2026 be confirmed as a true and correct record and the recommendations therein be adopted.
2. That the Chairperson's electronic signature be inserted into the confirmed minutes.

ATTACHMENTS

1. Minutes of the Council Meeting held on 24 March 2026

**MINUTES OF WESTERN BAY OF PLENTY DISTRICT COUNCIL
COUNCIL NO. CO26-6
HELD IN THE COUNCIL CHAMBERS, 1484 CAMERON ROAD, TAURANGA
ON TUESDAY, 24 MARCH 2026 AT 2.00PM**

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 T Coxhead, 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), B Singh (General Manager Infrastructure Services), A Curtis (General Manager Regulatory Services), M Potton (Acting General Manager Corporate Services), A Lane (General Manager Strategy and Community), A Henderson (Programme Director – Waters Organisation), A King (Programme Manager – Waters Organisation Establishment), L Balvert (Communications Manager), E Wentzel (Chief Engineer), C Nepia (Strategic Kaupapa Māori Manager), J Fearn (Chief Financial Officer), R Garrett (Governance Manager), H Wi Repa (Governance Systems Advisor) and P Osborne (Senior Governance Advisor).

OTHERS IN ATTENDANCE

Tauranga City Council

*Working with both Councils in the establishment of a Joint Multi-council Waters Organisation

Tyler Buckley (Commercial Solicitor)

Charles Lane (Team Leader: Commercial Legal)

4 APOLOGIES – NGĀ WHAKAPAHĀ

APOLOGY

RESOLUTION CO26-6.1

Moved: Deputy Mayor M Murray-Benge

Seconded: Cr R Joyce

That the apology for lateness from Cr Elvin be accepted.

CARRIED

5 CONSIDERATION OF LATE ITEMS – 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

There were no confidential items that should be transferred out of public excluded.

8 PUBLIC FORUM – WĀHANGA TŪMATANUI

Nil

9 REPORTS – NGĀ PŪRONGO

9.1 LOCAL WATER DONE WELL – PROJECT UPDATE

Council considered a report dated 24 March 2026 from the Programme Manager – Water Organisation Establishment who, supported by the Programme Director – Water Organisation, provided an overview of the report and recommendations therein.

2.08pm Cr Elvin entered the hui.

Staff responded to pātai as follows:

- The budget for the establishment of the Water Organisation did not include a budget for working capital.
 - Staff recognised that the recruitment process for the Water Organisation Chief Executive was different due to its nature. The following points were noted:
-

- 50 candidates had applied.
 - The second round of interviews was underway, which included negotiations.
 - Staff hoped to have the preferred candidate presented to Council prior to the 2 April 2026 meeting.
 - The preferred Water Organisation Chief Executive candidate was aware that if the decision on 2 April 2026 was not to proceed with a joint Water Organisation, then the position would no longer be required.
 - Following the 2 April 2026 decision, staff would be recommending the establishment of the Joint Committee, which would include the Terms of Reference. Responsibilities would include the appointment and recommendations of the Board.
 - Being able to advertise the Water Organisation Chief Executive early meant there was a high calibre of applicants. The preferred candidate would come to Council to be endorsed, following the final decision whether to proceed or not with the appointment.
 - Staff clarified that the point of difference between Council's involvement in the appointment process was due to the Water Organisation Chief Executive reporting directly to the Board.
-

SUSPENSION OF STANDING ORDER

RESOLUTION CO26-6.2

Moved: Deputy Mayor M Murray-Benge

Seconded: Cr S Beech

A motion was moved that Council suspend Standing Order 21.5, which limits members to only speak to a motion once.

CARRIED

9.1 LOCAL WATER DONE WELL - PROJECT UPDATE - CONTINUED

Staff continued to respond to pātai as follows:

- The process for hiring the Board of Directors would take place following agreement on 2 April. The formalising of the Joint Committee and Terms of Reference would take place in April, noting that the Joint Committee would have responsibility for the recruitment process and to make recommendations to Council for Board appointments.
 - Staff noted requests from Councillors around the preferred candidates going to Council as information, in a confidential meeting, in future.
-

- There was a possibility to attach the stocktake of Western Bay of Plenty District Council Tangata Whenua Relationship Arrangements to the recommendation to make clear what the recommendation was referring to.

There was a request to be more explicit around the relationship arrangements that were being referred to in recommendation 4. The hui was adjourned to further clarify the recommendation.

2.47pm The hui adjourned.

3.03pm The hui reconvened.

Recommendation 4 was re-worded to the following, noting that Tabled Item 2 was provided to Councillors.

4. That Council adopts the principle of maintaining Tangata Whenua participation, engagement and arrangements, with existing commitments and practices, either retained or bettered during, and following, the transition to a Water Organisation. *These are outlined in **Tabled Item 2**, Western Bay of Plenty District Council Tangata Whenua Relationship Arrangements.*

RESOLUTION CO26-6.3

Moved: Cr R Joyce

Seconded: Cr G Elvin

2. That the Programme Manager – Water Organisation Establishment’s report dated 24 March 2026 titled ‘Local Water Done Well – Project Update’ be received.
3. That the report relates to an issue that is considered to be of medium significance in terms of Council’s Significance and Engagement Policy.
4. That Council notes that future project updates will be provided via the quarterly reporting against the Water Services Delivery Plan (beginning April 2026) to the Department of Internal Affairs.
5. That Council adopts the principle of maintaining Tangata Whenua participation, engagement and arrangements, with existing commitments and practices either retained or bettered during, and following, the transition to a Water Organisation. These are outlined in **Tabled Item 2**, Western Bay of Plenty District Council Tangata Whenua Relationship Arrangements.
6. That Council notes the future key milestones in this report, and the list of topics scheduled for consideration and further work post-April 2026 as provided by **Attachment 3** (Items for consideration and inclusion in forward work programme).
7. That Council notes that **Attachment 1** (Local Water Done Well Joint Water Organisation – Support Budget Details) can be transferred into the open following negotiations with suppliers.

CARRIED

9.2 WATER ORGANISATION ESTABLISHMENT – DUE DILIGENCE

Council considered a report dated 24 March 2026 from the Programme Manger – Water Organisation Establishment. The Programme Director – Water Organisation provided an overview of the report and recommendations therein.

It was agreed that recommendation 4 should read: '*That Council accepts that no significant issues or risks were identified...*', and was amended in the resolution below.

RESOLUTION CO26-6.4

Moved: Cr G Elvin

Seconded: Cr R Joyce

8. That the Programme Manager – Water Organisation Establishment report dated 24 March 2026 titled 'Local Water Done Well – Due Diligence' be received.
9. That the report relates to an issue that is considered to be of medium significance in terms of Council's Significance and Engagement Policy.
10. That Council notes the contents of the due diligence reports for legal, people and workforce and AMOS (Asset Management, Operations and Stormwater) (**Attachments 1, 3 and 4**).
11. That Council accepts that no significant issues or risks were identified in the above reports which jeopardise the feasibility of proceeding to establish a joint Water Organisation with Tauranga City Council.
12. That Council notes that implementation actions recommended by the due diligence reports will be incorporated into the forward work programme, if Council decides to proceed with establishing a joint Water Organisation with Tauranga City Council.
13. That Council notes **Attachment 1** (Local Water Done Well – Legal Due Diligence Report) will not be transferred to the public, as it is legally privileged, however, also notes that a redacted version is available as **Attachment 2** (Local Water Done Well – Legal Due Diligence Report - Redacted) to this Council report.
14. That Council approves for **Attachment 3** (Local Water Done Well – People and Workforce Due Diligence Report) to be transferred into the open once workforce negotiations are completed.

CARRIED

Cr Rae voted against the motion and requested for her vote to be recorded.

9.3 LOCAL WATER DONE WELL – DUE DILIGENCE – FINANCIAL MATTERS

Council considered a report dated 24 March 2026 from the Programme Manger – Water Organisation Establishment. The General Manager Corporate Services spoke to PowerPoint Presentation 1 which highlighted the work that was undertaken on finance matters, and costs that remained with Council workstream. It touched on the following topics:

- Finance Due Diligence;
- Finance Due Diligence: Confirmation of Debt;
- Finance Due Diligence: Assets and Valuation;
- Finance Due Diligence: Next Steps Debt;
- Costs remaining with Council;
- Methodology for Allocating Class B Shares;
- Methodology Options for Allocating Class B Shares;
- Option Assessment;
- Cross Boundary Issues – Key Points; and
- Three options.

Staff responded to pātai as follows:

- Council had undertaken their valuations for the current financial year as part of the standard accounting processes, however, as part of the transition of assets to the water entity, the valuations would be undertaken again by 30 June 2027, to ensure alignment with the valuation of Tauranga City Council assets.
- The additional cost of the valuation for the three waters was \$60,000 for Western Bay of Plenty District Council, and it was yet to be confirmed if it would require a peer review.
- Legal advice was provided around the responsibilities of the Water Organisation and what the Local Government (Water Services) Act 2025 expected of councils.
- It was noted that the cross-boundary issue was a late due diligence issue that was raised, which was therefore included in the assessment presented.
- In accordance with Council's Significance and Engagement Policy, just because a decision was determined high significance, did not necessarily trigger engagement. It was clarified that the decisions that required engagement had already been made.

RESOLUTION CO26-6.5

Moved: Deputy Mayor M Murray-Benge

Seconded: Cr A Sole

1. That the Programme Manager – Water Organisation Establishment report dated 24 March 2026 titled 'Local Water Done Well – Due Diligence – Financial Matters' be received.

-
2. That the report relates to an issue that is considered to be of high significance in terms of Council's Significance and Engagement Policy.

CARRIED

RESOLUTION CO26-6.6

Moved: Cr R Joyce

Seconded: Cr T Coxhead

Financial Due Diligence Report

3. That Council accepts, noting (3) above, that the financial due diligence report (**Attachment 1**) identified no significant issues which would jeopardise the successful establishment and operation of the proposed Water Organisation.
4. That Council notes that implementation of next steps recommended by the financial due diligence report will be incorporated into the forward work programme if Council decides to proceed with establishing a joint Water Organisation with Tauranga City Council.

CARRIED

Cr Rae voted against the motion and requested her vote to be recorded.

RESOLUTION CO26-6.7

Moved: Cr G Elvin

Seconded: Cr D Dinsdale

Cost Impacts of Establishing a Water Entity

5. That Council notes there are likely to be an estimated \$1 million per annum of costs remaining in Council, which are currently costs aligned to the water services activity, which will need to be managed downwards as part of the transition to a Water Organisation and right sizing of Council.
6. That Council approves the following principles to guide the exit of water services from Council and the right sizing of the remaining corporate functions at Council:
- Set the Water Organisation up for success.
 - De-risk the transfer of functions.
 - Ensure the costs of set-up for the organisation, and reset for the remaining Councils, are minimised.
 - Follow a process that is fair to staff affected by the change (as outlined in the establishment principles).
 - Have a medium-term view that the water organisation will be an efficient standalone Organisation.

CARRIED

Cr Rae voted against the motion and requested her vote to be recorded.

RESOLUTION CO26-6.8

Moved: Cr R Joyce

Seconded: Cr D Dinsdale

7. That Council approves for **Attachment 3** (Western Bay of Plenty District Council Finance Costs of Start Up Report) to be reviewed for potential transfer into public after 12 months.

CARRIED

3.46pm The hui adjourned.

4.04pm The hui reconvened.

9.3 LOCAL WATER DONE WELL - DUE DILIGENCE - FINANCIAL MATTERS - CONTINUED

The General Manager Corporate Services provided context as to how the cross-boundary issue had come about, and why it was a reasonably significant issue. He noted the following points:

- There were currently two cross-boundary developments, one smaller in size, the other significantly larger in scale.
- The first of these developments was at Waikite Road, which proposed to connect the lots to Tauranga City water and wastewater, as it sat on the boundary between Tauranga City Council (TCC) and Western Bay of Plenty District Council.
- TCC had agreed in principle, however it was noted discussions around funding for non-water related infrastructure and rates, for the support of that infrastructure, were being had.
- The larger development was the Bell Road Partnership Development, which also sat adjacent to the city boundary. The developers had indicated that they would like to connect to some of the TCC water infrastructure that had been provided.
- TCC was concerned about recovering their growth-related debt, not just in relation to water, but also roading and community infrastructure that they believed Western Bay ratepayers would gravitate towards and use, as opposed to Western Bay provided assets.

The General Manager Corporate Services provided Council with the recommendations that were being considered by Tauranga City Council at their Council meeting held 24 March 2026.

Staff responded to pātai as follows:

- The recommendation being considered by Tauranga City Council was not explicit around what assets they may be looking at withholding. However, it did allow them to make decisions by 31 March 2027, to withhold ownership of some of those assets that may prevent the likes of the Bell Road development from being able to access water.
 - Staff understood that the asset Tauranga City Council was considering withholding was in relation to the Waiāri.
 - The mechanisms put in place to deal with cross-boundary issues were prescribed in Section 17A of the Local Government Act 2002, noting that there had been many historic cross-boundary arrangements set up.
 - The inclusion of principles would be best placed in the Statement of Expectations.
 - There were many facilities that already existed in Western Bay that Tauranga City Council ratepayers had access to, including libraries, reserves, boat ramps and walking and cycling paths. It was noted that Tauranga City Council ratepayers were not charged a fee for using these facilities.
 - It was clarified that Western Bay of Plenty District Council did not have an issue paying for infrastructure that its ratepayers used, noting that this was normally done through Financial Contributions (FinCos).
-

RESOLUTION CO26-6.9

Moved: Cr R Joyce

Seconded: Deputy Mayor M Murray-Benge

Cross-boundary

8. That Council:

- a. Approves progressing good faith negotiations with Tauranga City Council to agree a separate growth-related comprehensive funding agreement by 31 March 2027 for future and current (to be specifically defined) infrastructure, for Waters infrastructure and services.
 - b. Agrees to the good faith negotiations being guided by the principles of:
Growth pays for growth
Everyone pays their fair share
Water organisation foundation documents only deal with water growth issues (not other infrastructure issues)
Water organisation set up for success
 - c. Agrees to the good faith negotiations process steps to include the following:
 - i. Problem statement definition developed and agreed.
 - ii. Perspectives of each Council shared, listened to, and develop pathway options together.
 - iii. Define the principles, process and arrangements that will be applied going forward.
-

-
- d. Commits to best endeavours negotiation to reach agreement with Tauranga City Council, and in the event that a resolution is unable to be reached by 31 March 2027, Western Bay of Plenty District Council and Tauranga City Council will enter into mediation and, if necessary, escalated to arbitration.

A division was called and recorded as follows:

For: Mayor Denyer, Deputy Mayor Murray-Benge, Cr Sole, Cr Dinsdale, Cr Elvin, Cr Dally, Cr Rae, Cr Joyce, Cr Beech, Cr Coxhead.

Against: Nil

The motion was declared carried on show of hands.

CARRIED 10/0

5.00pm The hui adjourned.

5.15pm The hui reconvened.

9.4 LOCAL WATER DONE WELL - COMMERCIAL TERMS

Council considered a report dated 24 March 2026 from the Programme Manager – Water Organisation Establishment. The Programme Director – Water Organisation, supported by Mr Lane and Mr Buckley, provided an overview item and recommendations therein. Council was requested to give direction on the following issues:

- There was a consensus from the Joint Working Group (JWG) on the 45 Commercial Terms, noting that there was one commercial term that the JWG was unable to reach a consensus on, being who could hold Class A Voting Shares.
- Tauranga City Council (TCC) had approved the Commercial Terms Sheet with two minor exceptions in respect to:
 - Commercial Term 17, which they had chosen to record their position in relation to the Joint Committee in that the three representatives from TCC would be Elected Members.
 - Commercial Term 44, which they had indicated they would like to revisit, was in respect to the selection of the Chair of the Board of Directors. The JWG agreed that the Board of Directors should select their own Chair, however, TCC formed a view that this decision should be reserved for Shareholders (TCC and Western Bay of Plenty District Council).

Presenters responded to pātai as follows:

- TCC considered the issue of stormwater on 10 February 2026, where they resolved to move stormwater to the Water Organisation, consistent with Western Bay of Plenty District Council (WBOPDC). It was noted that a large proportion of the debate on the day centred around charging.
-

- The Water Organisation must give effect to the Statement of Expectations, therefore this would be the mechanism Council (Shareholders) would use to give direction and seek clarification.
-

RESOLUTION CO26-6.10

Moved: Mayor J Denyer

Seconded: Cr R Joyce

1. That the Programme Manager – Water Organisation Establishment report dated 24 March 2026 titled 'Local Water Done Well – Commercial Terms' be received.
2. That the report relates to an issue that is considered to be of medium significance in terms of Council's Significance and Engagement Policy.

CARRIED

RESOLUTION CO26-6.11

Moved: Cr G Dally

Seconded: Cr T Coxhead

3. That Council approves and endorses the Commercial Term Sheet (**Attachment 1** of this report):
 - b. With the following amendments to the below commercial term:
 - i. Term 4: *Stormwater charging: In the event WO assumes responsibility for stormwater*
 - Retain original Option (a) being:
 - *The Water Organisation's operational matters (including charging) are set by the Water Organisation Board with some operational direction from the shareholders.*

CARRIED

Cr Joyce abstained from the vote.

Staff provided the following clarification in relation to the implications of the motion carried:

- All operational matters had to come back to Council, as there was no clarification within the commercial term in regard to the types of operational matters.
-

MOTION

Moved: Cr Coxhead

Seconded: Deputy Mayor Murray-Benge

3. That Council approves and endorses the Commercial Term Sheet (**Attachment 1** of this report):

b. With the following amendments to the below commercial term:

ii. Term 18: The role of Tangata Whenua on Joint Committee

Option (a) Tangata Whenua has no position on the Joint Committee, and instead Tangata Whenua has an advisory role to the Joint Committee (via an 'Advisory Board' type arrangement which links directly into the Joint Committee).

A division was called and voted on as follows:

For: Cr Coxhead, Deputy Mayor Murray-Benge, Cr Sole and Cr Beech

Against: Cr Joyce, Cr Elvin, Mayor Denyer, Cr Dinsdale, Cr Dally and Cr Rae

The motion was declared lost on show of hands.

LOST 4/6

6.17pm The hui adjourned.

6.20pm The hui reconvened.

MOTION

Moved: Cr Coxhead

Seconded: Deputy Mayor Murray-Benge

3. That Council approves and endorses the Commercial Term Sheet (**Attachment 1** of this report):

b. With the following amendments to the below commercial term:

ii. Term 16: Shareholder Representation Forum members only:

Shareholder Representation Forum will comprise three representatives per party. So at commencement there will be a total of six members (three Tauranga City Council/three Western Bay of Plenty District Council).

This motion was withdrawn as it was superseded by the decision in the previous motion on Commercial Term 18.

RESOLUTION CO26-6.12

Moved: Cr T Coxhead

Seconded: Deputy Mayor M Murray-Benge

3. That Council approves and endorses the Commercial Term Sheet (**Attachment 1** of this report):

b. With the following amendments to the below commercial term:

ii. Term 17: Joint Membership Elected Members

Option (x):

For Tauranga City Council and Western Bay of Plenty District Council:

Tauranga City Council and Western Bay of Plenty District Council will each appoint their own representatives. For Western Bay of Plenty District Council, all representatives will be Elected Members and appointment of their representatives will be by Council resolution.

For Tangata Whenua:

Tangata Whenua nominate three Representatives and Tauranga City Council/Western Bay of Plenty District Council will confirm and appoint.

A division was called and voted on as follows:

For: Mayor Denyer, Deputy Mayor Murray-Benge, Cr Sole, Cr Dally, Cr Rae, Cr Joyce, Cr Beech and Cr Tracey.

Against: Cr Elvin and Cr Dinsdale.

The motion was declared carried on show of hands.

CARRIED 8/2

MOTION

Moved: Cr Dally

Seconded: Cr Sole

3. That Council approves and endorses the Commercial Term Sheet (**Attachment 1** of this report):

b. With the following amendments to the below commercial term:

iii. Term 18: Joint Membership Tangata Whenua

Option (x). The JWG reached a consensus that:

- The Joint Committee will be recommendatory / advisory only, with shareholding Councils making the final decisions on all matters.
- Tangata Whenua will have a position on the Joint Committee, but with no voting rights.
- The Joint Committee will endeavour to make recommendations by consensus (see Commercial Term 32).

In light of the above consensus, this Commercial Term item 18 is no longer directly applicable.

A division was called and voted on as follows:

For: Cr Dally and Cr Sole

Against: Mayor Denyer, Deputy Mayor Murray-Benge, Cr Dinsdale, Cr Elvin, Cr Rae, Cr Joyce, Cr Coxhead.

Abstained: Cr Beech

The motion was declared lost on show of hands.

LOST 2/7

In relation to the proposed changes to Commercial Term 32, presenters provided the following advice:

- Council had made it explicitly clear that the Joint Committee should be an advisory body/recommendatory body only, however in order to determine what the Joint Committee was putting up as their recommendation to Shareholders (councils) a mechanism was required that allowed them to have a poll amongst themselves. Staff suggested wording to the effect of *'The Joint Committee is an advisory / recommendatory body only, and does not have final decision making authority.'*
-

RESOLUTION CO26-6.13

Moved: Cr G Dally

Seconded: Cr T Coxhead

3. That Council approves and endorses the Commercial Term Sheet (**Attachment 1** of this report):

b. With the following amendments to the below commercial term:

- i. Term 32: Decision Making of Joint Committee
Option (b).

The Joint Committee is an advisory / recommendatory body only, with no formal voting rights for members.

*NOTE: The remaining paragraphs for this Commercial Term remain the same.

A division was called and voted on as follows:

For: Mayor Denyer, Deputy Mayor Murray-Benge, Cr Sole, Cr Dally, Cr Rae, Cr Joyce, Cr Beech and Cr Tracey.

Against: Cr Elvin and Cr Dinsdale.

The motion was declared carried on show of hands.

CARRIED 8/2

MOTION

Moved: Cr Coxhead

Seconded: Cr Dally

3. That Council approves and endorses the Commercial Term Sheet (**Attachment 1** of this report):
 - b. With the following amendments to the below commercial term:
 - ii. Term 40: Protection against privatisation:
Option (a) Include additional anti-privatisation clauses within the foundation documents (over and above what is provided in the Act) and require unanimous shareholder approval and a binding poll to be held with residents before such clauses can be amended.

AMENDMENT

Moved: Mayor Denyer

Seconded: Deputy Mayor Murray-Benge

3. That Council approves and endorses the Commercial Term Sheet (**Attachment 1** of this report):
 - b. With the following amendments to the below commercial term:
 - iii. Term 40: Protection against privatisation:
Option (a) Include additional anti-privatisation clauses within the foundation documents (over and above what is provided in the Act) and require unanimous shareholder approval before such clauses can be amended, noting that a binding poll of residents is an option under consideration.

A division was called and voted on as follows:

For: Mayor Denyer, Deputy Mayor Murray-Benge, Cr Sole, Cr Rae, Cr Joyce, Cr Beech and Cr Coxhead.

Against: Cr Dally and Cr Dinsdale.

Abstained: Cr Elvin

The Amendment was declared carried on show of hands.

CARRIED 7/2

The following became the **SUBSTANTIVE MOTION**.

RESOLUTION CO26-6.14

Moved: Cr T Coxhead

Seconded: Cr G Dally

3. That Council approves and endorses the Commercial Term Sheet (**Attachment 1** of this report):
 - b. With the following amendments to the below commercial term:
 - iv. Term 40: Protection against privatisation:
Option (a) Include additional anti-privatisation clauses within the foundation documents (over and above what is provided in the Act) and require unanimous shareholder approval before such clauses can be amended, noting that a binding poll of residents is an option under consideration.

A division was called and voted on as follows:

For: Mayor Denyer, Deputy Mayor Murray-Benge, Cr Sole, Cr Rae, Cr Joyce, Cr Beech, Cr Dally and Cr Coxhead.

Against: Cr Dinsdale.

Abstained: Cr Elvin

The motion was declared carried on show of hands.

CARRIED

RESOLUTION CO26-6.15

Moved: Cr R Joyce

Seconded: Deputy Mayor M Murray-Benge

3. That Council approves and endorses the Commercial Term Sheet (**Attachment 1** of this report):
 - b. With the following amendments to the below commercial term:

-
- v. Term 44: Selection of Chair of Board of Directors
Option (b) That the Board Chair is selected and appointed by the Councils.

CARRIED

Cr Dally and Cr Elvin abstained from the vote.

RESOLUTION CO26-6.16

Moved: Deputy Mayor M Murray-Benge

Seconded: Mayor J Denyer

4. That subject to a decision by both Western Bay of Plenty District Council and Tauranga City Council to approve the Local Water Done Well due diligence (proposed for 24 March 2026), and a decision by both Western Bay of Plenty District Council and Tauranga City Council to establish the Water Organisation (proposed for 2 April 2026):
- a. Western Bay of Plenty District Council and Tauranga City Council shall work together in good faith to resolve any outstanding commercial terms not yet approved by both Western Bay of Plenty District Council and Tauranga City Council.
 - b. That Council notes that staff will prepare the Water Organisation's Shareholders' Agreement and Company Constitution:
 - i. In a manner that is consistent with the approved Commercial Term Sheet and any additional commercial terms subsequently agreed by Western Bay of Plenty District Council and Tauranga City Council; and
 - ii. To enable incorporation of the Water Organisation by approximately 1 July 2026, with operations commencing on 1 July 2027.

CARRIED

RESOLUTION CO26-6.17

Moved: Cr A Sole

Seconded: Cr G Dally

5. That Council, in relation to whether Tangata Whenua may hold Class A (voting) shares in the Water Organisation, confirms that Class A (voting) shares in the Water Organisation may be held only by shareholding councils.

A division was called and voted on as follows:

For: Mayor Denyer, Deputy Mayor Murray-Benge, Cr Sole, Cr Dally, Cr Rae, Cr Joyce, Cr Beech and Cr Tracey.

Against: Cr Elvin and Cr Dinsdale.

The motion was declared carried on show of hands.

CARRIED 8/2

RESOLUTION CO26-6.18

Moved: Cr G Dally

Seconded: Cr R Joyce

6. That Council notes that all parties on the Joint Working Group have reached a consensus on all terms within the Commercial Term Sheet (**Attachment 1**), with the exception of whether Tangata Whenua should hold Class A (voting) shares in the Water Organisation.
7. That Council notes staff will report back to Western Bay of Plenty District Council and Tauranga City Council in relation to the draft Shareholders' Agreement and Company Constitution for the Water Organisation for endorsement and approval prior to execution by the Mayor and Chief Executive.

CARRIED

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 7.23pm.

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

.....

Mayor J Denyer

CHAIRPERSON / MAYOR

9.4 MINUTES OF THE COUNCIL MEETING HELD ON 2 APRIL 2026**File Number:** A7246260**Author:** Horowai Wi Repa, Governance Systems Advisor**Authoriser:** Robyn Garrett, Governance Manager**RECOMMENDATION**

1. That the Minutes of the Council Meeting held on 2 April 2026 be confirmed as a true and correct record and the recommendations therein be adopted.
2. That the Chairperson's electronic signature be inserted into the confirmed minutes.

ATTACHMENTS

1. Minutes of the Council Meeting held on 2 April 2026

MINUTES OF WESTERN BAY OF PLENTY DISTRICT COUNCIL
COUNCIL NO. CO26-7
HELD IN THE COUNCIL CHAMBERS, 1484 CAMERON ROAD, TAURANGA
ON THURSDAY, 2 APRIL 2026 AT 9.30AM

1 KARAKIA

The Strategic Kaupapa Māori Manager opened the hui with a karakia and a mihi whakatau.

2 PRESENT – NGĀ MEMA KEI KONEI

Mayor J Denyer, Cr T Coxhead, 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), M Potton (Acting General Manager Corporate Services), B Singh (General Manager Infrastructure Services), A Henderson (Programme Director – Water Organisation), C Nepia (Strategic Kaupapa Māori Manager), L Balvert (Communications Manager), R Garrett (Governance Manager), A King (Programme Manager – Water Organisation Establishment), E Wentzel (Chief Engineer), R Leahy (Senior Governance Advisor), E Logan (Governance Advisor), H Wi Repa (Governance Systems Advisor) and P Osborne (Senior Governance Advisor).

OTHERS IN ATTENDANCE

Tauranga City Council

Mayor Drysdale and Councillors

Relevant Council staff

Thames-Coromandel District Council

Mayor Revell, Deputy Mayor John Grant and Chief Executive Aileen Lawrie

Department of Internal Affairs

Dave Foster (Water Reform)

4 APOLOGIES – NGĀ WHAKAPAHĀ

Nil

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

MAYORS OPENING ACKNOWLEDGEMENTS

Mayor Denyer acknowledged those in attendance today, specifically Councillors and staff from Tauranga City Council.

9.36am The hui adjourned.

9.44am The hui reconvened.

SUSPENSION OF STANDING ORDERS

RESOLUTION CO26-7.1

Moved: Deputy Mayor M Murray-Benge

Seconded: Cr A Sole

That Council suspends Standing Order 15.3 to allow Tauranga City Council Elected Members to also ask questions of clarification of the Public Forum speakers.

CARRIED

8 PUBLIC FORUM – WĀHANGA TŪMATANUI

8.1 NESSIE KUKA – NGĀI TE RANGI (MATAKANA ISLAND)

Ms Kuka was in attendance to speak on behalf of Ngāi Te Rangī to reinforce the stance of the whānau on Matakana, noting the following points:

- The whānau of Matakana were not in favour of Western Bay of Plenty District Council (WBOPDC) joining with Tauranga City Council (TCC), noting they had spent years cultivating a trusting relationship with WBOPDC through their collaboration with on-going projects.
 - Matakana Island had made a significant contribution to the whole of Tauranga Moana by allowing the pipeline to come out and over Matakana Island.
-

- They did not want Council to establish a Multi-Council Waters Organisation with Thames-Coromandel District Council (TCDC) due to the ongoing treaty settlement claims that were not resolved with Hauraki iwi.

Whaea Kuka responded to pātai as follows:

- The Treaty Settlement issues that had not yet been resolved came down to mana, cross-claiming and keeping others out of their rohe.
-

8.2 SHAD ROLLESTON, HAKOPA TAPIATA, KYLIE SMALLMAN AND ROWENA BENNETT - TANGATA WHENUA REPRESENTATIVES (JOINT WORKING GROUP)

Tangata Whenua representatives from the Joint Working Group were in attendance to speak to both councils to express their views. They noted the following points:

- They acknowledged the leadership shown by both councils, however noted that it had not necessarily started off on the right foot.
- The importance of an alignment of outcomes was highlighted, noting that water was a taonga.
- The interests of Tangata Whenua lay across both councils, therefore the collaboration of both councils working together was important.
- Tangata Whenua reflecting on the role of the Treaty and the role of treaty settlements was front of mind, to ensure that they were supporting councils in delivering services to their communities.

Presenters responded to pātai as follows:

- In relation to differing views on democracy, it was noted that they were all of the same view in terms of the importance of encouraging voices to engage, consult and listen. The challenge faced in this context was that the timelines enforced on councils from Central Government were tight and did not allow for the extent of democratic participation that would have been preferable.
 - Tangata Whenua had been clear about their role including the mandate authorised from iwi members/chairs and hapū entities, which was to assist the councils in the establishment of a waters entity. They therefore felt that sharing views regarding the potential inclusion of other councils, including Thames-Coromandel District Council, was out of the scope of their mandate and role.
 - Due to the manner and suddenness in which conversations were raised, it was noted that Mana Whenua had not yet had the opportunity to sit down on a marae and speak about the issues pertaining to the ongoing treaty settlement claims that Ngāi Te Rangī had with Hauraki iwi.
 - There was a way for Tangata Whenua to engage and participate in the way in which water was extracted from a water source to ensure that their values, views and perspectives were built into the resource consent processes.
-

- It was important that Tangata Whenua optimised how they utilised what tools and resources they had, to realise the outcomes of kaitiakitanga (guardianship).
 - Some were of the opinion that the entities that dealt with kaitiakitanga and sub-committees of councils could operate more effectively than they had in the past. It was acknowledged that an effective model of a partnership approach had been the Joint Working Group for the Waters entities.
 - Tangata Whenua representatives on the Joint Working Group had done what they could to keep iwi and hapū informed, in relation to this issue, and it was for Council to keep the residents and ratepayers informed.
 - Being a part of the Joint Working Group had highlighted differences in opinions when it came to how “governance” was defined, however, they felt that those differences had been navigated well in order to come to a collective understanding.
-

8.3 MAYOR REVELL, DEPUTY MAYOR GRANT AND CHIEF EXECUTIVE AILEEN LAWRIE - THAMES-COROMANDEL DISTRICT COUNCIL (TCDC)

Mayor Revell, Deputy Mayor Grant and Chief Executive Aileen Lawrie were in attendance on behalf of Thames-Coromandel District Council. They noted the following points:

- Acknowledgement of the previous speakers, especially in relation to the concerns expressed from Ngāi Te Rangi (Matakana).
- Acknowledgement was made to the work that was undertaken by the councils to date, noting that they were all tasked with making the best decision for their ratepayers.
- Thames-Coromandel District Council would like to be considered as a joint member of the multi-council water organisation, noting that was the best decision for their residents and ratepayers.

Presenters responded to pātai as follows:

- TCDC had taken guidance from local Kaumatua in respect to the concerns raised today, noting that guidance was given that the waters decision was one for council to make. TCDC had not had visibility of any interactions/discussions that had taken place with Hauraki iwi/hapū.
 - Although TCDC had connections to Waikato and there were two Water Organisations forming in that area, it was noted that the Western Bay of Plenty District Council and Tauranga City Council had better outcomes for their ratepayers, noting that they were similar in coastal nature and had financial benefits for their ratepayers.
 - TCDC hoped TCC and WBOPDC resolved to establish a waters entity together so that the conversations they were wanting to have could take place.
-

- At this time TCDC was in the process of establishing an in-house business unit, however, considering their population, hoped that another opportunity would arise.
 - They had heard through the previous speakers that there was a need to find a process for dealing with Tangata Whenua concerns, should consideration be given to TCDC joining the proposed joint waters entity with TCC and WBOPDC.
-

10.50am The hui adjourned.

11.16am The hui reconvened.

9 REPORTS - NGĀ PŪRONGO

9.1 LOCAL WATER DONE WELL - PROGRESSING THE DELIVERY OF WATER SERVICES

Council considered a report dated 2 April 2026 from the Programme Manager – Water Organisation Establishment, who took the report as read, providing a brief overview of the process to date and the recommendations therein.

Staff responded to pātai as follows:

- The recommendations Council resolved on 24 March 2026 in relation to the due diligence process were for outstanding matters to be negotiated in good faith and resolved no later than 31 March 2027.
- The Commercial Terms that Council agreed to on 24 March 2026 allowed for a mediation option to be progressed if good faith negotiations were not successful. If mediation was not successful it would go to arbitration.

The Mayor took the recommendations in parts.

RESOLUTION CO26-7.2

Moved: Cr A Sole

Seconded: Cr L Rae

1. That the Programme Manager – Water Organisation Establishment's report dated 2 April 2026 titled 'Local Water Done Well – Progressing the delivery of water services', be received.
2. That the report relates to an issue that is considered to be of **high** significance in terms of Council's Significance and Engagement Policy.

CARRIED

RESOLUTION CO26-7.3

Moved: Cr G Elvin

Seconded: Cr R Joyce

3. That Council confirms that a robust due diligence process has been completed and notes that several matters identified through this process (including key terms) require further development. These matters will be progressed through good-faith partnership discussions as part of establishing and transitioning to a multi-Council Water Organisation and agrees these will be included in a forward work programme.

A division was called and recorded as follows:

For: Cr Elvin, Cr Joyce, Mayor Denyer, Deputy Mayor Murray-Benge, Cr Dally and Cr Dinsdale

Against: Cr Rae, Cr Sole, Cr Coxhead and Cr Beech

The motion was declared carried on show of hands.

CARRIED 6/4

MOTION

Moved: Mayor Denyer

Seconded: Deputy Mayor Murray-Benge

4. That Council approves the establishment of a multi-council Water Organisation with Tauranga City Council, with a proposed 'go-live' date of 1 July 2027.

AMENDMENT

Moved: Cr Dally

Seconded: Cr Coxhead

4. That Council approves the establishment of a multi-council Water Organisation with Tauranga City Council, with a proposed 'go-live' date of 1 July 2028.

Mr Dave Foster from the Department of Internal Affairs (DIA) was in attendance, and noted the following points in relation to the proposed amendment to push out the 'go live' date:

- A change to the 'go live' date would require a change to Council's Water Services Delivery Plan that had already been submitted and approved by DIA. A critical
-

issue was that a reasonably substantial change was required to warrant a change to the Water Services Delivery Plan.

The amendment was put to the vote.

A division was called and recorded as follows:

For: Cr Dally, Cr Rae, Cr Sole, Cr Coxhead and Cr Beech

Against: Cr Elvin, Cr Joyce, Mayor Denyer, Deputy Mayor Murray-Benge and Cr Dinsdale

The vote was declared equal on show of hands and, with no casting vote in favour, the amendment was declared lost.

LOST 5/5

The **SUBSTANTIVE MOTION** was then put.

RESOLUTION CO26-7.4

Moved: Mayor J Denyer

Seconded: Deputy Mayor M Murray-Benge

4. That Council approves the establishment of a multi-council Water Organisation with Tauranga City Council, with a proposed 'go-live' date of 1 July 2027.

A division was called and recorded as follows:

For: Cr Elvin, Cr Joyce, Mayor Denyer, Deputy Mayor Murray-Benge, Cr Dally and Cr Dinsdale

Against: Cr Rae, Cr Sole, Cr Coxhead and Cr Beech

The motion was declared carried on show of hands.

CARRIED 6/4

RESOLUTION CO26-7.5

Moved: Cr A Sole

Seconded: Cr R Joyce

5. Notes that Council remains open to working with other councils that may wish to consider joining the multi-council Water Organisation in the future and will be subject to appropriate due diligence and Council approval.

CARRIED

RESOLUTION CO26-7.6

Moved: Cr R Joyce

Seconded: Deputy Mayor M Murray-Benge

6. a. That Council works with Thames-Coromandel District Council with the intention that Thames-Coromandel District Council is able to join the Water Organisation with Western Bay of Plenty District Council and Tauranga City Council, in accordance with the directive from the Minister of Local Government (**Attachment 1**). Council will work with Tangata Whenua to address previously expressed concerns.

and

b. That Council requests that the Chief Executive writes to the Minister of Treaty Settlements and asks that the Minister facilitates the resolution of the settlement process between Ngāi Te Rangi and Hauraki iwi.

A division was called and recorded as follows:

For: Cr Joyce, Deputy Mayor Murray-Benge, Mayor Denyer, Cr Beech, Cr Coxhead, Cr Dally, Cr Elvin and Cr Sole.

Against: Cr Rae and Cr Dinsdale

The motion was declared carried on show of hands.

CARRIED 8/2

1.00pm The hui adjourned.

3.24pm The hui reconvened.

10 INFORMATION FOR RECEIPT - KŌRERO TE WHIWHIA

Nil

11 RESOLUTION TO EXCLUDE THE PUBLIC - WHAKATAU KI TE PORO I TE MAREA**RESOLUTION TO EXCLUDE THE PUBLIC****RESOLUTION CO26-7.7**

Moved: Cr T Coxhead

Seconded: Cr A Sole

That the public be excluded from the following parts of the proceedings of this meeting, with the exception of Tauranga City Council Councillors and relevant staff, and Hakopa Tapiata, for Report 11.1.

The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48 of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
11.1 - Appointment of the Water Organisation Establishment Chief Executive	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(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
11.2 - Late Report - Extension of Interim Chief Executive Contract	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons.	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

CARRIED

RESOLUTION CO26-7.11

Moved: Cr D Dinsdale

Seconded: Cr S Beech

That Council moves out of Closed Council into Open Council

CARRIED

The Meeting closed at 3.56pm.

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

.....
Mayor J Denyer
CHAIRPERSON / MAYOR

Unconfirmed

10 REPORTS - NGĀ PŪRONGO

10.1 KAURI POINT RESERVE CULTURAL CONCEPTS – CONSULTATION FEEDBACK

File Number: A7156338

Author: Peter Watson, Reserves and Facilities Manager

Authoriser: Brad Singh, General Manager Infrastructure Group

EXECUTIVE SUMMARY

The purpose of this report is to consider the community feedback on the proposed Cultural Concepts for Kauri Point Historic Reserve (refer **Attachment 1**) and seek Council direction on the adoption and implementation of the cultural concepts, subject to funding availability.

The Te Kō Rōpu members will be attending the meeting to co- present the cultural concepts and explain their importance for Tangata Whenua and the wider community.

RECOMMENDATION

1. That the Reserves and Facilities Manager's report dated 28 April 2026 titled 'Kauri Point Reserve Cultural Concepts – Consultation Feedback', 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 receives the Community feedback on the Cultural Concepts for Kauri Point Historic Reserve.
4. That Council adopts the Cultural Concepts as per the designs that were consulted on and implemented, in a staged approach in line with available funding.
5. That Council confirms the current funding totalling \$453,306 over 2026/27 and 2027/28 financial years and that the balance of required funding for the project(s) be referred to the 2027/37 Long Term Plan for consideration.
6. That the above resolutions are subject to an archaeological authority being granted by Heritage NZ.

BACKGROUND

1. Developed in partnership between Western Bay of Plenty District Council and hapū group Te Kō Rōpu, the cultural concepts reflect a shared commitment to Kaitiakitanga (guardianship and care for the land) and is focusing on protecting the heritage of the site, restoring the natural environment, and ensuring it remains a place for everyone to enjoy. (**Attachment 2**)

2. Te Kō Rōpu represents Ngāi Tamawhariua ki Te Rereatukahia, Te Whanau ā Tauwhao ki Otawhiwhi and Ngāti Te Wai, whose vision is to create a world-class site at Kauri Point Historic reserve that acknowledges mana Māori and mana tupuna.
3. This vision builds on the successful collaboration that the Te Kō Rōpu has had with NZ Transportation Agency (NZTA) involving the recent establishment of pou and cultural artworks along State Highway 2 between Waihi Beach turnoff and Lund Road that play a significant part in recognising the rohe of the hapu and their cultural history.
4. The cultural concepts build on the foundations of the 2010 Cultural Assessment and the Kauri Point Historic Reserve Concept Development Plan, and includes both the reserve and surrounding significant areas, including Ōwarau Pā, Ōwarau Swamp, Ōwarau Springs, South Beach, Atea (Upper Level Pā), South Lookout, North Lookout, North Beach, and Rimu Gardens.
5. The Te Kō Rōpu, have undertaken significant consultation amongst its hapū members in the process of developing the cultural concepts that tell their story.
6. The delay in implementing the outcomes of the 2010 Cultural Assessment have primarily been caused by the economic climate at the time, Treaty Settlement legislation and the Covid pandemic. Budgets were re-forecast over this period. Completing the proposed engagement is being done now so we are ready to progress in the 2026/27 financial year for staged implementation as funds allow.
7. Items raised in the feedback that are outside of the consultation scope can be considered through the upcoming review of the Katikati/Waihi Beach Ward Reserve Management Plan scheduled for 2027.

KAURI POINT CULTURAL CONCEPT PLAN – COMMUNITY FEEDBACK REPORT

8. The community was asked for their feedback about the Cultural Concept Plan as well as what they specifically value about the reserve.
9. 31 submissions were received over the three-week consultation period from 17 November to 7 December 2025.
10. Community feedback shows polarised views. While a significant portion of respondents support cultural protection, historical recognition, and enhanced interpretation, concern was expressed about rates costs, commercialisation, visitor impacts, and loss of natural quiet.
11. Across both questions, respondents consistently emphasised:
 - the importance of peace, naturalness, and undeveloped character of the reserve;
 - the strong cultural, archaeological, and historical significance; and
 - the value of native bush, birdlife, pohutukawa, open space, and coastal access.

12. The consultation reflects:

- Support in principle for cultural preservation
- Concerns about impacts on local residents, privacy, dogs, maintenance capability, and increased visitor numbers A universal desire to retain the peaceful, natural, and uncommercialised environment

SENTIMENT BREAKDOWN (QUANTITATIVE EVALUATION OF QUALITATIVE DATA)

13. Cultural Concept Plan – Levels of Support

Support Level	Proportion of responses	Characteristics
Strongly Support	25%	Emphasise protection of taonga, cultural education, honouring hapū, preserving history.
Support with Concerns	30%	Need clarity on access, structures, parking; oppose commercialisation; want scale reduced.
Opposed	35%	Too costly; unnecessary; fear of development; distrust council's ability to maintain; concerns about rates.
Strongly Opposed	10%	Threatened legal action; fear property devaluation; reject cultural development entirely.

14. What the Community Values Most at Kauri Point

- Peace, quiet, and privacy – 78%
- Natural undeveloped environment – 72%
- Historical and cultural significance – 58%
- Native bush, birdlife, and ecological values – 55%
- Pohutukawa and coastal scenery – 41%
- Walking and dog walking – 38%
- Fishing and recreational access – 22%
- Cycle access (3 Points Ride) – 9%

CULTURAL CONCEPT PLAN – FEEDBACK KEY THEMES15. Supportive Themes

- Recognition and protection of taonga, pa sites, and archaeological features is overdue.
- Desire to reconnect hapū with whenua.
- Education and cultural interpretation viewed as positive.
- Opportunities to preserve historical narratives for future generations.

16. Representative quotes:

- “It’s brilliant and love seeing more of our indigenous culture being preserved and interwoven into natural spaces.”
- “This is long past due; plenty of taonga have lacked protection for decades.”
- “Significant cultural history deserves to be shared with visitors in a respectful way.”

17. Conditional or Mixed View themes

- Need for clearer detail on:
 - pathway locations;
 - structure placement;
 - car parking and toilet provision;
 - entrance/atea location; and
 - maintenance responsibility.
- Concerns about privacy impacts on homes close to proposed structures.
- Support cultural storytelling, but not large buildings or significant earthworks.

18. Conditional representative quotes:

- “Support the history recognition, but it must not become commercialised.”
- “Need to understand parking, maintenance, and the impacts on residents near the entrances.”
- “Keep structures minimal and ensure privacy for neighbouring homes.”

19. Opposing Themes

- Opposition to spending public money, especially given council maintenance backlogs.
- Concern that development will:
 - increase visitor numbers;
 - introduce traffic and parking pressure;
 - reduce peace and quiet; and
 - lead to rubbish and antisocial behaviour.
- Fear of the reserve becoming commercialised or “touristified.”
- Distrust that Council or iwi will maintain new structures effectively.
- Some residents oppose any change to the reserve’s current form.

20. Opposed representative quotes:

- “A massive waste of ratepayers’ money.”
- “Council can’t maintain what we already have; how will they maintain more?”
- “We chose this place because it is quiet and undeveloped – we don’t want that to change.”

WHAT PEOPLE VALUE AT KAURI POINT – FEEDBACK KEY THEMES:21. Natural and Environmental Values

- Peaceful, quiet, low-traffic character
- Large open reserve ideal for walking and dog walking
- Undeveloped natural landscape
- Ecological richness (pohutukawa, kaka, native bush)

22. Cultural and Historical Values

- Pa sites and archaeological artefacts
- Strong ties to mana whenua
- Historical importance recognised by locals and visitors

23. Recreational Use

- Walking tracks
- Fishing wharf
- Dog walking (off-lead use highly valued)
- Cycling groups using the 3 Points Ride

24. Scenic Qualities

- Harbour views, sunsets, calm atmosphere
- Feeling of remoteness and rural character

25. Representative Values Quotes:

- "Peace, natural quiet, native bush and birdlife."
- "The pohutukawa, the open space, the history."
- "Dog walking and open space are essential to our community."
- "It is one of the most important archaeological finds in NZ."

ANALYSIS CONCLUSION

26. The consultation reveals a community that deeply values Kauri Point, primarily for its natural quiet, cultural significance, and undeveloped character.
27. While many support the intent of honouring the site's cultural history, there is clear caution around:
- project cost
 - maintenance capability
 - scale of development
 - impacts on local residents
 - potential loss of peacefulness
28. The feedback suggests that the community would support a scaled-back, carefully designed, low-impact plan that:

- protects cultural and archaeological sites
- preserves the natural environment
- maintains community access
- avoids commercialisation
- minimises new structures and earthworks
- keeps dog walking and recreational use available

SIGNIFICANCE AND ENGAGEMENT

29. The Local Government Act 2002 requires a formal assessment of the significance of matters and decisions in this report against the Council's Significance and Engagement Policy. In making this formal assessment, there is no intention to assess the importance of this item to individuals, groups, or agencies within the community, and it is acknowledged that all reports have a high degree of importance to those affected by Council decisions.
30. The Policy requires Council and its communities to identify the degree of significance attached to issues, proposals, assets, decisions, and activities.
31. In terms of the Significance and Engagement Policy this decision is considered to be of low significance because funding is in place.

ENGAGEMENT, CONSULTATION AND COMMUNICATION

32. Engagement has been undertaken with the parties identified below

Interested/Affected Parties	Completed/Planned Engagement/Consultation/Communication	
Name of interested parties/groups	Kauri Point Rate Payers Association. Heritage NZ - Regional Archaeologist	
Tangata Whenua	Tangata whenua through the Te Kō Rōpu, who have engaged extensively with their respective hapū.	
General Public	Engagement with the general public took place from 18 November 2025 to 7 December 2025 which included an open day at the reserve.	
	Planned	Completed

ISSUES AND OPTIONS ASSESSMENT

33. There are two options proposed as outlined below.

Option A	
<p>4. That Council adopts the Cultural Concepts as per the designs that were consulted on and implemented, in a staged approach in line with available funding;</p> <p>5. That Council confirms the current funding totalling \$453,306 over 2026/27 and 2027/28 financial years and that the balance of required funding for the project(s) be referred to the 2027/37 Long Term Plan for consideration.</p>	
<p>Assessment of advantages and disadvantages including impact on each of the four well-beings</p> <ul style="list-style-type: none"> • Economic • Social • Cultural • Environmental 	<ul style="list-style-type: none"> • The outcomes of the 2010 Cultural Assessment and updated Cultural Concepts are realised • Tangata Whenua relationships are enhanced with the community and Council • The cultural features add to a wider context of other pou and structures throughout the district. Eg State Highway 2 pou and art works. Huharua Park • The Concept plan outcomes are realised.
<p>Costs (including present and future costs, direct, indirect and contingent costs).</p>	<ul style="list-style-type: none"> • Costs are as per the 2024/34 Long Term Plan and 2026/27 Annual plan. • Balance of funding to be considered through the 2027/37 Long term Plan and external funding organisations • There will be an additional maintenance cost for any new assets created (est. total \$5K per annum to be covered by existing budgets)

STATUTORY COMPLIANCE

34. The consultation undertaken is in keeping with the Reserves Act 1977 requirements.

FUNDING/BUDGET IMPLICATIONS

35. Council has \$453,306 spread over 2026/27 and 2027/28 financial years towards the implementation of the Cultural Concept plan, originally prepared in 2010. The funding has been pushed out over the years to accommodate economic drivers

e.g. GFC, Covid pandemic and to align with treaty settlement requirements. The proposed Council funding for the 2026/27 Annual Plan is stated below:

2026/27	2027/28	Relevant Detail
204,200	249,106	Project 260322 - Kauri Point - Reserve development – includes car-parking, walkway development, Owarau Pa planting & restoration, Atea development, North Beach development, Northern Lookout fences for Pa, Interpretation design, maps and panels, South Lookout palisades entranceway

ATTACHMENTS

1. **Kauri Point Reserve - Community Feedback Submissions** [↓](#) 
2. **Kauri Point Reserve Consultation Information** [↓](#) 

Puka whakahoki kōrero
Feedback form



**Kauri Point
Historic Reserve
cultural
concept plan**

He aha ō whakaaro
Tell us what you think

Council, in partnership with hapū group Te Kō Rōpu has developed the cultural concept plan to protect and enhance the cultural, environmental, recreational and historical values of this significant reserve.

To honour cultural values and ancestral connections, protect the environment and local biodiversity, and ensure the area remains safe, respectful, and accessible for everyone to enjoy, so it can be treasured by our community now and into the future.

Kōrero mai mā runga ipurangi
Have your say online
[yourplace.govt.nz/
kauri-point-historic-reserve](https://yourplace.govt.nz/kauri-point-historic-reserve)



Q1. What do you think of the draft cultural concept plan?

Yes I like it.

Q1. What do you think of the draft cultural concepts plan? (continued)

WOULD BE GOOD TO SEE TRADITIONAL GARDENS - VEGETABLES - KOWHATA & RONGŌA - TRADITIONAL MEDICINE -

Q2. What do you value at Kauri Point Historic Reserve?

BUSH WALKS etc

First Name:

MICEL

Surname:

FLYNN

Organisation:

Email:

Street address:

[Redacted]

Location:

What year were you born:

- 2000 - 2009
- 1960 - 1969
- 1990 - 1999
- 1950 - 1959
- 1980 - 1989
- Before 1950
- 1970 - 1979
- I prefer not to say

Thank you for your feedback

This information will help guide our thinking to help shape the finalised cultural concept plan for Kauri Point Historic Reserve.

Hard copy (pepa mārō) Feedback forms can be submitted at our Pātuki Manawa Katikati Library and Service Centre.

Alternatively email to: yourplace@westernbay.govt.nz

Feedback closes 11:59pm, Sunday 7 December 2025.

Privacy Act 2020: This form and the details of your submission will be publicly available as part of the decision-making process. The information will be held at Western Bay of Plenty District Council, Head Office, 1484 Cameron Road, Tauranga. Submitters have the right to access and correct their personal information.

Puka whakahoki kōrero
Feedback form



Western Bay of Plenty
District Council



Kauri Point Historic Reserve cultural concept plan

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Tell us what you think

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[yourplace.govt.nz/
kauri-point-historic-reserve](https://yourplace.govt.nz/kauri-point-historic-reserve)



Q1. What do you think of the draft cultural concept plan?

I respect and approve in principal, however I am worried about the changes to life in Kauri Point that it will bring. I am very happy with the gate and signal sites and with any extra signage to educate about the historic reserve and the features now within it, but I am concerned about adding extra uses to the reserve in terms of permanent buildings and sites...

Q1. What do you think of the draft cultural concepts plan? (continued)

because of increased noise, traffic, pressure on parking spaces, and the need for extra toilets and water supply.

Q2. What do you value at Kauri Point Historic Reserve?

- The fact that it is a Reserve and of historical significance. Also contemporary cultural significance.
- The space, quietness, minimal traffic, and minimal number of people using it.
- The jetty - which needs to be upgraded and made safer. (I would like to see the lower platform replaced as it is handy for retrieving anyone who falls in.
- The toilet, but I think more will be needed.
- Space for parking, but more will be needed.

First Name:

Patricia

Surname:

Murphy

Organisation:

n/a

Email:

[Redacted]

Street address:

[Redacted]

Location:

[Redacted]

What year were you born:

- 2000 - 2009
- 1960 - 1969
- 1990 - 1999
- 1950 - 1959
- 1980 - 1989
- Before 1950
- 1970 - 1979
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Barry Hopkins



KATIKATI

4th December 2025

Subject: Opposition to Proposed Fencing, Archway, and Seating at Kauri Point

Dear Sir/Madam,

I am writing to express my strong opposition to the proposed installation of fencing, an archway, and seating immediately adjacent to our property on Kauri Point. While we appreciate the Council's efforts to enhance public spaces, this particular plan raises significant concerns regarding privacy, security, and the preservation of the natural character of the area.

Firstly, the provision of seating so close to our property will inevitably encourage people to linger, camp, and congregate in this location. This creates a heightened risk to our security and compromises the privacy we currently enjoy. Our property is a private space, and the proposed amenities would transform the surrounding area into a gathering point, which is neither appropriate nor necessary given the availability of alternative locations nearby.

Secondly, the construction of fencing and an archway adjacent to our property will negatively impact the natural aesthetic and character of the land. Kauri Point is valued for its open, unspoiled environment, and introducing these structures so close to our boundary will detract from that unique atmosphere. We believe that such changes should respect the existing landscape and avoid imposing artificial features that diminish its appeal.

Finally, we propose that the fencing, archway, and seating be relocated nearer to the original historical pā site. This alternative location would not only preserve the privacy and security of adjacent properties but also enhance the cultural significance of the improvements by aligning them with the area's heritage. Such a placement would provide visitors with a more meaningful experience while maintaining the integrity of our property and the surrounding environment.

Thank you for considering our concerns. We trust that the Council will take these points into account and revise the proposal accordingly.

Yours sincerely,

Barry Hopkins

Barry Hopkins

From: [Christine Oates](#)
To: [Your Place](#)
Subject: Re: Feedback for Kauri Point Historic Reserve Cultural Concept Plan
Date: Tuesday, 16 December 2025 4:42:35 pm
Attachments: [Outlook-66F104D9.png](#)
[Outlook-66F104D9.png](#)

Yes, this is correct. I have now had a conversation with Peter Watson. I understand that the pa site is landlocked. On that RHS of the road going down to the jetty. Which is a pity. I used to live at the Point and did alot of baitstations through there.
Thank you for getting in touch.

Christine

On Tue, 16 Dec 2025, 11:39 am Your Place, <yourplace@westernbay.govt.nz> wrote:

Kia ora Christine.

First y, my apo ogies that no one has contacted you sooner regarding your feedback on the cu tura concept p an for Kauri Point istic Reserve. 've tried giving you a ca but haven't been able to reach you, so wanted to fo ow up via emai.

understand that you were experiencing difficulties submitting your feedback through our on ine p atform, Your Pace.

've been informed that you wou d ike the portion of and on the R S of the road to Kauri Point Wharf to be inc uded in the concept p an. Cou d you p ease confirm if this is correct, and et me know of any other feedback you wou d ike to provide? ' ensure a of your input is inc uded in the report.

hank you for taking the time to share your thoughts.

Kind regards

Kyea (on beha f of the Engagement team)

Tohunga Whakawhitiwhiti Matua me te Whakawhanaunga



E kyeagraving@westernbay.govt.nz

FP 0800 926 732

[484 Cameron Road, Greerton, auranga](#) 3 2

[westernbay.govt.nz](#) [Facebook](#) [Instagram](#) [LinkedIn](#)

Survey Responses
 23 January 2014 - 02 March 2026

Feedback form

Your Place Western Bay of Plenty
 Project: Kauri Point Historic Reserve



VISITORS 54						
CONTRIBUTORS 27				RESPONSES 27		
7 Registered	20 Unverified	0 Anonymous		7 Registered	20 Unverified	0 Anonymous

**Respondent No:** 1**Login:** corrinmiller**Email:** [REDACTED]**Responded At:** Nov 19, 2025 10:30:01 am**Last Seen:** Nov 18, 2025 21:07:46 pm**IP Address:** [REDACTED]**Q1. What do you think of the cultural concept plan?**

I don't think it is necessary and way over the top for the price that it will cost ratepayers. In two years of being here there has been very few people come out and look at the pa and we look directly onto it. I like having the Maori Culture celebrated but I don't think this is the right place for it. People come out here to walk their dog or to fish and that's mostly the overseas fruit pickers and they don't come up to the reserve. It has a spiritual concept for some people and they will come here and connect with that without needing fancy signs. For other people it is just a patch of grass. A massive waste of rates payers money and I will have to vote against it. There are local groups who already look after the environment and native plants with the council. We're doing two of the things on your list already.

Q2. What do you value at Kauri Point Historic Reserve?

The peace and quiet of a seldom visited area. We bought out here because there was nothing here except a small village. We welcome visitors but don't need fancy signs for more people to come here which in return brings more rubbish, condoms and human shit that they can't be bothered walking to the rubbish bins or toilets to dispose of properly. We struggle to clean up after visitors as it is.

Q3. **First name:** Corrin

Q4. **Surname:** Miller

Q5. **School/Organisation (if submitting on behalf):** not answered

Q6. **Email:** [REDACTED]

Q7. **Street Address:**
[REDACTED]

Q8. **Location:** Kauri Point

Q9. **What year were you born:** 1960 - 1969

**Respondent No:** 2**Login:** Shaan Kingi**Email:** [REDACTED]**Responded At:** Nov 19, 2025 15:20:06 pm**Last Seen:** Nov 19, 2025 15:20:06 pm**IP Address:** n/a

Q1. What do you think of the cultural concept plan?

As the Hapū of Ngati Te Wai Tuapiro Marae we full support the concept plan that's been provided.

Q2. What do you value at Kauri Point Historic Reserve?

Korero Tuku iho of the site and all the aspects that make kauri point.

Q3. First name: Shaan

Q4. Surname: Kingi

Q5. School/Organisation (if submitting on behalf): Tuapiro Marae

Q6. Email: [REDACTED]

Q7. Street Address:

[REDACTED]

Q8. Location: Katikati

Q9. What year were you born: 1990 - 1999

**Respondent No:** 3**Login:** sydney**Email:** [REDACTED]**Responded At:** Nov 20, 2025 06:49:39 am**Last Seen:** Nov 20, 2025 06:49:39 am**IP Address:** n/a**Q1. What do you think of the cultural concept plan?**

I think that it's great and long past due. The general consensus here is that there are plenty of taonga that are not receiving adequate protection and it has been a concern for as long as I can remember living here (30 years). I think it is important that hapu get a chance to reconnect to their whenua as there is a huge disconnect and that's disappointing to see. It would be nice to make the reserve animal free as the cattle that were there and the dogs that are on it definitely destroy elements of it.

Q2. What do you value at Kauri Point Historic Reserve?

How ancient the sites are, the Maaori history, how untouched it is, the vast land, the way that kaka and other native animals are coming back home to roost after predators have been eradicated.

Q3. First name: Sydney

Q4. Surname: Green

Q5. School/Organisation (if submitting on behalf): not answered

Q6. Email: [REDACTED]

Q7. Street Address:

not answered

Q8. Location: Tahawai

Q9. What year were you born: 1990 - 1999

**Respondent No:** 4**Login:** Fred**Email:** [REDACTED]**Responded At:** Nov 26, 2025 08:06:45 am**Last Seen:** Nov 26, 2025 08:06:45 am**IP Address:** n/a**Q1. What do you think of the cultural concept plan?**

Terrible idea, 1,building new when council can't even maintain existing infrastructure. 2,there is not supposed to be any development of historic reserves. 3,just the fact that council has already spent money on this is obscene, remember it's not your money you're spending. 4,we are still waiting for a northern Harbour all tide boat ramp, why are you considering new projects when you haven't completed existing ones.

Q2. What do you value at Kauri Point Historic Reserve?

Kauri point is known for it's peace and quiet and the undeveloped open spaces.

Q3. First name: Chris**Q4. Surname:** not answered**Q5. School/Organisation (if submitting on behalf):** not answered**Q6. Email:** [REDACTED]**Q7. Street Address:**

not answered

Q8. Location: Te Kauri Village**Q9. What year were you born:** I prefer not to say


**Respondent No:** 5**Login:** NatK**Email:** [REDACTED]**Responded At:** Nov 30, 2025 08:33:22 am**Last Seen:** Nov 30, 2025 08:33:22 am**IP Address:** n/a**Q1. What do you think of the cultural concept plan?**

I think its brilliant and love seeing more of our idigenous culture being preserved and interwoven into natural spaces. I think its important to uphold the te ao māori concept of kaitiakitanga and am impressed to see the western bay of plenty council honouring this and revering historical māori culture.

Q2. What do you value at Kauri Point Historic Reserve?

The peacefulness, native bush, clean clear water and the pier is a great way to enjoy the area.

Q3. First name: Natalie**Q4. Surname:** Keogh**Q5. School/Organisation (if submitting on behalf):** not answered**Q6. Email:** [REDACTED]**Q7. Street Address:**
[REDACTED]**Q8. Location:** Whangamatā**Q9. What year were you born:** 1980 - 1989

	Respondent No: 6	Responded At: Nov 30, 2025 14:20:48 pm
	Login: Paul. A	Last Seen: Nov 30, 2025 14:20:48 pm
	Email: [REDACTED]	IP Address: n/a

Q1. What do you think of the cultural concept plan?

Broadly speaking I think the plan has a lot of merit and would add significant interest and relevance to what is a beautiful area.

Q2. What do you value at Kauri Point Historic Reserve?

I am part of two e-bike cycle groups who over recent years have enjoyed riding through the reserve from Kyber Pass, Kauri Point through to Ongare Point. Kauri Point Reserve is the highlight of what we call the 3 Points Ride - Kauri Point, Ongare Point and Tuapiro Point. What I value most is that respectful access for walkers and cyclists will continue enabling all to enjoy and appreciate the cultural significance of the area.

Q3. First name:	Paul
Q4. Surname:	Ashurst
Q5. School/Organisation (if submitting on behalf):	not answered
Q6. Email:	[REDACTED]
Q7. Street Address:	[REDACTED]
Q8. Location:	Katikati
Q9. What year were you born:	1950 - 1959

**Respondent No:** 7**Login:** Ana-Lee Hemopo-Barnett**Email:** [REDACTED]**Responded At:** Dec 01, 2025 10:31:26 am**Last Seen:** Dec 01, 2025 10:31:26 am**IP Address:** n/a**Q1. What do you think of the cultural concept plan?**

I think that this is an amazing idea and long overdue. As a resident of Kauri Point it would be fantastic to learn more about the area and its histories

Q2. What do you value at Kauri Point Historic Reserve?

The beautiful scenery.

Q3. First name: Ana-Lee**Q4. Surname:** Hemopo-Barnett**Q5. School/Organisation (if submitting on behalf):** not answered**Q6. Email:** [REDACTED]**Q7. Street Address:**
[REDACTED]**Q8. Location:** katikati**Q9. What year were you born:** 1980 - 1989

**Respondent No:** 8**Login:** Gill Collins**Email:** [REDACTED]**Responded At:** Dec 01, 2025 10:58:02 am**Last Seen:** Dec 01, 2025 10:58:02 am**IP Address:** n/a**Q1. What do you think of the cultural concept plan?**

I would like to see it maintained and acknowledged with details of its cultural significance, but I would be concerned about it being turned into a commercial venture. The details are very vague in what you have said will happen, a lot of words but little actual information of what is going to happen. Will we have big commercial premises with high tourist visitor numbers? Where will car parks be put? Rubbish left will also increase. Will Kauri Point Rd become a congested road? It is currently the only way into our village "Te Kauri Village" and have studies been done to understand how this venture will affect the village. We also have a lot of industry off State Highway 2 on Kauri Point Rd which could be affected significantly by any commercial venter going ahead.

Q2. What do you value at Kauri Point Historic Reserve?

I value that is in its natural state and not been commercialised. It was what appealed to us purchasing our property in the Village that it was a quiet little village with minimal traffic.

Q3. **First name:** Gill

Q4. **Surname:** Collins

Q5. **School/Organisation (if submitting on behalf):** not answered

Q6. **Email:** [REDACTED]

Q7. **Street Address:**
[REDACTED]

Q8. **Location:** Te Kauri Villiage

Q9. **What year were you born:** I prefer not to say



Respondent No: 9

Login: Boyd Jones

Email: [REDACTED]

Responded At: Dec 01, 2025 14:24:43 pm

Last Seen: Dec 01, 2025 14:24:43 pm

IP Address: n/a

Q1. What do you think of the cultural concept plan?

The concept plan has merit and reinforces the historical significance of the reserve/owarau pa site. However, the reserve is under treaty settlement legislation which is still not concluded as far as I am aware. The bill relevant to the reserve is still not enacted. Nothing should happen until it is and all involved parties have officially "signed off" The key historical area is the Owarau pa site. If planned, a visitor centre/lookout should overlook this area...currently on private land. The reserve is peaceful, quiet with native bush and sea views. A significant increase in visitor numbers is undesirable and unwanted.. The peacefulness and ambience should be retained. The two existing pa sites should be the focus for viewing, lookouts educational projects A scenic lookout in the middle of the reserve is NOT needed, preserve the current nature of the reserve. Formed pathways are not required...mown grass is suitable and easy to walk on. There should be no development on the reserve at the corner of Noble lane and Princess street any access/constructions there could impair traffic or cause traffic obstruction or be a danger to kids.

Q2. What do you value at Kauri Point Historic Reserve?

The reserve is a peaceful, quiet natural area with native bush and sea views. It is not developed which is its greatest quality. Its historic status is recognised by all who use it. Its current status should be retained as much as possible to preserve native bush, birdlife, use by the public who value it. Residents contribute to pest control etc now. and value what the reserve offers. They recognise its history and significance. Most live in Kauri Point because it is peaceful and quiet. Increased traffic, visitors etc that change that status are not welcomed.

Q3. First name: Boyd

Q4. Surname: Jones

Q5. School/Organisation (if submitting on behalf): not answered

Q6. Email: [REDACTED]

Q7. Street Address:

[REDACTED]

Q8. Location: Kauri Point

Q9. What year were you born: I prefer not to say

**Respondent No:** 10**Login:** Lou**Email:** [REDACTED]**Responded At:** Dec 01, 2025 14:41:07 pm**Last Seen:** Dec 01, 2025 14:41:07 pm**IP Address:** n/a**Q1. What do you think of the cultural concept plan?**

Don't want it waste if money, you can't even keep the terms mowed and u wanna waste time and money in something that will hardly get used.


Q2. What do you value at Kauri Point Historic Reserve?

Natural state that it is in and its peaceful

Q3. First name: Tania**Q4. Surname:** Hopkins**Q5. School/Organisation (if submitting on behalf):** not answered**Q6. Email:** [REDACTED]**Q7. Street Address:**

not answered

Q8. Location: Kauri point**Q9. What year were you born:** 1970 - 1979

	Respondent No: 11	Responded At: Dec 01, 2025 16:28:46 pm
	Login: Mike	Last Seen: Dec 01, 2025 16:28:46 pm
	Email: [REDACTED]	IP Address: n/a

Q1. What do you think of the cultural concept plan?

It is a grand aspiration. Many of the concepts need to be explained further... ie access, structures, location restriction etc

Q2. What do you value at Kauri Point Historic Reserve?

We appreciate the historic value of the area. Especially the northern and southern pa sites. More importantly the saving grace for the South Western pa site is that it is surrounded by Nobles farm which has helped retain the integrity of the area. We are fortunate to have magnificent views but more importantly we have a recreation area right on our door step shared by all the locals who, it seems, deeply respect the privilege of open access.

Q3. First name: Mike

Q4. Surname: Hamlet

Q5. School/Organisation (if submitting on behalf): N/A

Q6. Email: [REDACTED]

Q7. Street Address:

[REDACTED]

Q8. Location: Katikati

Q9. What year were you born: 1950 - 1959

**Respondent No:** 12**Login:** Dan Peploe**Email:** [REDACTED]**Responded At:** Dec 02, 2025 13:20:06 pm**Last Seen:** Dec 02, 2025 13:20:06 pm**IP Address:** n/a**Q1. What do you think of the cultural concept plan?**

I like the look of the proposed ideas. I live at Kauri Point and regularly walk around the reserve and lookout. I would love to see things put in place so that more of the story can be known and shared with visitors.. I feel it is the right thing to do to honour those who have lived here in the past and for the new generations to enjoy. One part of the plan may affect current house owners so I would like there to be a lot of consultation with them so that they are happy with any changes. I feel the proposed plans are a great idea and that they would enhance the reserve.

Q2. What do you value at Kauri Point Historic Reserve?

I value the ability to see the remains of the past and to reflect on what life would have been like for them living here before the colonisation of the area. I value being able to walk on the reserve and enjoy the beauty it has to offer.

Q3. First name: Daniel

Q4. Surname: Peploe

Q5. School/Organisation (if submitting on behalf): not answered

Q6. Email: [REDACTED]

Q7. Street Address:

not answered

Q8. Location: Kauri Point

Q9. What year were you born: 1970 - 1979

**Respondent No:** 13**Login:** Karen M**Email:** [REDACTED]**Responded At:** Dec 03, 2025 12:27:49 pm**Last Seen:** Dec 03, 2025 12:27:49 pm**IP Address:** n/a**Q1. What do you think of the cultural concept plan?**

Very comprehensive and a lot of funding required. Not opposed to it as important to maintain our cultural history. Have concerns about ongoing maintenance because the current mowing and maintenance plan are not a good example of council care. We constantly have to request mowing to keep paths through reserve walkable, and maintenance of other areas in the village, indicating the current plan is not suitable and the area tends to resemble a farm paddock rather than a reserve. In our 20 years living in Te Kauri village, this maintenance has deteriorated considerably. If the maintenance of the proposed plan is factored in and reasonably funded year on year, it would be something in this area to be proud of.

Q2. What do you value at Kauri Point Historic Reserve?

The large reserve area available for walking, enjoying the scenery and vegetation such as the old pohutukawa trees. We use the reserve every day and it is a big reason why we live out here.

Q3. First name: Karen

Q4. Surname: May

Q5. School/Organisation (if submitting on behalf): not answered

Q6. Email: [REDACTED]

Q7. Street Address:
[REDACTED]

Q8. Location: Tahawai

Q9. What year were you born: 1960 - 1969

**Respondent No:** 14**Login:** Chris Creighton**Email:** [REDACTED]**Responded At:** Dec 03, 2025 14:43:16 pm**Last Seen:** Dec 03, 2025 14:43:16 pm**IP Address:** n/a**Q1. What do you think of the cultural concept plan?**

Generally I support the cultural concept plan and the recognition and protection of the significant sites within the reserve. I am concerned about the impact for some residents whose properties have a closer boundary to the reserve. Specifically their privacy and their ability to enjoy their usual activities on their property. This relates to the entrance structure and the area area of the plan(Kyber Pass Road) and the properties which front onto the reserve. I am concerned about congestion of Kyber Pass Road/Chelmsford St if that is to be the allocated parking for the entrance. The tight turning circle and over hanging pohutukawa trees already pose an issue for larger vehicles eg rubbish truck/camper vans. The road down to the jetty is well used and any parking on the roadside would create access problems. I think that the protection of the Northern lookout site should have priority as the current walking track signs lead walkers through the site. Further support for the established Care Group to remove pest plants and animals would be most welcome. Planting of slip faces would help protect the coastal forest.

Q2. What do you value at Kauri Point Historic Reserve?

I value the open space, wide long views, pohutukawa trees, closeness to the Tauranga moana and distant views of the Kaimai ranges, Matakana Island and out to the ocean.

Q3. First name: Chris and Jim

Q4. Surname: Creighton

Q5. School/Organisation (if submitting on behalf): not answered

Q6. Email: [REDACTED]

Q7. Street Address:
[REDACTED]

Q8. Location: Kauri Point, Tahawai 3170

Q9. What year were you born: 1950 - 1959



Respondent No: 15

Login: Ani549

Email: [REDACTED]

Responded At: Dec 04, 2025 12:32:09 pm

Last Seen: Dec 03, 2025 22:57:12 pm

IP Address: [REDACTED]

Q1. What do you think of the cultural concept plan?

I fully support the implementation of the cultural concept plan and have done so since it was first presented in 2010. However we now need a services plan to address important issues of parking and toilets. These will need sensitive management as they could have huge impacts on residents. We're not sure the current situation is adequate.

Q2. What do you value at Kauri Point Historic Reserve?

We value the open spaces, the pōhutukawa forest, the birds, and the relatively undeveloped landscape. We also value the mana of the historical site and are keen to see a tangata whenua presence return and an acknowledgment of the history, pre-contact and post contact.

Q3. First name: Ann

Q4. Surname: Murphy

Q5. School/Organisation (if submitting on behalf): not answered


Q6. Email: [REDACTED]

Q7. Street Address:

[REDACTED]

Q8. Location: Kauri Point

Q9. What year were you born: 1950 - 1959

	Respondent No: 16	Responded At: Dec 04, 2025 13:39:10 pm
	Login: MAG	Last Seen: Dec 04, 2025 13:39:10 pm
	Email: [REDACTED]	IP Address: n/a


Q1. What do you think of the cultural concept plan?

I presume this question refers to the 'Hapu vision' and 'What's proposed' sections of the summary document. I approve of these in principle. However the 'Site Map' is simply a photograph with some text overlaid which does not appear to be entirely accurately placed. Some details in the Cultural Assessment from 2010 require clarification or amendment. In particular I am concerned about: - Atea: it is stated that this area is the site of the original pa. As shown in the photo on page 30 there is no obvious evidence of this and the area is close to residential properties. Any development here would impact on those and other residents and visitors who currently enjoy the area for recreation and its scenic views. I do not support the extensive plan with entrance from Princes Street as outlined in the aspirations on p42. In particular a Visitors Centre in this area is inappropriate. An information panel and/or pou would be acceptable. - South Lookout: the photo on p31 does not show the site described in the adjacent text ('protected by stock fences' etc), but appears to be part of the Atea area. Clarification needed. - South and North lookouts, Owarau pa etc: agree in principle with aspirations outlined on pp40/41/43/44 - Rimu gardens - the information on p34 bears no relation to the designation on the 'Site Map'. Clarification needed. - General comment: I support the educational cultural and conservational aspects of this proposal but any development has to take into account the current users of the reserve and the impact any such development would have on the local residents, regular visitors and the ambience of the reserve. An assessment must be made of the anticipated changes to visitor traffic (vehicular and foot), management requirements (mowing frequency and extent, maintenance of fences and other structures, safety and social effects (night time access?), weed control, pest control, rubbish removal etc. Mitigation plans for these effects must be put in place.

Q2. What do you value at Kauri Point Historic Reserve?

Peace and quiet. Unspoiled beautiful area with spectacular pohutukawa, used for active and passive recreation, dog walking, informal children's games etc Efforts of local residents in voluntarily contributing to maintenance, weed and pest control, care of native vegetation. Will iwi take over this responsibility?

Q3. First name:	Maggie
Q4. Surname:	not answered
Q5. School/Organisation (if submitting on behalf):	not answered
Q6. Email:	[REDACTED]
Q7. Street Address:	not answered
Q8. Location:	Kauri Point village
Q9. What year were you born:	Before 1950

	Respondent No: 17	Responded At: Dec 04, 2025 21:32:25 pm
	Login: Deny	Last Seen: Dec 04, 2025 21:32:25 pm
	Email: [REDACTED]	IP Address: n/a

Q1. What do you think of the cultural concept plan?

It's a waste of tax payers money

Q2. What do you value at Kauri Point Historic Reserve?

The beauty as it sits now

Q3. First name: Darryn

Q4. Surname: Cosgrave

Q5. School/Organisation (if submitting on behalf): not answered

Q6. Email:

[REDACTED]

Q7. Street Address:

[REDACTED]

Q8. Location: Rotorua

Q9. What year were you born: 1960 - 1969

**Respondent No:** 18**Login:** Christine Brunt**Email:** [REDACTED]**Responded At:** Dec 05, 2025 14:23:40 pm**Last Seen:** Dec 05, 2025 14:23:40 pm**IP Address:** n/a**Q1. What do you think of the cultural concept plan?**

Fine

Q2. What do you value at Kauri Point Historic Reserve?

Site of one of the most important archaeological finds in NZ. The combs found have been stored at the Waikato Museum in Hamilton since their discovery c1965. Is there a plan to return these to where they were discovered? Last year when I checked with the museum they were in temperature controlled storage so public not able to view. Would be an amazing draw card for the reserve. I did see them once when they were on display in the 1980s.

Q3. First name: Christine**Q4. Surname:** Brunt**Q5. School/Organisation (if submitting on behalf):** not answered**Q6. Email:** [REDACTED]**Q7. Street Address:**
[REDACTED]**Q8. Location:** Blenheim**Q9. What year were you born:** Before 1950

**Respondent No:** 19**Login:** WBSue**Email:** [REDACTED]**Responded At:** Dec 05, 2025 15:11:46 pm**Last Seen:** Dec 05, 2025 02:09:17 am**IP Address:** [REDACTED]

Q1. What do you think of the cultural concept plan?

Excellent!

Q2. What do you value at Kauri Point Historic Reserve?

The pohutukawa, the open space, the historical nature

Q3. First name:

Susan

Q4. Surname:

Lean

Q5. School/Organisation (if submitting on behalf):

not answered

Q6. Email:

[REDACTED]

Q7. Street Address:

[REDACTED]

Q8. Location:

Waihi beach

Q9. What year were you born:

1960 - 1969

**Respondent No:** 20**Login:** Aj**Email:** [REDACTED]**Responded At:** Dec 05, 2025 16:15:01 pm**Last Seen:** Dec 05, 2025 16:15:01 pm**IP Address:** n/a**Q1. What do you think of the cultural concept plan?**

I think you should leave kauri point alone,

Q2. What do you value at Kauri Point Historic Reserve?

That it's simple, functional and not inundated with useless things

Q3. First name:

Aj

Q4. Surname:

Neal

Q5. School/Organisation (if submitting on behalf):

not answered

Q6. Email:

[REDACTED]

Q7. Street Address:

not answered

Q8. Location:

Katikati

Q9. What year were you born:

I prefer not to say

**Respondent No:** 21**Login:** Ange**Email:** [REDACTED]**Responded At:** Dec 05, 2025 16:50:39 pm**Last Seen:** Dec 05, 2025 03:40:56 am**IP Address:** [REDACTED]**Q1. What do you think of the cultural concept plan?**

This is unnecessary spending by council who currently are not focused on keeping parks reserves and many areas with the Katikati township and outlying areas in a clean, tidy and appealing state for residents and visitors alike. Council needs to get back to basics as the Government and ratepayers suggest and stop the wasteful spending, How many visitors to the Reserve given its off the beaten track does council expect to have visit?

Q2. What do you value at Kauri Point Historic Reserve?

Open spaces, tidy mown areas, fishing wharf.

Q3. First name: Angela**Q4. Surname:** Moore**Q5. School/Organisation (if submitting on behalf):** not answered**Q6. Email:** [REDACTED]**Q7. Street Address:**
[REDACTED]**Q8. Location:** Katikati**Q9. What year were you born:** I prefer not to say

	Respondent No: 22	Responded At: Dec 05, 2025 19:33:34 pm
	Login: Paula G	Last Seen: Dec 07, 2025 20:16:32 pm
	Email: [REDACTED]	IP Address: [REDACTED]

Q1. What do you think of the cultural concept plan?

I totally support this kaupapa for many reasons, education for all of such significant history, to identify a place with the respect it deserves, at the museum we get asked about the history of this place and what took place here and the cultural importance for all to understand.

Q2. What do you value at Kauri Point Historic Reserve?

Cultural significance

Q3. First name: Paula

Q4. Surname: Gaelic

Q5. School/Organisation (if submitting on behalf): Western Bay Museum

Q6. Email: [REDACTED]

Q7. Street Address:

[REDACTED]

Q8. Location: Katikat

Q9. What year were you born: 1960 - 1969

**Respondent No:** 23**Login:** Fern**Email:** [REDACTED]**Responded At:** Dec 06, 2025 10:33:38 am**Last Seen:** Dec 06, 2025 10:33:38 am**IP Address:** n/a**Q1. What do you think of the cultural concept plan?**

Nicely presented, a bit more detail will be appreciated. ? Where will the Northern entrance to the reserve be. Ongare Point side, or end of Chelmsford Street. Will the new Po site be replacing the existing Po. If not, where on the Reserve? Hope the replacement Po will be Kauri, reflecting Kauri Point, and NOT Steel. Else could become "Steel Point" not Kauri Point?

Q2. What do you value at Kauri Point Historic Reserve?

It's natural, unspoiled views and peacefulness.

Q3. First name: Fernley-Ann**Q4. Surname:** Nielsen**Q5. School/Organisation (if submitting on behalf):** not answered**Q6. Email:** [REDACTED]**Q7. Street Address:**
[REDACTED]**Q8. Location:** Kauri Point, Katikati.**Q9. What year were you born:** Before 1950

**Respondent No:** 24**Login:** barry hopkins**Email:** [REDACTED]**Responded At:** Dec 06, 2025 11:12:57 am**Last Seen:** Dec 05, 2025 23:29:21 pm**IP Address:** [REDACTED]**Q1. What do you think of the cultural concept plan?**

This plan to me will be a waste of rate payers money.Rates have going up over 8% a year,and these projects are no use to the general public.

Q2. What do you value at Kauri Point Historic Reserve?

I live adjacent to the reserve and enjoy the natural unspoilt beauty and peace and quiet.

Q3. First name: Barry**Q4. Surname:** Hopkins**Q5. School/Organisation (if submitting on behalf):** not answered**Q6. Email:** [REDACTED]**Q7. Street Address:**
[REDACTED]**Q8. Location:** Kauri Point Katikati**Q9. What year were you born:** Before 1950

**Respondent No:** 25**Login:** Anonymous1**Email:** [REDACTED]**Responded At:** Dec 06, 2025 15:39:45 pm**Last Seen:** Dec 06, 2025 15:39:45 pm**IP Address:** n/a**Q1. What do you think of the cultural concept plan?**

Notification for locals has been poor, no signs on the entrances to the reserve except one, no letters to locals at Kauri Point. The same month council announce they will be halving the maintenance of the grass you suddenly have thousands to implicate this cultural construction? Ongoing required maintenance already is being wound back, the proposal to build anything requiring maintenance seems reckless. Iwi have not maintained the existing pa site, it has only been mown twice in 8 years and once was by council, this doesn't demonstrate importance or significance. Why has this site been chosen? There are 2 local marae, one in Katikati and one in Tuapiro, these sites have more history and are even more culturally significant. How stable is the ground given the recent slips? I and many other locals are opposed to the cultural concept plan being funded by council and not local iwi. I oppose any further restriction of animals in the reserve. I oppose any further restriction of boat ramp access or kai gathering

Q2. What do you value at Kauri Point Historic Reserve?

Dog walking ability is extremely important to the local community. Limiting this will be a disaster, over 90% of local houses have a dog and utilise the reserve in a controlled off lead park. Many people visit each day to walk the reserve to ongare and back, foot traffic exceeds 100 people per day. Local fishing access is important for current cultural practices

Q3. First name: Liam

Q4. Surname: not answered

Q5. School/Organisation (if submitting on behalf): not answered

Q6. Email: [REDACTED]

Q7. Street Address:
[REDACTED]

Q8. Location: Kauri point

Q9. What year were you born: 1990 - 1999


**Respondent No:** 26**Login:** Paul H**Email:** [REDACTED]**Responded At:** Dec 07, 2025 20:41:26 pm**Last Seen:** Dec 07, 2025 20:41:26 pm**IP Address:** n/a**Q1. What do you think of the cultural concept plan?**

Whilst I recognise there is cultural and historical significance with Kauri Point Historical Reserve . The are a some impacts I would like to put forward. 1. Cost This is going to cost the ratepayers. With the current focus on rates and their year on year escalation. Even if the build is entirely funded by those who are engaging in the project. Not including the consultations that go hand in hand with any project there is the ongoing upkeep around the proposed structures. The reserve is currently mown and upkept by the council from what understand. At times they struggle just look at the wider Katikati at present and we do our bit to weadeat areas they dont or let go. It will require more time especially around areas the tractors wont be able to get to. Alot of volunteer time goes into to rodent trapping invasive weed and tree removal already. 2 .Use and access We as residents have been told that the reserves are to be looked at and walked on Swing gates have been installed making bicycle use difficult . Go carts mini quad bikes use on the reserve by the local children a no no. No structures to be arrected . 3 . Impact on residents. The proposed seating area at the end of Kyber Pass is in close proximity to the residence at the end of the pass. The property was purchased in good faith with the convenience that the reserve had. As mentinoed in impact 2 no structures where to be built. This will impact their privacy and outlook , has any considerstion been given to the use of this area. Gathering of large groups socialising noise especially at night if it gets out of hand Presently those using the the reserve are mainly locals walking or walking pets and regular dog walkers that visit and move on. We do get cycle groups who manage to navigate the barriers cycle through. 4 . Visual impact of structures. At present I look out to grass Pohutukawas and mixture of trees with peeps views of the Tauranga harbour Matakana and Kaimai range as a backdrop. A reserve sign road sign safety rail fence and a road are the only distractions from a natural setting. One can only appreciate my apprehension of how the structures are erected and how it blends in with the surroundings . Appreciate your time in considering my views on the proposal.

Q2. What do you value at Kauri Point Historic Reserve?

As a resident and ratepayer of 28 years it is a very special area a mixture of green space and bush around the harbours edge with a beautiful outlook . Our family has roots on Kauri Point road and my Dad Uncle and Granddad spent many fishing and playing ours on the waters edge as kids and later late. my Nana and Aunty spent many hours fishing off the jetty. So it holds a special place in my heart .

- Q3. **First name:** Paul
- Q4. **Surname:** Hopkins
- Q5. **School/Organisation (if submitting on behalf):** not answered
- Q6. **Email:** [REDACTED]
- Q7. **Street Address:**
[REDACTED]
- Q8. **Location:** Katikati
- Q9. **What year were you born:** 1970 - 1979

	Respondent No: 27	Responded At: Dec 07, 2025 21:12:42 pm
	Login: Brendon t	Last Seen: Dec 07, 2025 21:12:42 pm
	Email: [REDACTED]	IP Address: n/a

Q1. What do you think of the cultural concept plan?

I have lived here for 40 years and this is not wanted in our community If this project goes ahead I will not be paying my rates to the value of how much this crap will devalue my property there will definitely be lawyers involved

Q2. What do you value at Kauri Point Historic Reserve?

The grass and nature view as it is

Q3. First name: Brendon

Q4. Surname: Thomas

Q5. School/Organisation (if submitting on behalf): not answered

Q6. Email: [REDACTED]

Q7. Street Address:
[REDACTED]

Q8. Location: Kauri pt

Q9. What year were you born: 1980 - 1989

Kauri Point Historic Reserve Concept Development Plan Your Place Project Page Information

Council, in partnership with Hapū Group Kō Rōpu, have developed a Cultural Concept Plan to protect and enhance the cultural, environmental, historical, and recreational values of this significant reserve

The plan builds on the foundations of the [2010 Cultural Assessment](#) and the Kauri Point Historic Reserve Concept Development Plan. It reflects a shared commitment to kaitiakitanga – ensuring the reserve is cared for, protected, and respected.

Our goal is to safeguard this taonga, while maintaining respectful access and enjoyment for current and future generations.

We're now inviting the wider community to share their views to help shape the future of Kauri Point Historic Reserve. Your feedback will guide how the reserve is managed, restored, and experienced, helping Council and our tangata whenua partners make informed decisions that reflect both cultural values and community aspirations.

Hapū Vision

- Re-establish a living cultural presence at Te Kauri for present and future generations
- Create a world-class facility that acknowledges mana Māori and mana tūpuna
- Reconnect people to the land by bringing to life the stories of Te Kauri and its people

What's proposed?

Together, we aim to restore and celebrate the cultural, environmental, historical, and recreational significance of Te Kauri – weaving together heritage, restoration, and community connection to ensure it remains a living, breathing landscape. A place of learning, reflection, and celebration for generations to come.

All proposed works and activities within the reserve aim to achieve one or more of the following outcomes:

- **Partnership and Co-management:** Strengthen relationships between Council and hapū through shared decision-making, management, and ongoing collaboration.

- **Cultural Restoration:** Embed the identity, stories, and values of tangata whenua through cultural design, interpretation, and features such as pou, waharoa, and place names.
- **Environmental Protection and Restoration:** Restore native ecosystems, protect significant sites, and safeguard the mauri (life force) of the land and waters.
- **Preservation and Enhancement:** Protect and revitalise culturally and historically significant areas including pā sites, springs, wetlands, and coastal areas.
- **Education and Learning:** Provide opportunities for visitors to learn about the history, ecology, and cultural heritage of Te Kauri through interpretation, guided tours, and potentially a whare mātauranga (learning and visitor centre).
- **Visitor Experience:** Create respectful and meaningful experiences that reflect the unique cultural and natural identity of the reserve.
- **Ongoing Maintenance and Sustainability:** Ensure the reserve is cared for in ways that align with marae-based guardianship practices.

KAURI POINT HISTORIC RESERVE



Council, in partnership with Kō Rōpu te Kauri Point hapu group has developed a draft cultural concept plan for Kauri Point Historic Reserve to protect and enhance the cultural, environmental, recreational and historical values of this special place.

The draft concepts build on the 2010 Cultural Assessment and reflect a shared commitment to kaitiakitanga – guardianship and care for the land. Our aim is to safeguard this taonga while supporting respectful access and enjoyment for current and future generations.

What's proposed?

- Partnership & Co-Management: Work together with hapū through shared decision-making and ongoing collaboration.
- Cultural Restoration: Bring tangata whenua stories and values to life through design, interpretation, pou, waharoa, and place names.
- Environmental Protection: Restore native ecosystems, protect significant sites, and safeguard the mauri of land and water.
- Preservation & Enhancement: Protect and restore important cultural and historic areas, including pā sites, springs, wetlands, and coastal areas.
- Education & Learning: Offer opportunities to learn about Te Kauri's history, ecology, and cultural heritage through interpretation, tours, and a potential learning centre.
- Visitor Experience: Create respectful, meaningful experiences that reflect the unique cultural and natural identity of the reserve.
- Sustainable Care: Maintain the reserve in ways that reflect kaitiakitanga and marae-based guardianship practices.

Join in the korero! Tell us what you think:

Online at www.yourplace.govt.nz/kauri-point-historic-reserve or alternatively drop in and see our friendly staff at The Centre. Pātuki Manawa, Katikati's Library and Service Centre.

Email: yourplace@westernbay.govt.nz

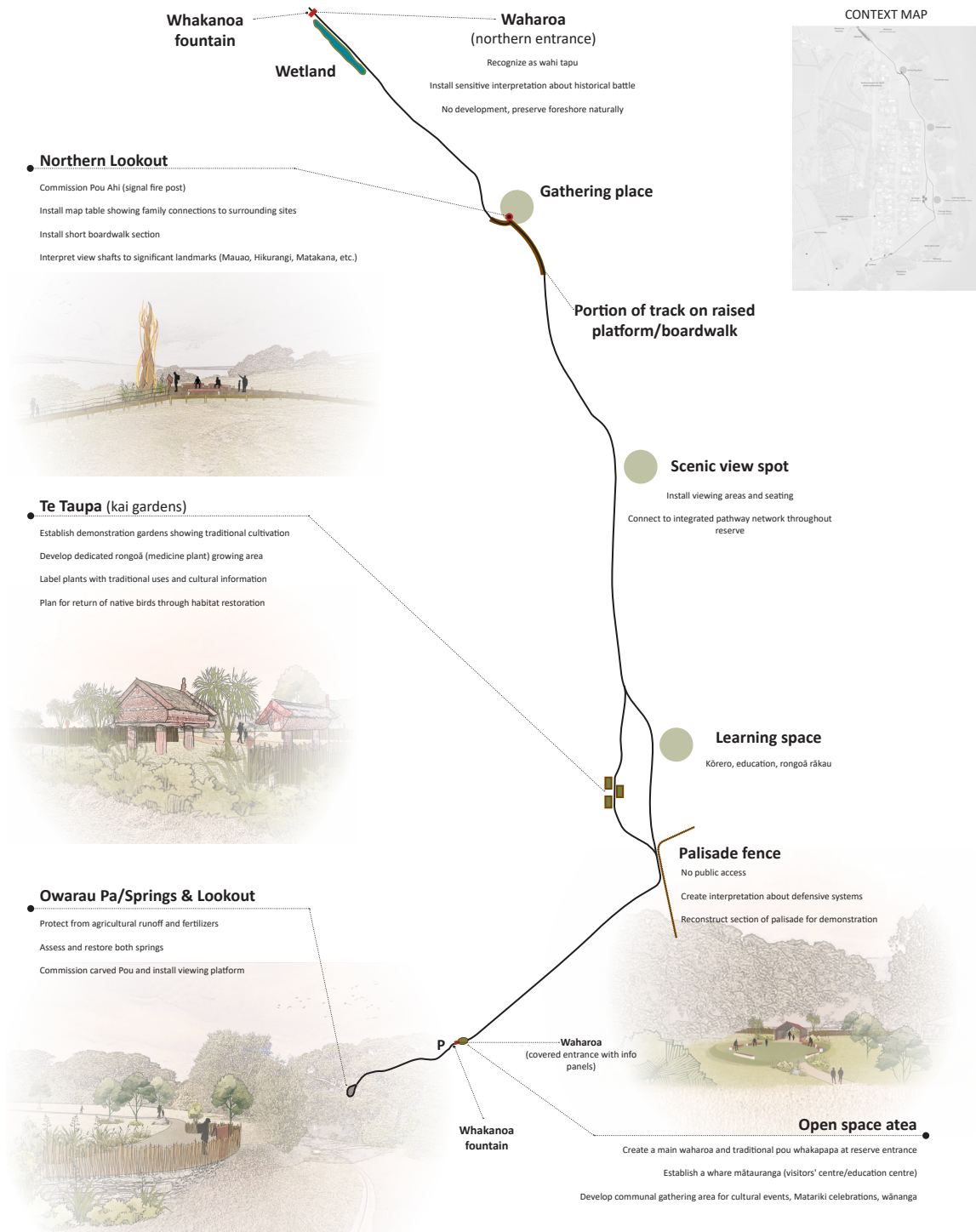
The consultation period will be commencing on Monday 17 November and close 11:59pm on Sunday 7 December.

Together, we can protect and celebrate Kauri Point Historic Reserve for the benefit of all.



Kauri Point Historic Reserve (Te Kauri/Owarau Pā) is a site of exceptional archaeological, cultural, and historical significance located on the Tahawai Peninsula near Katikati in New Zealand’s Bay of Plenty region. The site represents centuries of continuous Māori occupation and is considered highly significant to Ngāi Tamawhariua, Ngāti Te Wai and Te Whanau A Tauwhao.

The reserve’s importance stems from several factors: it contains Owarau Pā, an outstanding example of double-ditch Māori defensive systems that remain largely intact since their construction between 1550-1870. The site includes the nationally significant Owarau Swamp, where a remarkable collection of tapu (sacred) objects—including intricately carved combs and artefacts—were discovered in the 1960s, providing rare insights into Māori artistic traditions spanning multiple centuries. Archaeological evidence shows the area was occupied from at least 1200 AD, with cultural layers documenting the transition from early Māori settlements through periods of fortification and tribal conflicts.





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Ko Te Ahuatanga - Executive Summary

1. Te Kauri is a place of high archaeological value
2. Te Kauri is a highly significant cultural site to Ngai Te Rangi iwi and hapu
 - a. Waahi tapu
 - b. Cultural material discoveries
 - c. Whakapapa links
 - d. Abundance of cultural resources
 - e. Centuries of occupation
3. The local Iwi and Hapu have lost contact with the land and wish to reconnect to the whenua:
 - a. Establishing relationships with stakeholders
 - b. Establishing places of significance
 - c. Telling stories of former peoples and traditions
 - d. Maintaining a cultural presence on the land for present and future generations
4. Ngati Tamatera and Ngati Ranginui are recognized as affected parties. However the views expressed in this document are those of the three local Marae of Te Rereatukahia, Tuapiro and Otawhiwhi
5. This document is recognized by Te Runanga o Ngai Te Rangi Iwi Trust
6. Readers are requested to support the kaupapa contained within this document thereby supporting the peoples of Te Kauri and the enclosed summary of actions

Acknowledgements

- Kuia, koroua and kaiawhina of Te Rereatukahia, Tuapiro, and Otawhiwhi Marae
- Wiremu Puke – Current Best Practice for Pa Management
- Pae Wanakore – Project Kaumatua
- Demetrius Samuel - Project Manager, Ngai Te Rangi Iwi
- Beverly Flavell – Researcher
- Richard Hill – Photographer
- Hipara August – Illustrator
- Noble Family – Noble Farm
- Geoff Canham – Technical Supervision, OPUS

Te Kauri Cultural Values Assessment

Ko Te Tuatahi - Introduction

Purpose

- To overview and assess Maori values relating to developments at Te Kauri
- To give guidance to future planning and development activities
- To establish relationships and partnerships relating to future activities

Where is it?

- Te Kauri - the Kauri Point Historic Reserve - is situated on the Tahawai peninsular 10.5 kilometers north of Katikati Township. The reserve is surrounded by a small coastal village and farmland and administered by the Western Bay of Plenty District Council (WBOPDC) on behalf of the Department of Conservation
- The reserve is protected under the NZ Reserves Act 1977

Why is this assessment being done?

- Te Rereatukahia marae submitted to the Katikati Ward Reserves management plan review highlighting the lack of cultural and historic acknowledgement of the reserve
- WBOPDC commissioned more information be provided. Te Rereatukahia Marae Tribal Committee resolved to commence a research project to provide the necessary information

How was it done?

1. Traditional methods of engagement with tangata whenua



Figure 1 - Location of Te Kauri

Te Kauri Cultural Values Assessment

were used:

- tribal meetings
 - marae wananga
 - forums with neighboring Marae
 - workshops
 - individual interviews
2. Literature review of historical and scientific information
 3. Assessment of values
 4. Identification of aspirations of the local tangata whenua
 5. Formulation of a cultural implementation plan

Statutory Context

The following legislation, statutory plans and Iwi management plans are relevant to this assessment:

- Resource Management Act 1991
- Historic Places Act 2002
- Reserves Act 1977
- Treaty of Waitangi Act 1975
- Ngai Te Rangi Iwi Management Plan 1995
- Te Awanui Harbour Iwi Management Plan 2008
- Tauranga Harbour Recreation Strategy 2006
- Katikati Ward Reserves Management Plan 2008

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Nga Hapu kei Konei - Hapu Context

Before considering the historical context, it is important to recognize the people that make-up the contemporary tangata whenua groups and their values and beliefs.

In this context, these people are essentially identified as having historical connection to Te Kauri.

	NGAI TAMAWHARIUA	NGATI TE WAI	TE WHANAU A TAUWHAO
Waka:	Mataatua	Mataatua	Mataatua
Iwi:	Ngai Te Rangi	Ngati Ranginui	Ngai Te Rangi
Tangata:	Tamawhariua	Witeri	Tamaoho
Maunga:	Mauao	Hikurangi	Mauao me Hikurangi
Awa:	Te Rereatukahia me Te Uretara	Tuapiro	Waiau
Marae:	Te Rereatukahia	Tuapiro	Otawhiwhi

Table 1 – Directly Affected Marae

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There are peoples mentioned in this report that are affected through historical connections to this land:

PEOPLES	ORIGIN	PRESENT STATUS
Tini o Toi	Hawaiki	Tupuna of Mataatua waka
Maruiwi	Taranaki	Returned after conflicts
Nga Marama	Ancient and numerous people	Left the area after conflicts with Ngati Ranginui
Tainui	Hawaiki	Central North Island
Ngati Tamatera	Tainui Waka	Paeroa / Coromandel
Ngati Ranginui	Takitimu Waka	Tauranga Moana
Waitaha	Te Arawa Waka	Tauranga Moana / Te Arawa
Te Arawa	Te Arawa Waka	Te Arawa
Nga Puhi	Up North	Still Up North
Ngai Tukairangi	Mataatua waka	Matapihi, Tauranga

Table 2 - Historic Tribes

Core Values and Priorities

Project team discussions with kaumatua revealed the following values:

VALUES	MEANINGS
Tino Rangatiratanga	The right of an individual, or Hapu or Iwi to plan, implement and attain positive outcomes for one's peoples
Mana	Prestige and Importance
Mana Whenua	Confirmed linkage of people to the lands, forests, streams,

Te Kauri Cultural Values Assessment

	harbours, coastlines and oceans and creatures within through ancestral bloodlines and a person's prestige
Wairua	The spirituality of people and places and things
Mauri	The essence of life
Tapu	Sacred objects and places
Whakapapa	Bloodline to ancestors
Kaitiakitanga	Guardianship that ensures the mauri of the area is respected and protected
Taha Maori	The enhancement of cultural rituals, such as korero tawhito, waiata, haka, patere, tangi etc
Hinengaro	Emotion and state of mind
Tinana	Physical well-being
Whanau ora	Well-being of the family and extended members
Manaaki ki te Tangata	Respect for, nurturing of, and support of people
Te Whai Hua	Economic activity that enhances the Hapu

Table 3 - Core Values

Te Kauri Cultural Values Assessment

Te Rereatukahia Marae

Figure 2 - Whareniui at Te Rereatukahia Marae

The whareniui at Te Rereatukahia marae is called Tamawhariua.

Tamawhariua was the son of Te Rangihouhiri, the founding chief of Ngai Te Rangi Iwi. Tamawhariua lived in the 1700's around the Te Kauri headland. He was himself a chief in his own right, being the head of the Ngai Tamawhariua Hapu and the patriarch of many of the whanau in Katikati and Matakana Island.

Tamawhariua is complemented on the marae by his two wives, Hikonga, (first wife) represented by the small annex to the left side, and Whakahinga, (second wife) represented by the dining room (not shown in this picture).

Dan Rolleston, Johnny Simpson (husband of Nanny Te Hemenawa) and Tipene Walters built the present building in 1967-1968, each working at separate times. The carver was from Ngati Awa / Tuhoë, and the kowhaiwhai was painted by the men from here and Hangarau and Huria. The women made the Tukutuku panels led by Tam Rolleston. The urupa is at Tutaetaka, an Island in the harbour visible from the marae. It has been said to be the original home of Tamapeke. Unfortunately the hapu faces access problems to the Island, relying on goodwill to access their burial grounds.

Te Kauri Cultural Values Assessment

Tuapiro Marae

The Whareniui at Tuapiro marae is named „Nga Kuri a Wharei’. The ingoa was derived from our hapu name, Ngati Te Wai which has been handed down to us from our Tupuna and in remembrance to, Witeri raua ko Mokomoko. The name of the wharekai is Muriwai. The name derives from Ngati Awa, te taha o Mokomoko. Many hands built Nga Kuri a Wharei with no permit or consent under Tino Rangatiratanga. Mutu Bryan has kept the origins that surround Tuapiro marae through his carvings and kowhaiwhai panels.

It took two days to erect the whareniui using a majority of recycled timber and resources by whanau and local businesses. Before pegging out the foundations for the whare the whanau laid in its shape to capture an idea of the size needed. Many people were surprised of these many accomplishments.



Figure 3 – Whareniui at Tuapiro Marae

Te Kauri Cultural Values Assessment

Otawhiwhi Marae

Figure 4 - Whareniui at Otawhiwhi Marae

The Whareniui at Otawhiwhi is Tamaoho, a grandson of Te Rangihouhiri. The Wharekai (dining room) is named after his wife, Tauwhao. The Hapu is named Te Whanau a Tauwhao.

Otawhiwhi is an interesting place for many reasons. One example is their vision - “Ko au ko te patiki, ko te patiki ko au” - na Hori Tupaea. Hori Tupaea was one of the paramount chiefs of Ngai Te Rangi and Te Whanau a Tauwhao in the time he lived. An area of land around the Athenree side of the Tauranga Harbour was named Ahi Patiki by him. Patiki is a favourite delicacy and was highly revered by our tupuna. The above whakatauki translates “I am the flounder, and the flounder is me” and describes the value and respect Tupaea had for this once abundant resource and to remind us that paramount overall is the protection and conservation of our natural resources. If our patiki disappears, soon after, so shall we also!

Te Kauri Cultural Values Assessment

Nga Wa o Mua - Historical Context

We know from the earliest engagement with Tangata whenua during this assessment that they wish to reconnect to the land at Te Kauri. There is a desire to bring back some aspects of the past in a tasteful manner for the benefit of future generations.

Therefore it is necessary to look back in time to establish a view of the past, both in terms of the lay of the land and the people who populated it. In doing so, we will find the means by which Hapu can re-establish their presence and re-connect to the whenua.

Periods of Importance

There are four periods of relevance to Te Kauri.

PERIOD	DATES	DESCRIPTION	IMPORTANCE
1 Pristine Period	Pre-1314	Pristine Rimu Forest Early Navigators Nga Marama	The mana of Tane Pristineness /Te Waonui a Tane Toi and the early navigators Waiorooro village
2 Waka Period	1314 – 1550	Nga Marama Arrival of the waka Cultivation Owarau Pa Swamp Catalogue	The mana of Nga Marama Increased human activity Change in coastal vegetation Settlement at Te Kauri
3 Fortification Period	1550 – 1870	Ngati Ranginui Ngati Tamatera Waitaha Ngai Te Rangi	The mana of iwi maori Fortification Intensified human activity on Te Kauri Material changes in culture
4 Disappearance Period	1820 onwards	Missionaries Muskets NZ Settlements Act 1863 Katikati and Te Puna Purchase	Disappearance of mana Maori Disappearing connections to the whenua

Table 4 - Four Periods of Importance

Te Kauri Cultural Values Assessment

A Brief History

Period 1 – The Pristine Period

- The pristine period refers to the time before the Kaharoa¹ tephra which is estimated to be 1340AD
- According to pollen counts² the area of Te Kauri was densely covered with ancient Rimu forests. Furthermore, the period was characterized by minimal human disturbance based on the absence of charcoal in the core samples at Tuapiro
- Early navigators followed Kupe in about the 950AD period including Maruiwi and Toi.
- Maruiwi went to Taranaki and then came to Katikati to live. Their primary reason for coming was to hunt for Moa and seafood and forest foods. They lived a nomadic life as food was plentiful and there was no need to settle.
- Toi sailed passed the area five (5) generations before the main fleet of waka arrived. His three grandsons (five times removed) were to become the captains of the Mataatua, the Takitimu and the Te Arawa waka. Toi stayed on Tuhua and brought with him the means of cultivation should natural resources run low – that is the humble kumara. He eventually established his Pa at Kaputerangi, above Whakatane, from where he could see the Coromandel ranges (Nga Kuri a Whare) in the north and Tihirau to the south. The ocean between was called Te Moanau i Toi, named after himself.



Figure 5 - Artistic impression of the Pristine Period

¹ Ash from the first Tarawera eruption

² Report on Palynology – Newnham, Lowe, Gray, Moore

Te Kauri Cultural Values Assessment

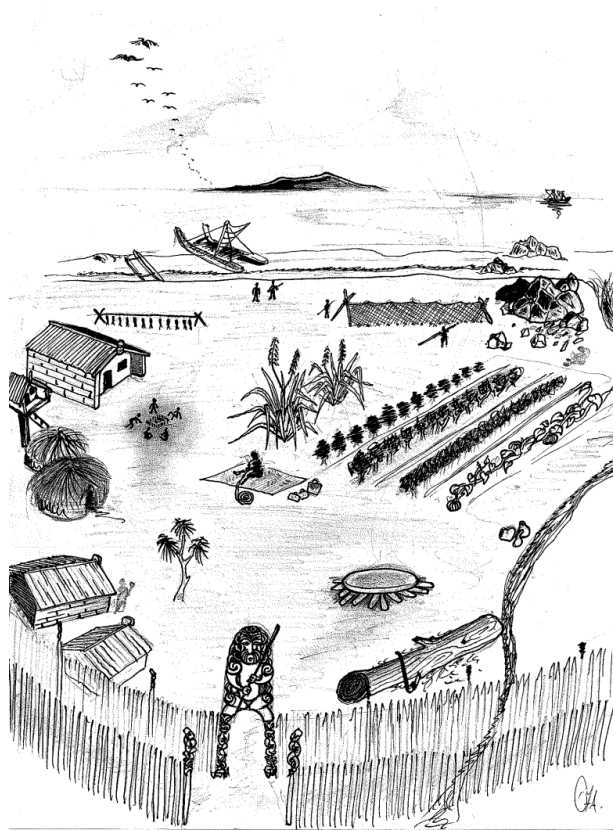


Figure 6 - Artistic impression of Waiorooro Village

- The Waiorororo village was in existence before the main fleet of waka arrived. Oral traditions describe how the captains of various waka were shown hospitality by a tribe called Nga Marama who were living beside the harbour north of Te Kauri near the present day marae of Otawhiwhi. They were said to be a group of artisans, crafting jewelry, tools, and weapons for trade. An archaeological survey confirmed this when a village covered by sand dunes became exposed by the weather revealing wooden framed houses, artifacts of craftworks, tools, paddles, spears, greenstone, obsidian, drills, hooks and knives. The paddles and spears were carved in an archaic manner.
- The swamp at Owarau Pa was also in existence at the time and is dated to as early as 1200AD. The occupants of the Pa at the time would almost certainly have been Nga Marama.

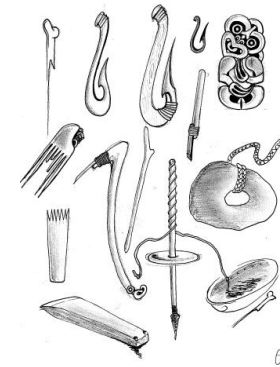


Figure 7 - Example of artifacts found at Waiorooro

Te Kauri Cultural Values Assessment

Period 2 – Arrival of the Waka

- This period starts with the first eruption of Tarawera which is estimated to be 1340AD.
- The principal difference between this period and the previous one was the change in coastal vegetation from ancient forests to bracken, shrubs and grasses. An increase in human activity is evidenced specifically by the appearance of scatterings of charcoal.
- The ash from the 1340 eruption caused the degradation of the ancient forests in the exposed coastal area.
- The Owarau Pa, and the upper Pa settlement at Te Kauri was occupied with signs of terraces, small pits and gardens before signs of fortification, probably by Nga Marama or possibly by Tainui, Te Arawa or Takitimu who had arrived by now.
- The tradition of using the swamp as a safe disposal for tapu objects began in this period. Objects found in the swamp have been carbo-dated back to 1400AD.
- This is the time when the first of main fleet of waka arrived from Hawaiki. Waka tradition includes Tainui sailing inside the harbour before going on to Thames. They left people with Nga Marama at Waiooro village. Te Arawa sailed passed this area claiming the coastline for Waitaha while still out at sea. Takitimu people would become the established tribe around the harbour for the next few centuries.

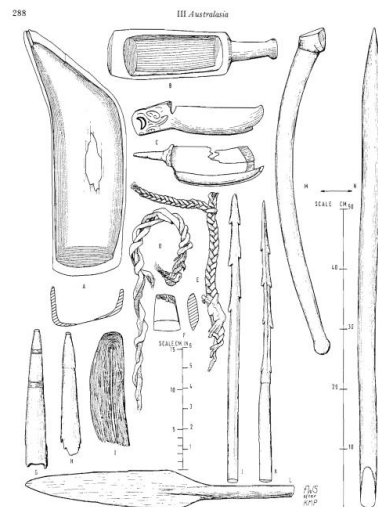


Figure 9. A, C, vessels; D, E, cordage; F, adze-blade; G, H, flutes; I, 'heuh'; J, K, spears; L, grinding stool; M, N, wire handle and sleeping stick, at different scale. Drawings after ornaments by R.M. Peters.

Figure 9 – Everyday artifacts found in the Owarau swamp

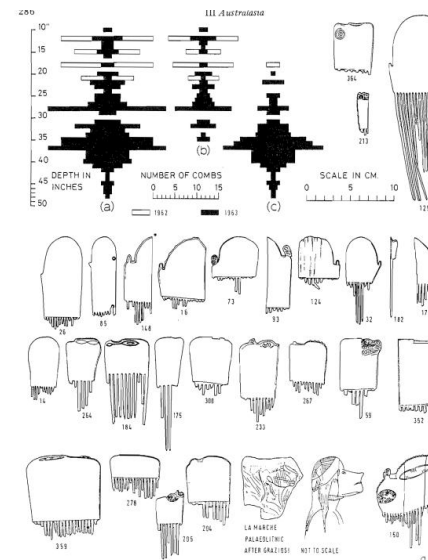


Figure 8. (a) Bar diagram of all combs excavated at depth intervals of 1 in. (b) Frequencies of all round-topped and side-knibbed combs. (c) Frequencies of all square-topped and notched combs. All combs drawn to scale. Lower row, Palaeolithic engravings of 'muzzled' men (not to scale).

Figure 8 – Tapu artifacts (Heru) found in the Owarau swamp

Te Kauri Cultural Values Assessment

Period 3 - Fortification at Te Kauri

- This period lasted from 1550 to 1870. Te Kauri at this time consisted of a Pa site with fortified lookouts, which are still visible today. At the lower end of the site, near the present-day jetty, was the fortified Pa called Owarau. Owarau is the site where significant carvings and other Maori artifacts were discovered preserved on the floor of the swamp running past Owarau Pa. To the North was a significantly fortified settlement called Ongare and another called Oteratahi. Further north across the harbour was the settlement of Waiororo.
- This was a period of cultural change where material culture became more sophisticated specifically evidenced by the artworks found in the swamp and by the defensive systems found around the Pa site. Around this time or possibly before, the construction of a box in the swamp occurred, for the safe disposal of Tapu objects. The quality of the workmanship of these objects suggested a person or dynasty of high rank and wealth had occupied the site. The carvings were produced to a high standard of quality while avoiding individual flare as is the custom of carvers, indicating that a group of carvers were working under instruction of a master carver to strict common standards. However the carvings were not slavishly copied as there are no two carvings exactly alike. The carving styles at the bottom of the box indicate they were carved in earlier times. The carvings at the top of the box still held their ochre coloring and were finely carved in a

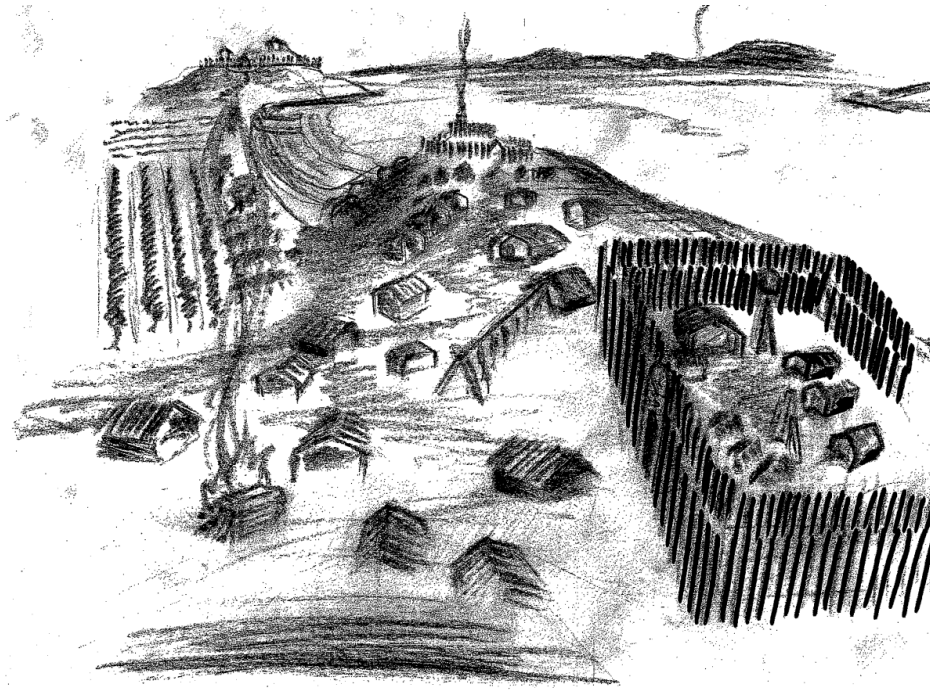


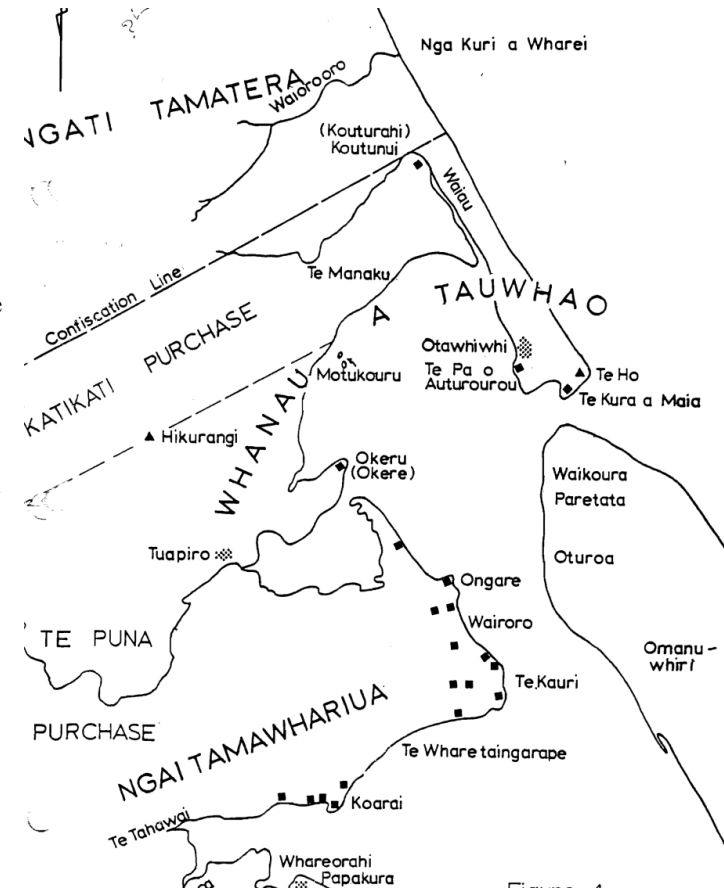
Figure 10 - Artistic impression of Te Kauri looking north across the harbour

construction of a box in the swamp occurred, for the safe disposal of Tapu objects. The quality of the workmanship of these objects suggested a person or dynasty of high rank and wealth had occupied the site. The carvings were produced to a high standard of quality while avoiding individual flare as is the custom of carvers, indicating that a group of carvers were working under instruction of a master carver to strict common standards. However the carvings were not slavishly copied as there are no two carvings exactly alike. The carving styles at the bottom of the box indicate they were carved in earlier times. The carvings at the top of the box still held their ochre coloring and were finely carved in a

Te Kauri Cultural Values Assessment

similar fashion to engraving and smoothed on the surface using pumice. This indicates that a gradual change of culture and materials had occurred over this time.

- There was a period of Marae DIY. Intensification, reconstruction, storage pits, terraces, gardens and pits were enlarged or developed. Early period fortifications and ditches were built over by bigger and better ones. The community was adapting to larger populations and newer methodologies.
- This was followed by a distinct period of abandonment for reasons unknown.
- Reconstruction occurred after abandonment including the double-ditch and bank defences that remain today.
- The main tribes in this period were Ngati Ranginui, Ngati Tamatera, and Ngai Te Rangi in that order. Other tribes recognized at the time were Waitaha and Raukawa
- Ngati Ranginui, or more accurately, Tamatea, the captain of the Takitimu waka, had a tradition of clearing forests using fire. It is thought that he brought that tradition to Te Kauri and the surrounding areas to clear the ash-damaged forests, rather than clearing the area by hand. This in turn created the open spaces for bracken, coastal vegetation and human settlement areas.
- Tamatea was closely aligned with the neighboring Tainui tribe Ngati Tamatera. Ngati Tamatera took or were given rights from Katikati to Te Puna. This alliance with Tamatea was clear and mutual and endured until the arrival of Ngai Te Rangi.



This map shows the degree to which Maori settlements had developed during this period.

Tamawhariua himself is the patriarch of many of the people in Katikati and Matakana.

Figure 11 – Map depicting Maori settlements prior to 1800s

Te Kauri Cultural Values Assessment

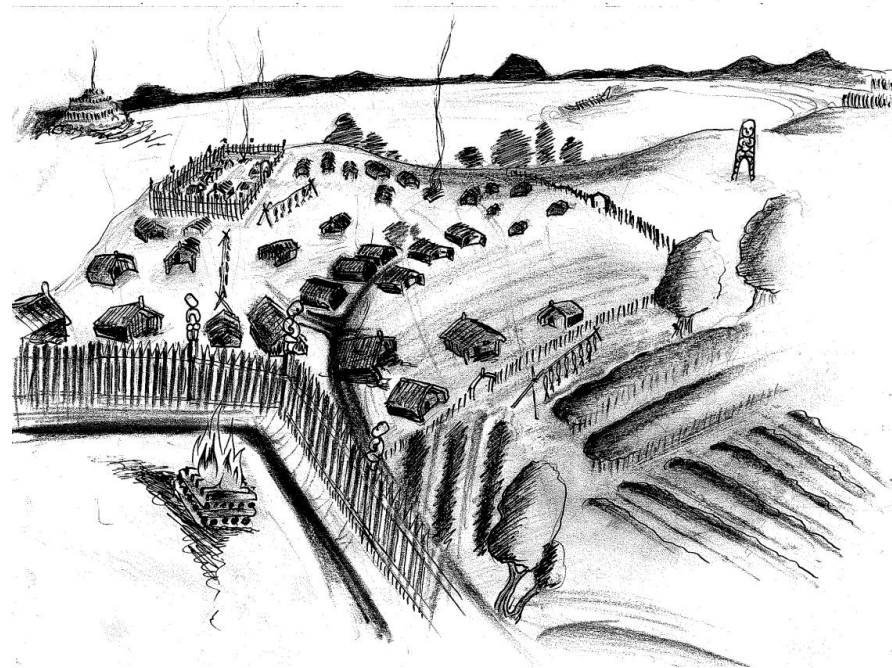


Figure 12 - Artistic impression of Te Kauri looking south towards Mauao

- Ngai Te Rangi arrived 7 generations before the sale of land under the Katikati Te Puna Purchase (1866). There was intermarriage between the tribes and constant fighting occurred. Rangitoto, the Ngai Te Rangi chief married the daughter of Pukeko, the Ngati Tamatera chief. They lived together at Ongare Pa. Pukeko was cast ashore at Te Kauri while passing up the harbour and was killed by Rangitoto. War broke out resulting in Ngati Tamatera taking possession of Ongare. Later the two tribes united in battle to repel Nga Puhi raiders. The Ngai Te Rangi chief Te Whanake settled at Ongare as long as he didn't re-fortify. The story goes that Te Whanake re-built the Pa near burial grounds sending verbal insults to Taraia in the process. This culminated in a savage attack by Taraia on Te Whanake at Ongare and Te Kauri. Taraia then went on to attack Otamataha, the Ngai Te Rangi heartland. Skeletal remains found indicate that running battles on the north beaches resulted in people being slain and left to where they fell. Survivors escaping to Matakana. The area was abandoned for a short period of time as was the custom of the time.

Te Kauri Cultural Values Assessment

- A time later, Tongaroa and a young boy, from Te Arawa and 2 pakeha were caught stealing potatoes from Ongare while travelling to Auckland, by whanau watching from Matakana. The Te Arawa escaped but it is not certain what became of the Europeans. Later, Tongaroa and a war party sailed to Tuhua to exact utu for the incident, taking slaves back to Maketu.
- This period ends with the land confiscation period following the native land wars in the 1860s.

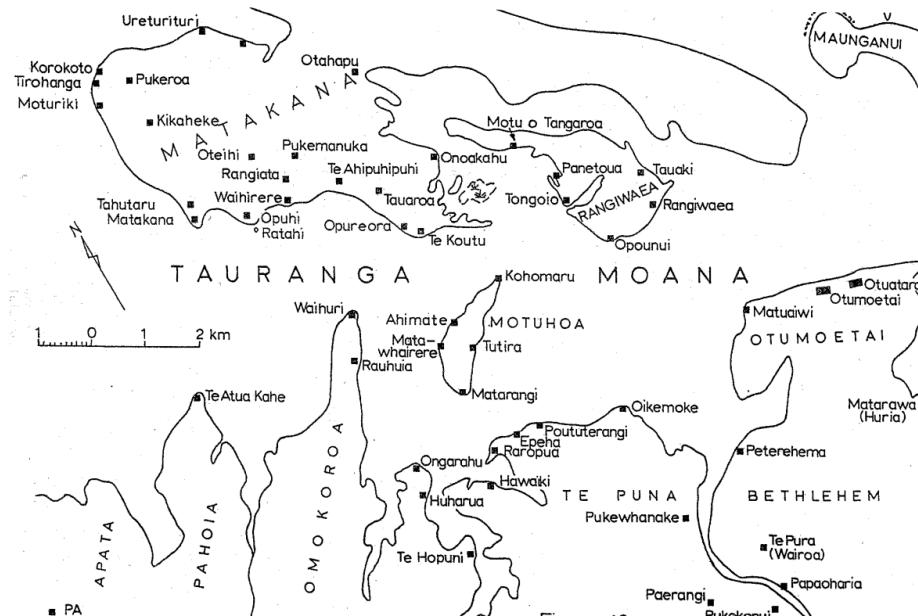
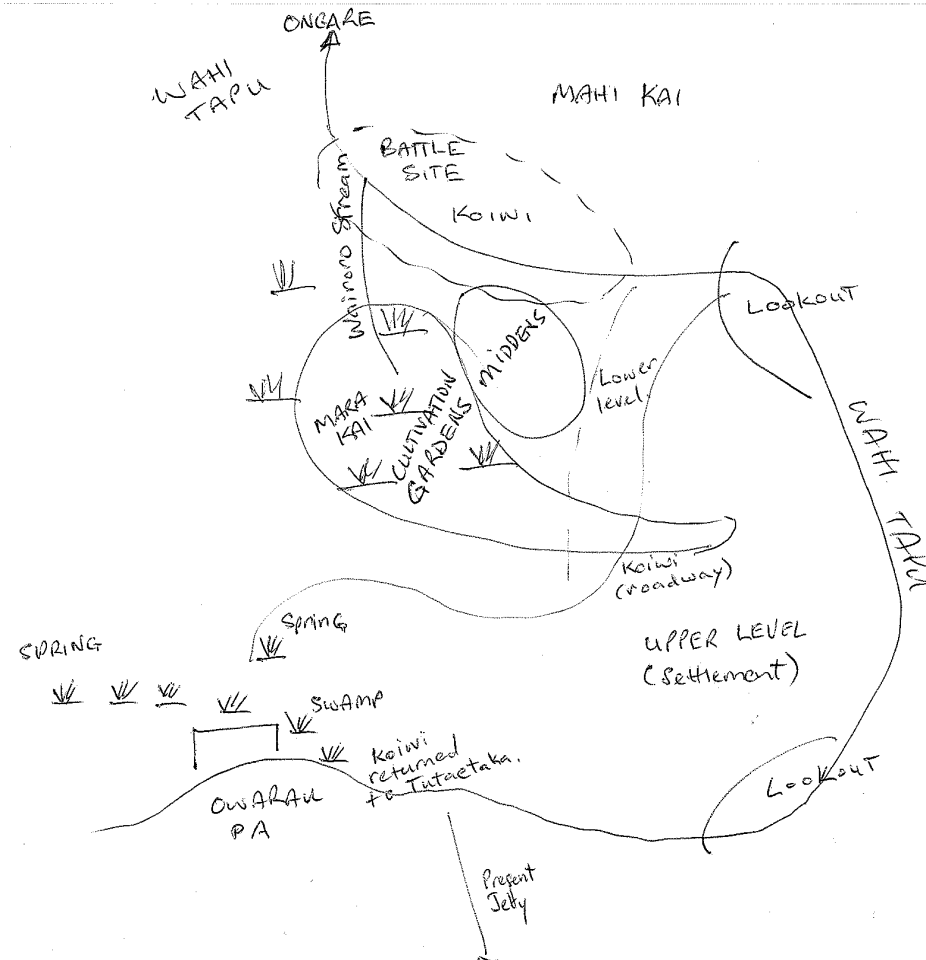


Figure 13 – Map depicting Maori settlements on nearby Matakana Island

This Map shows the extent of settlement on Matakana. Many of these current peoples are direct descendants of Tamawhariua. Te Ahipuhipuhi is the urupa just above Kutaroa marae is one branch of descendants of the son of Tamawhariua, Tauaiti. Matakana point is where another branch of descendants of Tamawhariua have a marae, Te Rangihouhiri marae.

Te Kauri Cultural Values Assessment



A cultural map was developed following

- Site visits
- Review of early surveys
- Archaeology review
- Tribal hui at Tuapiro Marae

The survey maps revealed the original names of Owarau and nearby Pa sites.

Archaeology review showed patterns of cultivation and seafood preparation.

Wahi Tapu areas were described using sweeping hand movements by people at a Tribal hui at Tuapiro marae who were informed by their parents and presumably their parents before them.

The open settlement areas and Owarau Pa outlines were determined by observation of lookouts, surviving ditches and embankments and wetlands during site visits.

Figure 14 - Cultural map of Te Kauri and Owarau

Te Kauri Cultural Values Assessment

Period 4 – Ngaro (Disappearance of Mana Maori)

- This period starts in the 1820s to the present day
- Missionaries. Samuel Marsden in 1820, from the top of Hikurangi, noted the fine forest timber and fern country between the kaimai ranges and the coast. He saw opportunities of supply to ships of food, potatoes and pork. Missionaries saw Maori as candidates for civilization and Maori saw missionaries as suppliers of tools. By the 1830s, missionaries had upset the ancient beliefs of Maori and undermined the mana of the chiefs and tohunga.
- Muskets. By the 1820s, musket traditions were well established and were common in battle.
- The NZ Settlements Act in 1863 allowed for land confiscation to go ahead including the Katikati Te Puna purchase. Arrangements commenced immediately. The Katikati and Te Puna blocks and others blocks were to be taken by confiscation for sale by order-in-council. Confiscation was delayed until a decision could be made for the allocation of land set aside for „native reserves’ including Ongare Pa, including Te Kauri and the surrounding lands. Under the order, Te Kauri would be taken „for development as a township’. Agreement was reached when Maori chiefs received ownership in the Native reserves and portions of the sale price. In 1864, Pirirakau filed an appeal to the land sale and with Ngai Te Rangi and Hauraki, attended an arbitration hearing in Auckland. The appeal was resolved by the sharing of the proceeds of sale between appellants. The Order-in-Council beginning the confiscation to go ahead happened in 1865.
- This Order-in-Council gave effect to the Stewart special settlement in the 1870s and the eventual subdivision of lands leading to the present day situation. Maori were left with approximately 20% of their original holdings, which has reduced over time to a fraction of that today.
- Today’s generation of Maori have strong aspirations to

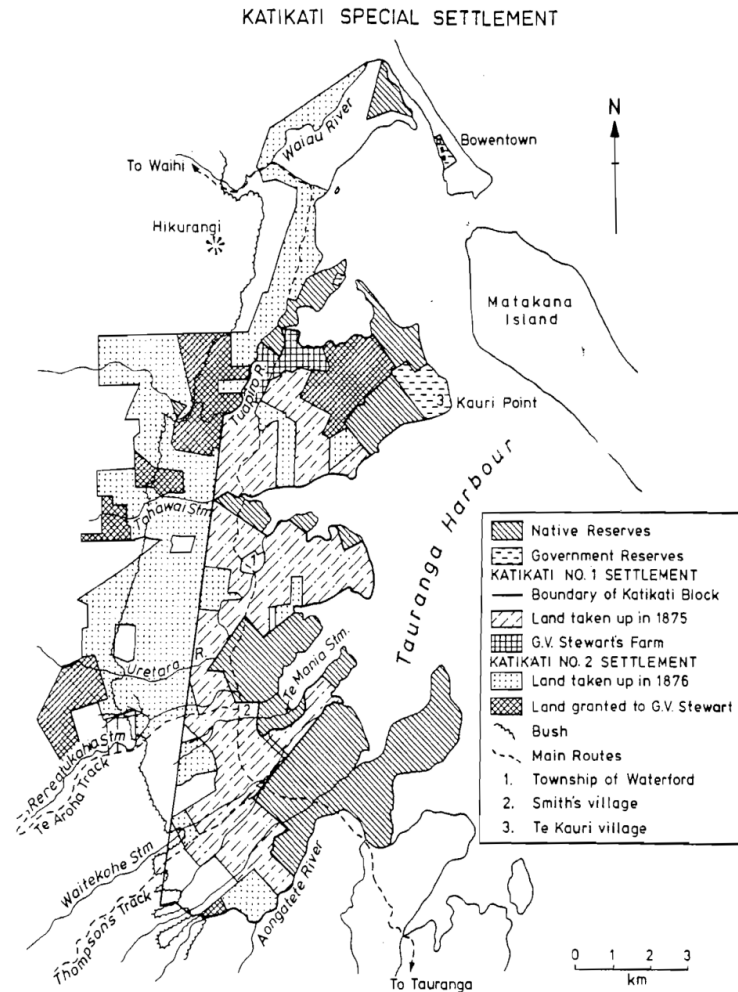


Figure 15 - Map depicting loss of Maori lands

Te Kauri Cultural Values Assessment

reconnect to their ancestral lands, and participate in their management. To re-establish their identity and restore their ritual traditions and to tell of stories of the past to the present and future generations is a strong theme emerging from this study.

Lands

In conclusion:

1. Land was continuously occupied from the earliest people right through to the present day. The area has been a highly sought-after location for many centuries.
2. The land was valued as a place of abundant natural resources.
3. Over time cultural recognition has disappeared.
4. The influence of Maori on the land has diminished since the NZ settlements Act and the Katikati Te Puna Purchase.

Peoples

Conclusion:

1. Early migratory patterns are consistent with hunter gathering activities.
2. But earlier peoples became displaced by later arrivals which are indicative of patterns of conquest.
3. Artistic traditions were continuous over many centuries, even prior to the arrival of the Waka, but halted in the later periods.
4. In the later periods the pattern of conquest changed to where the existing peoples were not displaced indicating that a co-existing arrangement had been reached, which is still the case today.

Te Kauri Cultural Values Assessment

Ko Te Ao Hurihuri - Contemporary Context

The contemporary context is assessed by examining closer the current state of the area in relation to Hapu values and expectations including the issues the people are facing.



Figure 16 - Aerial photo of Te Kauri and surrounding areas

Places of significance are outlined below:

- Owareau Pa
- Owareau Swamp
- Owareau Springs
- South Beach
- Atea
- South Lookout
- North Lookout
- North Beach
- Rimu Gardens

Te Kauri Cultural Values Assessment

Places of Significance**Owarau Pa****Figure 17 - Owarau Pa**

Owarau Pa is an excellent example of double ditch defensive systems used by Maori. It is protected from public access by the boundary fencing of the Noble farm. The Pa is grazed at present to control growth on the site. Pest and weed issues are minimal according to the Nobles. The site is managed between the Noble farm and the Western Bay of Plenty District Council.

Primary concerns about the site:

- The historical and cultural significance of the site.
- State of the waterways.
- Lack of education and awareness.
- Inability to connect to the whenua.
- Grazing on the Pa.
- Animal damage to the swamp.
- No participation of Tangata Whenua in ongoing management and monitoring.

Te Kauri Cultural Values Assessment

Owarau Swamp**Figure 18 - Owarau Swamp**

The swamp is nationally important in that it is the site where significant Maori artifacts were discovered in the 1960s revealing a place of safe disposal of tapu objects. The swamp is actually made up of two streams which run downstream to the Pa in a Y-Shape, joining to a single stream at the base of the Pa before running out to the beach below. The point at which the two streams converge is the place where the artifacts were found. The swamp is open to animal access. There is a raised crossing at one end of the swamp and a ground-level crossing where one of the streams seems to have dried up. The quality of the water and vegetation in the swamp is presently unclear. It is uncertain whether there remains any other archaeological artifact within the swamp area. Apart from introduced exotics, it is likely that the kind of vegetation found here today is the vegetation that has been here for centuries.

Concerns:

- The significance of the site.
- Damage to swamp and waterways by animals and rural run-off.
- Damage to remaining archaeology by animals and fertilizer.
- Pests and exotics within the swamp and waterways.
- Because the swamp is not wholly within the reserve it is important to ensure that it is protected against future developments.

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Owarau Springs

Figure 19 - Owarau springs locations

There are two springs. One of the springs is running at a good rate enough to create ponding in the largest part of the swamp. The second spring appears to have dried up but may still be running under the surface. There has been debate over whether the springs are Wai Tapu ie sacred waters. There is general consensus that because the objects being combs were tapu, the water flowing over them becomes tapu.

Concerns:

- It is still uncertain whether the springs themselves were tapu, or whether the water became tapu when they flowed over the tapu objects found in the swamp. More consideration is needed.
- Present state of the springs is uncertain. One spring is still flowing; but the other spring may be blocked.
- The quality of the water is not certain.
- Because the springs are on private land, it is also important to ensure protection against future developments.

Te Kauri Cultural Values Assessment

South Beach**Figure 20 - South Beach**

Beautiful natural northern harbour beach that is used for recreation and traditional food gathering. The outlet of the water from the Owarau swamp is a small waterfall flowing directly onto the secluded beach west of the Jetty. The entire southern side of the headland is lined with very old pohutukawa, and kawakawa and other sub-canopy native species.

Concerns

- The outlet from the swamp is wai tapu and must be protected.
- The wairua of the south beach must be maintained.
- The present fishing and recreation is appropriate.
- Any intensive activities will threaten the wairua of the place and the mauri of the harbour and traditional food gathering.

Te Kauri Cultural Values Assessment

Atea (upper level Pa)**Figure 21 - Atea**

The Atea refers to the upper level area in the headland where the original Pa once was. It also refers to the recreational open space within the reserve. In former times, this area is believed to have been the location of the original papakainga village. The reserve grounds are managed to public reserve standards by the WBOP District Council. Evidence of central gathering places that would have been prominent and house sites and wider defensive systems have been lost due to subdivision and farming. A heritage walking track crosses the reserve.

Concerns

- Within the greater Waahi tapu area.
- Maintaining the wairua of the reserve.
- Recreation and scenic amenities are appropriate.
- Awareness of the original village on peoples is low or non-existent.
- No focal point where Maori and the community can gather.
- No facility to keep cultural and heritage knowledge such as a whare matauranga.
- Human remains were discovered during roading and subdivision reinforcing sweeping statements of Waahi tapu on the upper level Pa.

Te Kauri Cultural Values Assessment

South Lookout**Figure 22 - South Lookout**

Excellent example of single-ditch defensive system.
Protected by stock fences and gated access ways.
Current maintained to long-growth standards by council staff.
This area is the highest part of the southern upper level Pa.
There is evidence within the lookout area of house sites behind the palisades.

Concerns:

- This site is within the greater Waahi tapu area.
- Physical remains of the early site are outstanding.
- Very little detailed information about the site from surveys or early maps.

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North Lookout

Figure 23 - North Lookout

Another excellent example of single-ditch defenses. Maintained to long-growth standards. Highest point at the northern end of the reserve. Protected by stock fences with gated access. Short-mown strips for walking. There is evidence of house sites inside palisades. Communication by smoke signals would have been practiced on the upper Pa level.

Concerns:

- Same as South Lookout.
- Significant view shafts:
 - Ongare Pa (Occupied by descendants of wife of Tamawhariua, Whakahinga).
 - Otawhiwhi (Bowentown).
 - Waiororo (Wetland dunes towards Waihi Beach).
 - Tuhua (Toi stayed there).
 - Matakana Purakau (Escape route).
 - Puwaha o Katikati Huanga Kore (harbour entrance).
 - Koutunui (Athenree).
 - Te Poho (Tanners Point).
 - Tuapiro.
 - Tirohanga (Matakana).
 - Hikurangi.
 - Puketoki.
 - Mauao.
 - Kaimai.

Te Kauri Cultural Values Assessment

North Beach**Figure 24 - North Beach**

Exposed beach to the north of the headland Waahi tapu area; a place of extreme violence. Site of a battle between Hauraki and Ngai Te Rangi and a place of chaotic skeletal remains. Connects Te Kauri to Ongare Point headlands.

Concerns:

- High sensitive area to Ngati Tamatera and Ngai Te Rangi.
- Bones found in chaotic patterns all along the beach indicating people were left where they fell.

Te Kauri Cultural Values Assessment

Rimu Gardens

This represents an area that is outside of the reserve, particularly, the cultivation and food preparation areas in the low-lying land between Te Kauri and Ongare. Those lands are now privately owned as farms or orchards.

This area also represents an era prior to clearing of ancient Rimu forests around the headland and throughout the district.

Concerns:

- Rural and urban traditions have replaced and consumed the cultural traditions.
- Awareness of original native vegetation is low.
- Traditions of Tane are not practiced.

Te Kauri Cultural Values Assessment

Interviews, Discussions and Review

Meetings with Nobles

- Highly valued site and asset to the community and needs to be protected.
- Located away from public access as a form of protection.
- Questions raised about access and maintenance if the present ongoing management arrangements were to change.
- Discussion about public amenities such as walking trails, guided tours, their preference being non-commercial activities. The most important issue noted was privacy and security. They didn't want any issues with the animals.

Project meetings

- Local hapu are still being questioned about their presence when they go there for fishing, swimming and gathering kaimoana.
 - This causes ill-feelings of segregation and belittlement.
 - Alienation from practicing customary traditions.
 - It will be necessary that hapu have reassured access without fear of being treated as alien.
- Land disconnection was mentioned.
 - There is nothing Maori there at all.
 - This is impacting on the wholeness of their wairua.
 - Breakdown in communication, ie. Inability to pass on matauranga to their mokopuna.
 - It will be important to have stories integrated into the site for future generations.
- Land-use activities
 - Have contributed to reduced kaimoana stocks.
 - Resulting in poor quality and availability of traditional foods.
 - Education of values and monitoring will be necessary.
- Raupatu grievances still exist
 - Land loss has diminished mana, because whenua is mana.
 - Cultural and economic base has been taken away from the people.
 - It will be necessary to return the economic base and provide opportunities of co-management.

Te Kauri Cultural Values Assessment

Tribal Hui

Questions were asked at tribal Hui of the combined Marae of Otawhiwhi, Tuapiro and Te Rereatukahia at Te Runanga o Tamawhariua:

- If you could change anything, what would it be?
 - Ingoa Maori – more Maori names revived.
 - Several Pou and Waharoa with history in the carving, and one specific to Heru at Owarau Pa.
 - Collection of the earliest maps.
 - Fence off and restore the swamp at Owarau Pa.
 - Labeling of trees including korero and uses.
 - Grove of original forest and coastal species.
 - Demonstration of palisades.
 - Educational materials such as DVDs containing history, whakapapa, waiata and korero.
 - Ara hikoi – integrated walkways.
- What activities would you do?
 - Wananga.
 - Planting.
 - Waahi rongoa – medicine plants.
 - Maara kai – gardens.
 - Celebratory events such as Matariki.
 - “No animals”. This quotation was taken from the Aspirations hui and was made in reference to grazing on the Owarau Pa site and spoiling of the open reserve area by dogs.
- What would you leave for your Mokopuna?
 - Korero nehera.

Historic Places Trust

Assessing Te Kauri using provisions in the Historic Places Act:

- Archaeology - Owarau swamp contributes to archaeological information about human history in NZ.

Te Kauri Cultural Values Assessment

- Rarity - Owarau swamp artifacts indicate a pattern of same-purpose behavior over a period of many centuries and tribes.
- Integrity – significant defensive ditches remaining intact from the time of construction.
- Vulnerability – Cattle activity and fertilizer on Owarau Pa and around Owarau swamp poses a potential for damage.
- Grouping – the site is part of a larger natural grouping including Ongare, Te Poho, Koutunui, Otawhiwhi, Waiorooro and Matakana.
- People – The Ngai Te Rangi chief in respect of the whenua, namely Tamawhariua and wife Whakahinga, are the patriarch and matriarch of Katikati and Matakana whanau.
- Event – The North beach is a site of horrific running battles between Ngati Tamatera and Ngai Te Rangi .
- Pattern – Te Kauri is linked to artistic traditions throughout the area over many centuries.
- Education – Te kauri could contribute through public education to peoples awareness, understanding and appreciation of NZ’s history and culture.
- Tangata Whenua – Te Kauri is important to local Tangata whenua in the following ways:
 - Taungawaka – landing places for waka on North Beach.
 - Pa and kainga – Upper Pa site, and Owarau Pa.
 - Mahinga kai – lowlands towards Ongare.
 - Battle site – North beach.
 - Mahi Taonga – Rock art.
 - Koiwi found – North beach and upper Pa.
 - Waahi tapu – North beach and Owarau swamp.
 - Mana of chiefs – Heru found in Owarau swamp.

Iwi Management Plans

- Ngai Te Rangi Iwi Resource Management Plan 1995 recognises:
 - Protections needed from activities on and around the harbour affecting water quality, wildlife and kaimoana.
 - Customary fishing and food gathering still practiced.
 - Preservation and restoration of estuarine foreshores.
 - Respect for spiritual and cultural activities around harbour.
 - Hapu shall be involved in the management of sites of cultural significance to Ngai Te Rangi.
- Te Awanui Harbour Iwi Management Plan 2008:
 - Te Kauri is recognized as a highly significant cultural site that should be protected against desecration.

Te Kauri Cultural Values Assessment

Values Assessment

The Tangata Whenua values this site for the following reasons:

1. The original villagers of Te Kauri were their ancestors of the local Tangata whenua residents.
2. The site provides insight into their ancestors and how they lived.
3. The site contains significant Waahi tapu .
4. The site is strongly bound by family ties to all surrounding Pa sites.
5. The site can contribute to awareness, understanding and appreciation of NZ history and culture.

Te Kauri Cultural Values Assessment

Ko Te Whakaoho - Hapu Aspirations

Guidance is provided to all planning and future development activities relating to Te Kauri. Aspirations of the people were determined at workshops and individual interviews. The resulting aspirations ensure that the values of the people are appropriately expressed.

Hapu Vision

1. To re-establish a cultural footprint at Te Kauri for present and future generations.
2. To provide a world-class facility that recognizes mana Maori and mana Tupuna.
3. To reconnect to the land by bringing to life the stories of the land and people.

Desired Outcomes

All proposed works will be designed to meet one or more of the desired outcomes below:

1. Partnership and Co-management.
2. Meaningful consultation over any development.
3. Restoration of cultural values into the site.
4. Protection including maintenance.
5. Preservation and renovation.
6. Education for passing on knowledge, referencing, awareness and promotion.
7. Experiences including cultural experiences for visitors and guided tours.

Te Kauri Cultural Values Assessment

Aspirations**Owarau Pa**

To overcome concerns, the Hapu aspires to:

- Fence off the Pa site from grazing.
- Remove exotic vegetation.
- Protect and enhance the native species.
- Provide interpretation boards along natural paths for guided tours.
- Provide visitor experiences.
- Provide ongoing maintenance as per Marae or Urupa.
- Participate in decision-making, management and reviews.
- Provide carved Artistic Pou and Waharoa.
- Provide viewing platform to overlook the site.

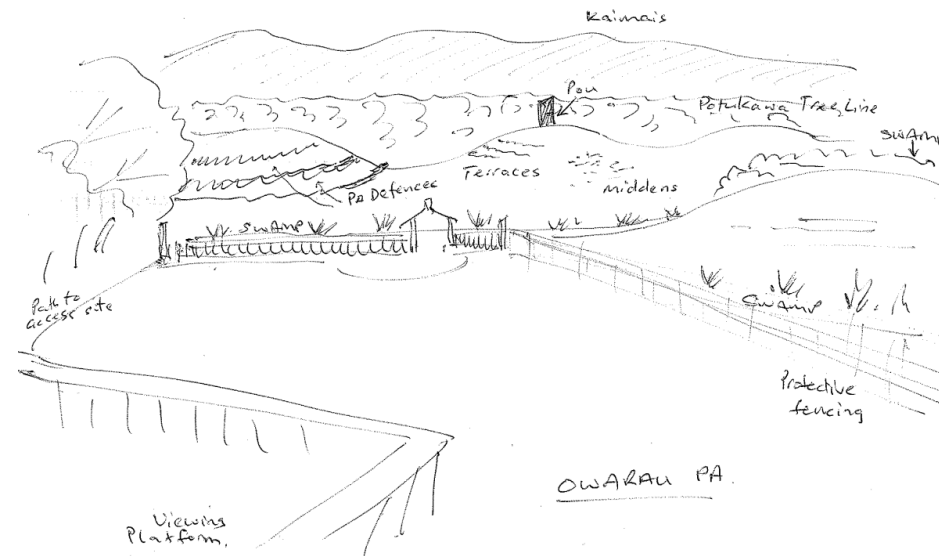


Figure 26 - Sketch of Owarau Pa

Owarau Swamp

To overcome concerns, the Hapu aspires to:

- Fence off the swamp.
- Exotics removed and tidied up.
- No more archaeological surveys.
- Mauri of water to be restored and monitored.
- Protection from run-off and fertilizers.

Te Kauri Cultural Values Assessment

- Information boards.
- Monitoring of native plants and wetland ecologies.
- Managed public access.
- Replanting in the swamp and the riparian fringes.

Owarau Springs

To overcome concerns, the Hapu aspires to:

- Protect the springs from erosion and fertilizer.
- Restore springs to original condition.
- Manage and monitor springs.
- Provision of Cultural interpretation.
- Renovate former springs.

South Beach

To overcome concerns, the Hapu aspires to:

- Preserve of Taonga trees.
- Preserve mauri of the harbour.
- Protect the Owarau outlet.
- Maintain the ability of Tangata Whenua to oppose development to protect the mauri of the harbour and the sacredness of waahi tapu.
- Conduct celebratory events and recreation.
- Protect wai tapu outlet to the beach.
- Protect food gathering practices.

Te Kauri Cultural Values Assessment

Atea (Upper Level Pa)

An Atea is an open space where people gather. The gathering purpose can be formal, informal or casual.

Examples of such gatherings are:

- Ceremonial purposes
- Educational gatherings
- Calendar events
- Community events
- Private events such as weddings
- Traditional events such as Matariki.

To overcome concerns, the Hapu aspires to:

- Identification of Waahi Tapu areas.
- Establish a central communal focal area .
- Main Waharoa for the reserve.
- Main Traditional Pou Whakapapa.
- Gathering place for communal events and rituals of encounter.
- Whare Matauranga (Visitors centre).
- Level viewing area.
- Food and seating areas.
- Place for wananga and or kapa haka.
- Wharepaku nearby.

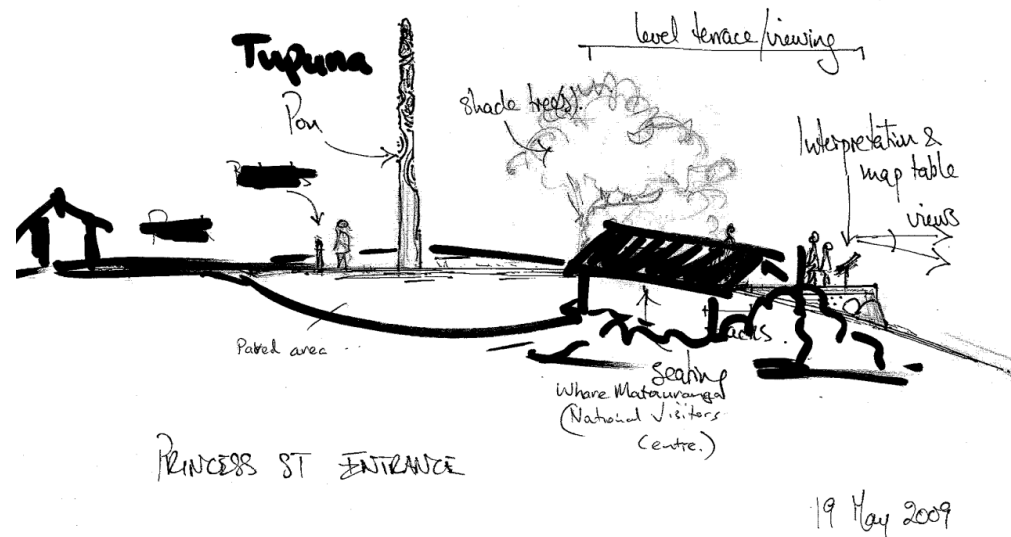


Figure 27 - Artistic impression of the Atea

Te Kauri Cultural Values Assessment

- Integrated pathway network (ara hikoi).

South Lookout

To overcome concerns, the Hapu aspires to:

- Reconstruct Palisade section.
- Provide secondary waharoa.
- Provide Artistic Pou .
- Provide Information panel.
- Replace stock fence with stronger sections to support palisades.
- Provide short-grass access to cultural interpretation areas.
- Provide long-grass areas to minimal or no public access areas.

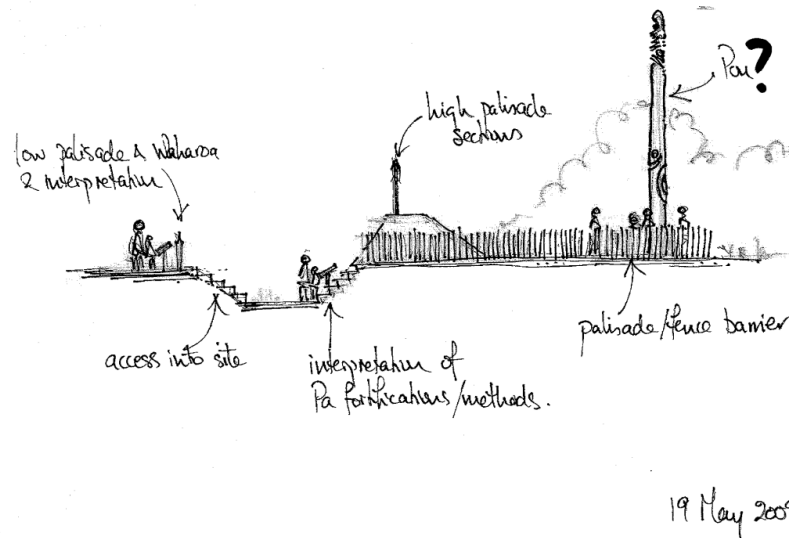


Figure 28 - Artistic impression of South Lookout

Te Kauri Cultural Values Assessment

North Lookout

To overcome concerns, the Hapu aspires to:

- Map table expressing whanaungatanga (family connections).
- Artistic Pou Ahi, symbolic of the fires that provided smoke columns for communication between Pa.
- Short palisade fencing.

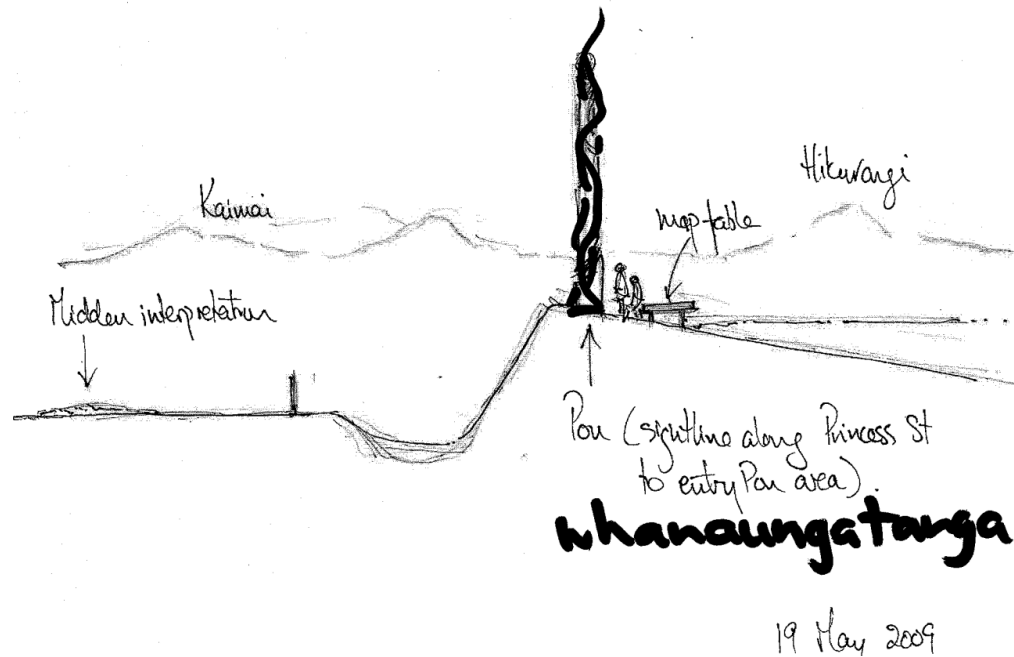


Figure 29 - Artistic impression of North Lookout

Te Kauri Cultural Values Assessment

North Beach

Hapu aspirations:

- Waahi Tapu on beach due to ancient battle site is respected and recognised.
- Information and cultural interpretation boards.
- Maintain the ability of Tangata Whenua to oppose development to protect the mauri of the harbour and the sacredness of waahi tapu.
- Preservation of foreshore.

Rimu Gardens

Hapu aspirations:

- Demonstration of gardens and growing methods.
- Information board about kaimoana and kaingahere (sea foods and forest foods).
- Urutapu - Stand of original native forest.
- Post Kaharoa ferns, shrubs and grasses.
- Appropriate labeling.
- Appropriate walkways that link with existing walk tracks.
- Return of manu (native birds).
- A place for growing and harvesting rongoa in the traditional ways.
- Integrated with other park features.

Te Kauri Cultural Values Assessment

Ko Te Whakatinanatanga – Summary of Actions

Stage	Outcomes	Actions
Communication	Confirmation, communication and planning	<ul style="list-style-type: none"> ▪ Presentation to WBOPDC Maori Forum ▪ Community Meeting(s) ▪ Design Workshop(s) with Hapu ▪ Detailed Implementation Plan and Costings
Reserve Management Group (RMG)	Co-managed process and joint decision-making and implement plans	<ul style="list-style-type: none"> ▪ Terms of Reference ▪ Work plan ▪ Commence meetings
Owarau Pa Including: Springs Swamp Outlet to beach	Restored cultural values Protected waterways Cleaned out swamp Renovate former springs Education resources Visitor Experience Co-managed site	<ul style="list-style-type: none"> ▪ Site plan (with Nobles) ▪ Maintenance plan (with Hapu) ▪ Funding plan ▪ Detailed Interpretation and signage ▪ Educational resources ▪ Visitor experience programme ▪ Commence site works ▪ Commence other programmes
Atea	Restored cultural values Education and experience Visitors Centre Co-managed site	<ul style="list-style-type: none"> ▪ Site plan ▪ Maintenance plan ▪ Funding plan ▪ Interpretation and signage plan ▪ Vegetation plan ▪ Visitor experience programme ▪ Commence works

Te Kauri Cultural Values Assessment

Northern Beach	Restoration Education	<ul style="list-style-type: none"> ▪ Interpretation and signage plan ▪ Site works
South Lookout	Renovation Restoration Education Co-management	<ul style="list-style-type: none"> ▪ Site plan ▪ Interpretation and signage plan ▪ Maintenance plan ▪ Commence site works
North Lookout	Restoration Education Co-management	<ul style="list-style-type: none"> ▪ Site plan ▪ Interpretation and signage plan ▪ Maintenance plan ▪ Commence site works
Rimu gardens	Restored vegetation Education Experiences Co-management	<ul style="list-style-type: none"> ▪ Planting plan ▪ Gardening (kai) plan ▪ Maintenance plan ▪ Funding plan ▪ Interpretation and signage plan ▪ Commence works
General areas	Access Pathways Boating Parking Pest and Weed Animals Vehicle access	<ul style="list-style-type: none"> ▪ Management plan ▪ Site works

Table 5 – Summary of Actions



6.31 Kauri Point Historic Reserve



Location	Kauri Point, Katikati	Current Inventory	
Classification:	Historic Reserve and Fee Simple Land	Boat ramp	Basic
LTP Category	Neighborhood Amenity Reserve	Jetty	
ID	54	Access	1 medium, 1 basic
Area	17.6304 Ha	Toilet	Basic
District Plan Zone	Rural	1 Bin	
Current State	Coastal reserve.	1 Picnic table	
Previous RMP	Katikati Ward RMP August 2008		
Concept Plan	Concept Development Plan 2002. Landscape Concept Plan 2008 replaced in Dec 2010.		
Cultural Assess	Te Kauri and Owarau Pa Cultural Assessment 2010.		
Overview	Controlled and managed by WBOP DC. Improve management of public access to reserve. Upgrade parking facilities. Maintain walkway/cycleway linking Ongare Point to Kauri Point		
Grass Mowing Standard	Paths and Paddocks; (0.2.4441 Ha) Type D – Does not exceed 90 mm grass height. Mowed to within 45 mm of the ground. Paths; (2.6102 0Ha) Type E – Does not exceed 200mm grass height. 4 cuts per year.		
Toilet Cleaning Frequency	2 per week or every 2 days during summer or school holidays		

Background:

- Strategically located on the Kauri Point coastal headland.
- Reserve has historic status due to its Maori archaeological and cultural values being a former pa site and area of historic occupation.
- There are a number of urupa and waahi tapu within the reserve and on adjacent land including scheduled sites listed in the District Plan Appendix ii (H26, H69, H70, H72, and H106).
- Three fee simple sections purchased in 1998 will require change of status.
- Reserve abuts the small coastal settlement of Kauri Point.

Katikati Waihi Beach Ward Reserves Management Plan



- Reserve is subject to Office of Treaty Settlements legislative process and planned to be transferred to Iwi.
- Generally elevated with a Pohutukawa clad coastal escarpment.
- Vegetated coastal headland has been identified as a significant landscape feature of the District requiring protection (District Plan S14).
- Road Reserve to the north provides walking connection through to Ongare Point Reserve.
- Small sealed car park and basic toilet block in southern part of the reserve.
- Timber jetty (popular fishing spot) extends from the south side of the headland.
- Vehicle access extends down to the water's edge at the base of the jetty where there is a small boat-ramp. Closed due to major land slip on 18 March 2017.
- A walkway extends from the base of the jetty north up the escarpment to the grazed elevated portion of the reserve.

Reserve Issues:

- Cultural Assessment Report completed in 2010.
- Investigations are ongoing to ascertain whether an all tide boat ramp could be built at the southern end.
- Renewal of jetty and walkway – subject to slip repair.
- Public and service vehicle access to jetty and toilet subject to major landslips.
- Cars accessing and turning on the intertidal flats.
- Congestion issues could be alleviated by developing road to Ongare Point Reserve.
- Grazing of cattle has potential to damage archaeological sites and deters public access/informal use. Upper area not well sign-posted as reserve.
- Walkway requires further development to avoid risk of slips along escarpments.
- Opportunities for interpretation signage exist.
- Protection of significant landscape features.
- Security of vehicles, theft from vehicles.

Reserve Management Policy:

- 6.31.1 Land management/ownership subject to the Office of Treaty Settlements legislative process and planned to be transferred to Iwi.
- 6.31.2 In future a joint management arrangement with Iwi is expected.
- 6.31.3 Continue to manage the reserve in accordance with the Concept Plan.
- 6.31.4 Utilise native planting, including shade trees, for public recreation and enjoyment.
- 6.31.5 Enhance the Pohutukawa coastal margins with additional appropriate locally sourced native planting and plant pest control.
- 6.31.6 Enhance historical, cultural and environmental recognition of the reserve through appropriate signage and interpretation panels.

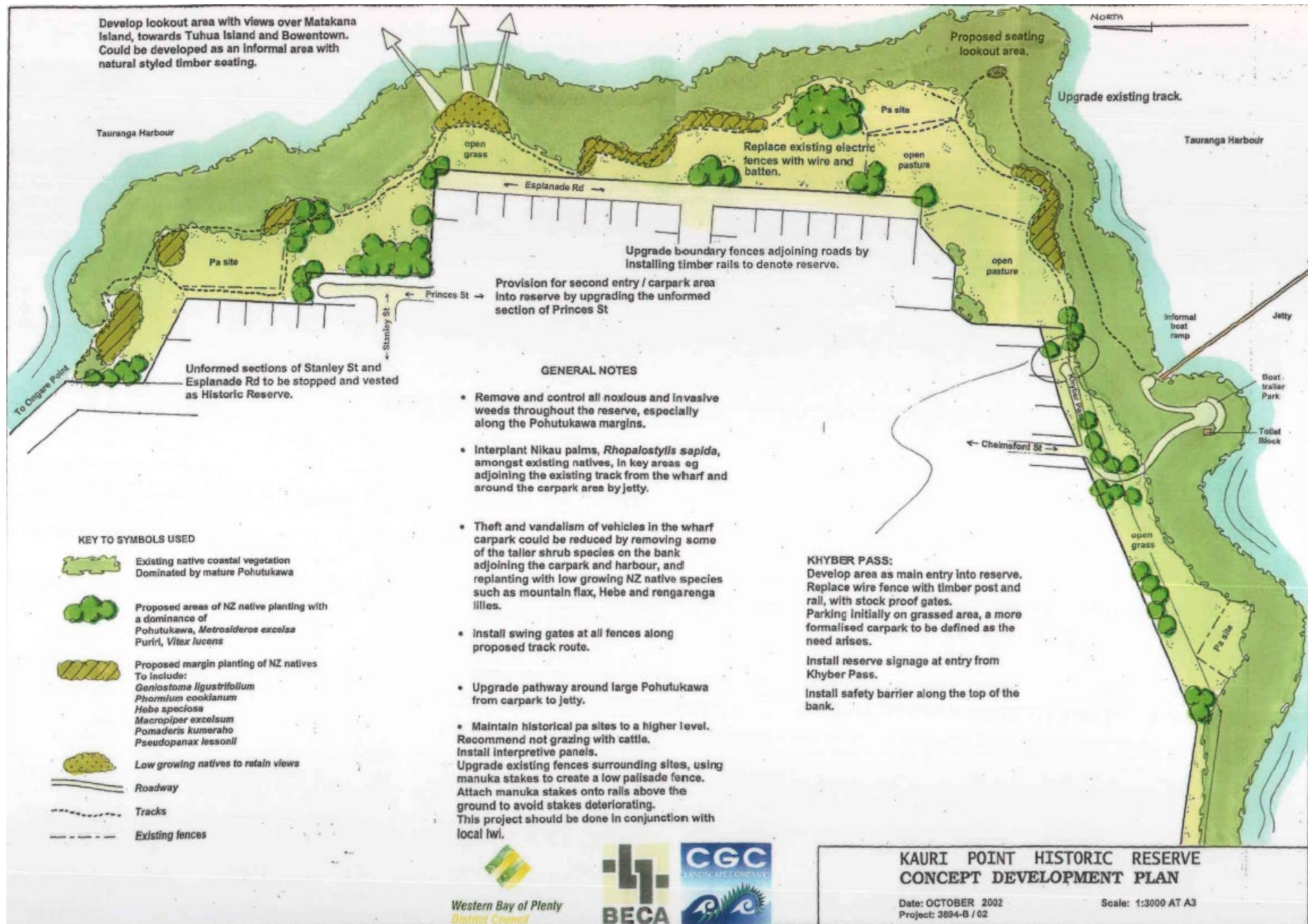
Katikati Waihi Beach Ward Reserves Management Plan

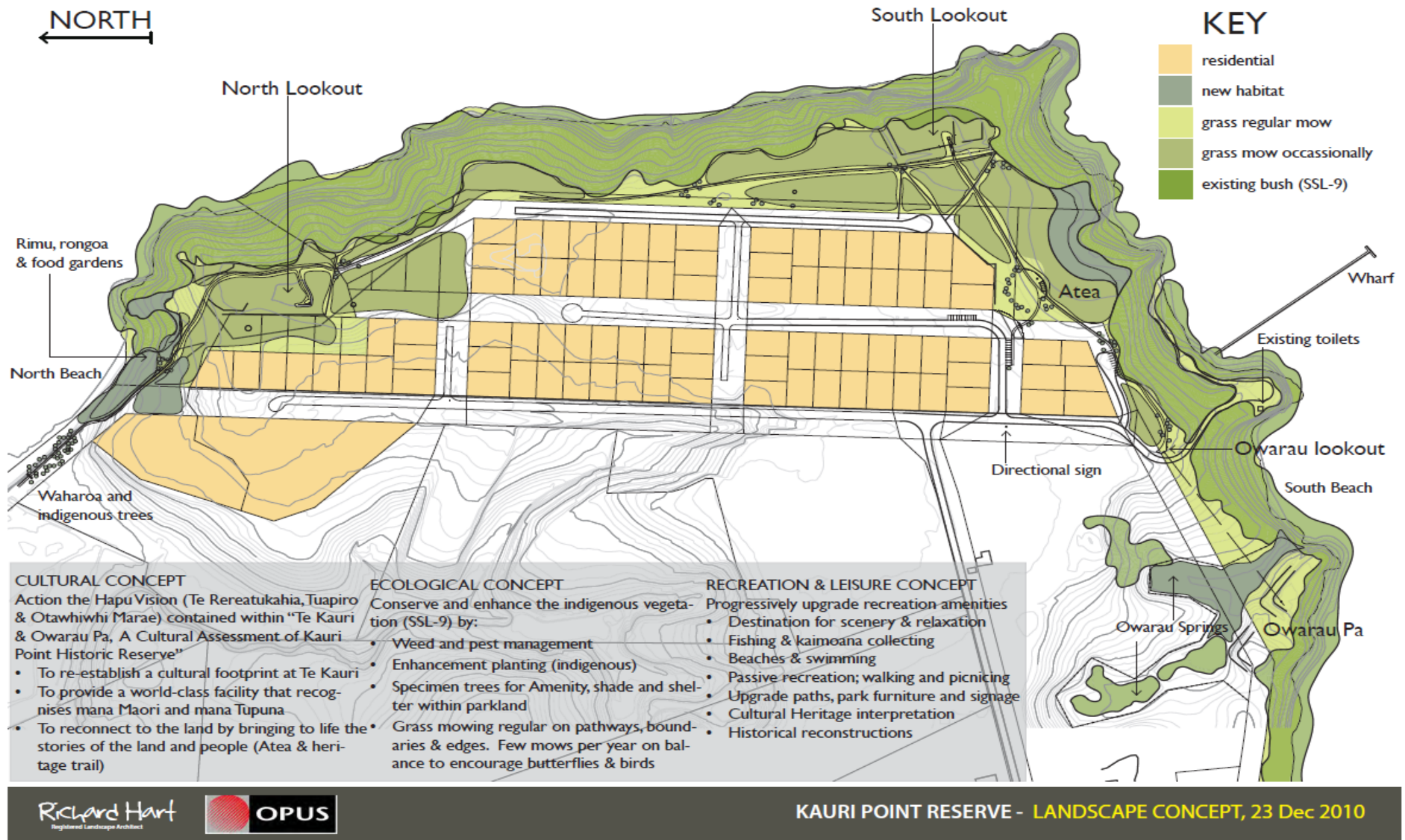


- 6.31.7 Recent landslip issues continue to be investigated.
- 6.31.8 Recognise, protect and manage waahi tapu and archaeological values in association with Tangata Whenua and Heritage NZ.
- 6.31.9 Extend the walkway around the top of the escarpment toward Ongare Point including areas for seats/picnics. (This road is currently closed due to major landslips)
- 6.31.10 Ensure the protection of the reserve's important historic and archaeological resources and associations.
- 6.31.11 Research and undertake the interpretation of the Maori and European cultural heritage of the reserve.
- 6.31.12 Put in place vehicle control mechanisms to relieve congestion at the jetty – in the first instance sign this as "for boat launching access only no parking". Monitor the effectiveness of these controls.
- 6.31.13 Ensure proposals for any future northern harbour boat ramp support the amenity and public use of the reserve.
- 6.31.14 Freedom Camping is permitted within the formed car park subject to Bylaw restrictions.
- 6.31.15 Generic objectives for Historic Reserves and generic policies apply.

Actions	Budget	LTP Priority	Project No
Car Park (Old Project)	82,000	2019/20	260306
Walkway development (Old Project)	26,000	2020/21	260307
Owarau Pa Planting, restoration etc	108,000	2019/20	260314
Atea Development	137,300	2018/19	260315
North Beach development	36,000	2018/19	260316
Northern lookout fences for Pa	30,700	2019/20	260317
Interpretation Design Guide	13,000	2021/22	260318
Lookout Interpretation maps and panels	38,000	2022/23	260319
South Lookout palisades entranceway	36,000	2020/21	260320







10.2 APPROVAL OF INDIVIDUAL LEASES FOR TECT PARK TE MATAI MOTORSPORT ZONE**File Number:** A7179794**Author:** Gary Allis, Senior Specialist Infrastructure**Authoriser:** Brad Singh, General Manager Infrastructure Group**EXECUTIVE SUMMARY**

Te Matai Motorsport (TMMI) currently leases approximately 360ha at TECT Park and it is recommended that this lease be relinquished and individual club leases be entered into as shown. (**Attachment 1**). The TMMI lease was approved in 2011 by the TECT All Terrain Park Sub-Committee. TMMI has six member clubs who each wish to have an individual lease. This report recommends that the lease parameters be approved and that the Chief Executive Officer (CEO) be authorised to complete the lease negotiations.

RECOMMENDATION

1. That the Senior Specialist Infrastructure's report dated 28 April 2026 titled 'Approval of Individual Leases for TECT Park Te Matai Motorsport Zone', 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 the individual Motorsport leases within the Te Matai Motorsport Zone and authorises the Chief Executive to complete and authorise the leases.
4. That Council notes the standard lease and the individual lease Addendums generally incorporate the following principles.
 - (a) Term 33 years plus two Rights of Renewal for lease areas 1, 2 and 4-10, as shown in **Attachment 1** of this report.
 - (b) That Area 3 be added to the BOP Drift Club lease when there is sufficient demand on the same term.
 - (c) Lease boundaries generally in accordance with the subdivision plan, as shown as **Attachment 1** of this report.
 - (d) Contains provisions to prevent land lock-up should development or use not proceed generally in accordance with the club's development and management plan (a use it or lose it clause).
 - (e) Lessee is to be a member and actively participate in the Motorsport Management Group.
 - (f) Recognition of the Transpower transmission lines and their rights.

- (g) Requirement to, where practical, and at a fair and reasonable rental, allow access to the leased area by other users.
 - (h) Rental agreement including:
 - (i) Annual base rental;
 - (ii) Area based rental of deforested areas within the leased area;
 - (iii) Commercial rental, if any, for specified activity; and
 - (iv) Outgoings e.g. a portion of rates calculated on deforested area land value and the lessees' improvements.
 - (i) Provision for ETS implications caused by deforestation.
 - (j) Council owns and manages forestry and buffer zone vegetation and has rights of access.
 - (k) Provision for future utilities networks through the lease area.
 - (l) Provision for Lessees to sublease or licence parts of the lease area, provided the purpose is for motorsport activity consistent with the intent in the lease.
 - (m) Ability to assign the lease to a similar entity with a similar motorsport purpose.
 - (n) In the event of a lease ceasing then either the Council retains the assets at no compensation, or can require their removal.
5. That the Chief Executive Officer be delegated approval to enter leases for further areas for a period up to 34 years within the TECT Park Te Matai Motorsport Zone, subject to agreement by the Motorsport Management Group.

BACKGROUND

1. The TECT Park Strategic Plan and Management Plan includes a motorsport zone. Within the zone is an area of approximately 360 ha that was leased to Te Matai Motorsport in 2011. The long-term lease of 35 years plus two Rights of Renewal was to enable long term security of occupation to enable investment by TMMI and individual clubs in their facilities.
2. TECT Park is jointly owned and funded by Western Bay of Plenty District Council (WBOPDC) and Tauranga City Council (TCC). WBOPDC is the administrating authority, and its policies apply to the park leasing. TECT Park was originally governed by a Joint Council Committee, The TECT All Terrain Park Sub Committee. The Committee approved the Te Matai Motorsport lease parameters in 2011 (**Attachment 2**, TECT Park Sub Committee Resolution TAT 5.4) and the lease was subsequently finalised and remains in effect.
3. TMMI is an Incorporated Society and comprises six member clubs. The member clubs are

- (a) Motorsport Bay of Plenty
- (b) Thunder Ridge
- (c) BOP Drift Club
- (d) BOP Radio Control Car Club
- (e) Waikato Off Road Racing
- (f) BOP 4 Wheel Drive Club.

Thunder Ridge became a member of TMMI in February 2026. This was enabled once Thunder Ridge became a Charitable Sporting Trust.

4. Council has been in discussions with TMMI and its member clubs and with Thunder Ridge for several years. The clubs all wish to have their own individual lease areas that are within the Te Matai Motorsport Zone. The Council is supportive of the proposal as it has a number of long-term benefits to both the clubs and to park Management and Operations.
5. The Motorsport Clubs have resolved to enter the individual leases and TMMI has resolved to exit the current TMMI lease, and these have to occur at the same time. The lease document has been reviewed by each party (Club) and is undergoing further modifications, which will be followed by a legal review. Essentially it retains the original lease provisions in a simplified form. All leases will be the same, and each will have an Addendum specific to that club that modifies or adds special conditions to the lease. The original term was 35 years plus two Rights of Renewal. The new lease term is 33 years plus two Rights of Renewal.
6. Following several years of discussions with the individual motorsport clubs that make up the recently established Motorsport Management Group, and the preparation of a masterplan for the motorsport zone adopted in the TECT Park Strategic Plan, the motorsport zone has been subdivided for lease purposes into 10 lease areas with a balance lot. (**Attachment 1**). The subdivision has been approved, and s224 and titles are expected by June 2026. Motorsport BOP have subsequently requested an area of the balance common area, or the non - exclusive area identified in Attachment 1, for lease purposes; however, the request from Motorsport BOP has not been formally considered by the Motorsport Management Group as per their agreed terms of reference. A future report can be considered once the request has been considered by all members of the Motorsport Management Group. To this extent it is recommended that the Chief Executive Officer be delegated authority to enter into leases for up to 34 years for additional areas within the Motorsport zone, subject to agreement by the Motorsport Management Group.
7. In order to complete the lease negotiation and documentation and enable the individual leases, the Council needs to approve the lease parameters and delegate to the Chief Executive Officer the authority to complete and sign the leases. The approval recommended in this report provides certainty to the clubs that the individual leases will occur.

8. The Clubs have agreed to be members of the Motorsport Management Group, and active participation is a lease requirement. The Management Group will be responsible for coordination between the clubs, resolution of operational matters, changes to operational protocols and will work closely with the Park Manager and staff. (**Attachment 4**, Motorsport Management Group Terms of Reference).
9. The Council has had presentations from Thunder Ridge Motorsport Park over the last two years. The original Thunder Ridge proposal was based on a commercial model. Subsequently they have taken the Council advice and are now a Charitable Trust for Sporting purposes. The Council approved an MOU with Thunder Ridge on 19 August 2025 (**Attachment 3**, CL 26-11.5). The MOU approved in principle the proposed development of the Thunder Ridge Motorsport Park on approximately 70 ha in the TECT Park Motorsport Zone.

Thunder Ridge have developed their track plans, financial model, established a non-profit Sporting Trust, added two Trustees, purchased control buildings and safety barriers, and applied for earthworks consent. There has recently been a site blessing by tangata whenua and machinery work to formalise the track layout is currently underway.

Council approval of the lease parameters will provide security to enable the engineering details to be completed and the licencing of the garages. The sale of the licenced garages is essential to funding the track development.

The Thunder Ridge lease area is 67ha, however the area cleared for the track and surrounds within this is approximately 19.6ha.

10. Lease Parameters

The lease model is for a standard lease document that applies to all motorsport lessees, plus an addendum to each lease that covers individual club additions or modifications to the standard lease. These documents are going through reviews by the clubs and Council. In order to progress and complete the leases the Council needs to approve the lease parameters as occurred in 2011 for the TMMI lease, and authorise the Chief Executive Officer to finalise the lease.

It is recommended that the standard lease and the individual lease addendums generally incorporate the following principles.

- (a) Term 33 years plus two Rights of Renewal for lease areas 1, 2 and 4-10 (**Attachment 1**).
- (b) That Area 3 be added to the BOP Drift Club lease when there is sufficient demand on the same term.
- (c) Lease boundaries generally in accordance with the subdivision plan (**Attachment 1**).

- (d) Contains provisions to prevent land lock-up should development or use not proceed generally in accordance the club's development and management plan (a use it or lose it clause).
- (e) Lessee is to be a member and actively participate in the Motorsport Management Group.
- (f) Recognition of the Transpower transmission lines and their rights.
- (g) Requirement to, where practical, and at a fair rental, allow access to the leased area by other users.
- (h) Rental agreement including;
 - (i) Annual base rental:
 - (ii) Area based rental of deforested areas within the leased area:
 - (iii) Commercial rental, if any, for specified activity:
 - (iv) Outgoings e.g. a portion of rates calculated on deforested area land value and the lessees' improvements.
- (i) Provision for ETS implications caused by deforestation.
Council owns and manages forestry and buffer zone vegetation and has rights of access.
- (j) Provision for future utilities networks through the lease area.
- (k) Provision for Lessees to sublease or licence parts of the lease area provided the purpose is for motorsport activity consistent with the intent in the lease.
- (l) Ability to assign the lease to a similar entity with a similar motorsport purpose.
- (m) In the event of a lease ceasing then either the Council retains the assets at no compensation, or can require their removal.

11. Discussion on Lease Parameters

- (a) The lease term of 33 years plus two Right of Renewals replicates the current long term TMMI lease. The term is required for investment in facilities by the clubs to occur.
- (b) The lease to BOP Drift Club covers Areas 2 and 3. They initially only require Area 2, and Area 3 can be added when they have a plan. In the interim it can be utilised by others e.g. the existing driver training provider
- (c) The *Use it or Lose It* provision prevents land being locked up should the lessee cease to actively use the area.
- (d) The provision to sub lease or licence part of the lease area is specific to Thunder Ridge for the vehicle garages that are to be developed and sold to fund the track. If the lease ceases, then the sublease or licence also ceases.

- (e) The rental is being negotiated and is planned to be similar to the current rental with a base fee and a per hectare rate of cleared area. The commercial rental is for when a specific commercial activity is established. This excludes the normal operations of the lessee and the hire of facilities e.g. Thunder Ridge track days and racing.
- (f) ETS implications provision. The lessee is responsible for the ETS implications of deforestation unless otherwise agreed or offset by the Council(s). This can be in the form of a financial contribution or an annual rental. Currently this only applies to Thunder Ridge as all the other existing activities are established. Previously Council has agreed to waive the ETS penalty to lessees by utilising Park ETS credits in order to encourage development by the clubs and users. Any waiver or offset of the ETS penalty cost would need to be done in accordance with the TECT All Terrain Park Sub Committee's resolutions, or as otherwise negotiated. Effectively the Park will have to fund any ETS penalty cost by utilising the existing Park ETS allocation, or through lessee payments.

SIGNIFICANCE AND ENGAGEMENT

- 12. The Local Government Act 2002 requires a formal assessment of the significance of matters and decision in this report against Council's Significance and Engagement Policy. In making this formal assessment there is no intention to assess the importance of this item to individuals, groups, or agencies within the community and it is acknowledged that all reports have a high degree of importance to those affected by Council decisions.
- 13. The Policy requires Council and its communities to identify the degree of significance attached to particular issues, proposals, assets, decisions, and activities.
- 14. In terms of the Significance and Engagement Policy this decision is considered to be of **low** significance because the motorsport zone is an existing activity and the new individual motorsport leases replace the existing TMMI lease and cover a similar area and include similar terms and conditions.

ENGAGEMENT, CONSULTATION AND COMMUNICATION

- 15. The Te Matai Motorsport Zone has been consulted on a number of occasions over the history of TECT Park. The leases give effect to the TECT Park Strategic Plan.
- 16. There has been extensive consultation with TMMI and its member clubs over the form and timing of the replacement leases.
- 17. Thunder Ridge is undertaking specific iwi consultation for the earthworks consent.

Interested/Affected Parties	Completed/Planned Engagement/Consultation/Communication		
<ul style="list-style-type: none"> • Motorsport Bay of Plenty • Thunder Ridge • BOP Drift Club • BOP Radio Control Car Club • Waikato Off Road Racing • BOP 4 Wheel Drive Club. • Te Matai Motorsport • Tauranga City Council 	Lease specific consultation.	Planned	Completed
Tangata Whenua	Specific iwi consultation for the earthworks consent, as well as consulted through the review of the TECT Park Strategic Plan		
General Public	Consulted through the review of the TECT park Strategic Plan		

ISSUES AND OPTIONS ASSESSMENT

18. The options for the Council are to either approve the resolution (with alterations) or to decline the new leases. If the resolution is declined, then the status quo remains with the existing TMMI lease in place.

Option A Approve the resolution to enter individual leases with the motorsport clubs in the Te Matai Motorsport Zone	
<p>Assessment of advantages and disadvantages including impact on each of the four well-beings</p> <ul style="list-style-type: none"> • Economic • Social • Cultural • Environmental 	<ul style="list-style-type: none"> • Enables the motorsport Clubs to liaise directly with Park Management. • Enables the Motorsport Management Group to better self govern their individual interests in the park. • Provides greater security for motorsport development and investment in club facilities. • New developments e.g. Thunder Ridge will bring economic activity to the sub region.

	<ul style="list-style-type: none"> • The Motorsport Management Group improves communication and accountability.
<p>Costs (including present and future costs, direct, indirect and contingent costs).</p>	<ul style="list-style-type: none"> • Club development costs are the responsibility of the clubs. • The ability to sublease or licence sub areas for the garages is critical to funding for the development of Thunder Ridge Racetrack. • Lease income increases.
<p>Option B</p> <p>That the new lease parameters are not approved and that the existing TMMI lease remains operation.</p>	
<p>Assessment of advantages and disadvantages including impact on each of the four well-beings</p> <ul style="list-style-type: none"> • Economic • Social • Cultural • Environmental 	<ul style="list-style-type: none"> • A key component of the Thunder Ridge financial plan is the ability to sub lease or sub licence areas. This is not enabled in Option B. • The Clubs interaction with the Park is via TMMI. • The TMMI governance model has not delivered the intended outcomes identified in their User Group Development Plan. • Investment by clubs into their respective areas would remain low and be insecure.
<p>Costs (including present and future costs, direct, indirect and contingent costs).</p>	<ul style="list-style-type: none"> • No increase in income for the leases

STATUTORY COMPLIANCE

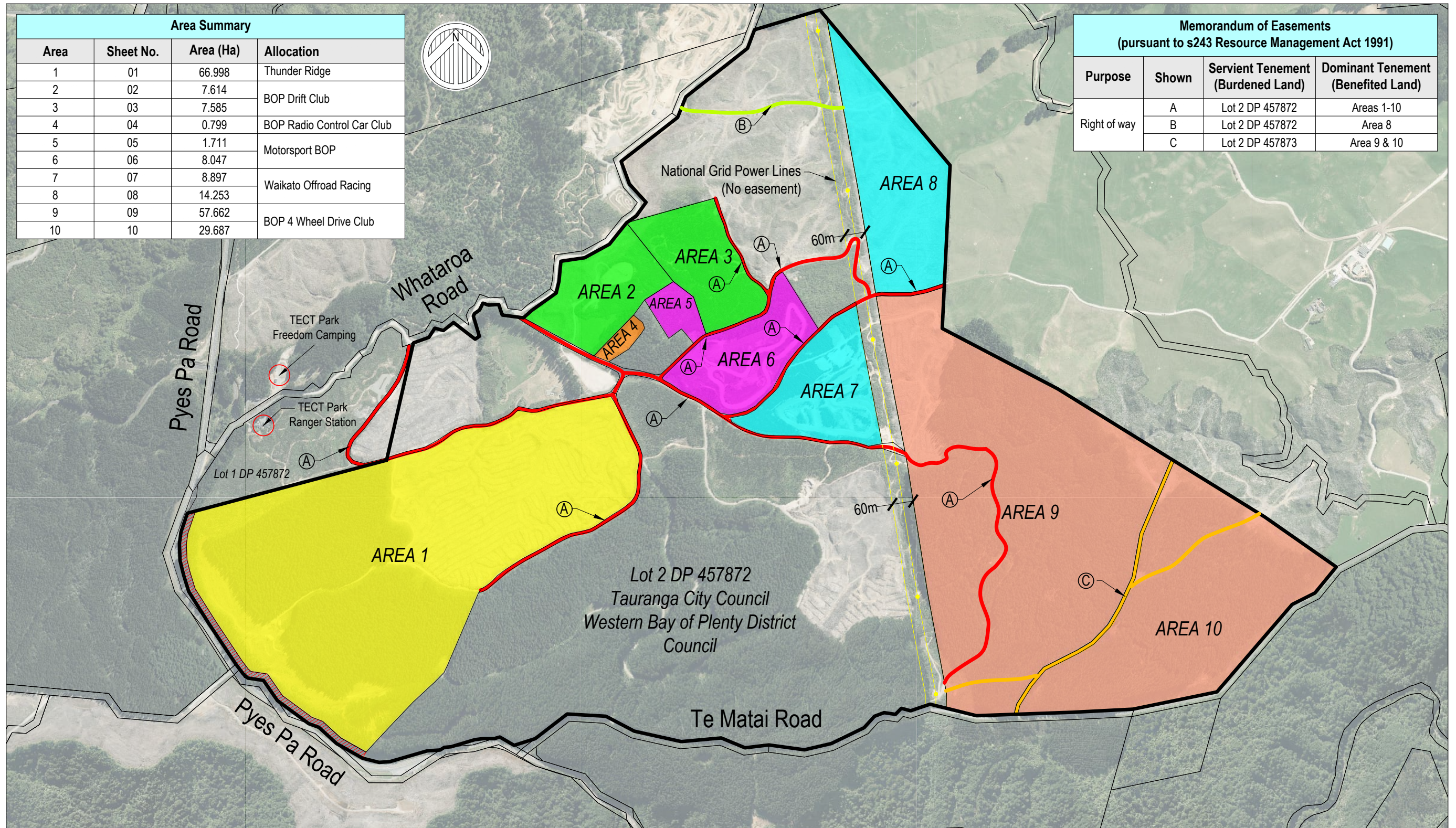
19. A lease of this term requires a Council resolution.
20. TCC staff have advised that as WBOPDC is the administering authority and lead agency under the Joint Sub-Regional Parks Agreement, that the WBOPDC policies apply. TCC, as joint owners, can authorise the leases under delegated authority once authorised by WBOPDC, a TCC Council resolution is not required.
21. The recommendation complies with the District Plan requirements, Council policies and the TECT Park Strategic Plan.

FUNDING/BUDGET IMPLICATIONS

22. The subdivision, lease negotiations and subdivision are funded from the TECT Park budget. Lessees fund their own development costs.

ATTACHMENTS

1. **Lease Area** [↓](#) 
2. **Minutes of Meeting held 5 October 2011** [↓](#) 
3. **Memorandum of Understanding – Motorsport Zone** [↓](#) 
4. **Motorsport Management Group Terms of Reference** [↓](#) 



Area Summary			
Area	Sheet No.	Area (Ha)	Allocation
1	01	66.998	Thunder Ridge
2	02	7.614	BOP Drift Club
3	03	7.585	BOP Radio Control Car Club
4	04	0.799	BOP Radio Control Car Club
5	05	1.711	Motorsport BOP
6	06	8.047	Motorsport BOP
7	07	8.897	Waikato Offroad Racing
8	08	14.253	Waikato Offroad Racing
9	09	57.662	BOP 4 Wheel Drive Club
10	10	29.687	BOP 4 Wheel Drive Club

Memorandum of Easements (pursuant to s243 Resource Management Act 1991)			
Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefited Land)
Right of way	A	Lot 2 DP 457872	Areas 1-10
	B	Lot 2 DP 457872	Area 8
	C	Lot 2 DP 457873	Area 9 & 10

notes

- Horizontal Datum: Bay of Plenty 2000
- Areas subject to final survey.
- Leasehold agreement areas to be confirmed at the time of land transfer survey.
- Rights of way easements to be confirmed TECT Park.

SUBDIVISION DESCRIPTION
 LEASEHOLD SUBDIVISION (TERM>35 YEARS)
 AREAS 1-10 OVER LOT 2 DP 457872 &
 EASEMENTS OVER LOTS 1-2 DP 457872

revisions

REV	DATE	DRAWN	APP.	NOTES
00	14.10.25	AC	BS	

client:
 Western Bay of Plenty District Council

project:
 TECT Park Ngawaro

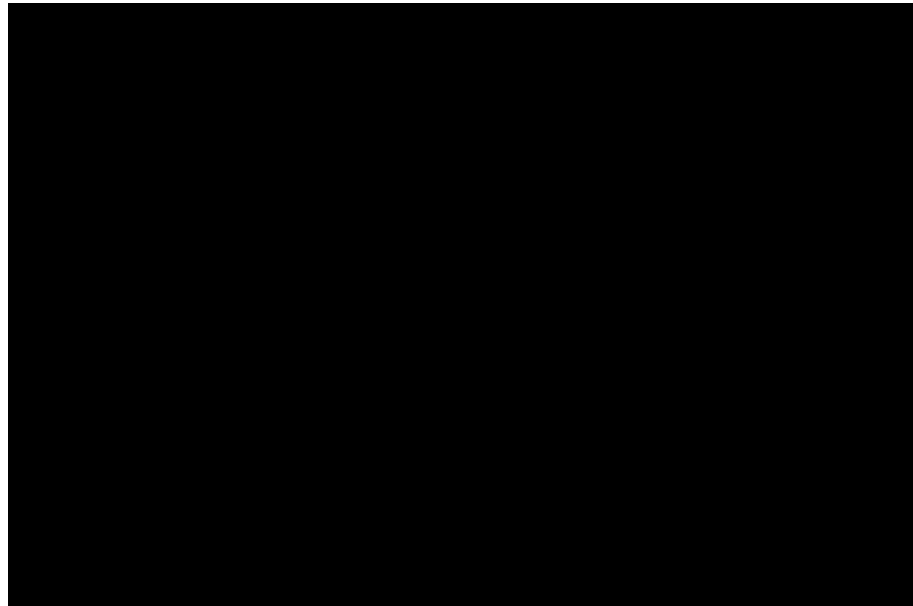
title:
 Large Lot Leasehold Scheme Plan Overview

revision: 01
drawn by: AC
approved by: BS
job no: 2025079
scale + size: N/A

ACCURATE SURVEYING

drawing no: 2025079-01
sheet no: 00

Minutes of Meeting TECT All Terrain Park Sub Committee TAT5 held on 05 October 2011



TAT5.4

Te Matai Motorsport Incorporated Lease Parameter

The Sub Committee considered a report from Western Bay of Plenty District Council Reserves and Facilities Manager dated 12 September 2011 as circulated with the agenda. The Group Manager Engineering Services gave a powerpoint description of the area and lease issues. In response to questions he advised as follows:

- The events space referred to was subject to specific clauses in the lease.
- The buffer zone conditions were to maintain safety for the motorsport activity.
- The buffer zone was different from the safety zone. A safety zone was a no access zone and would not be used for other activities or by other users.
- The rental agreement allowed for commercial activities and a return to the Councils.

Resolved: Guy/Webber

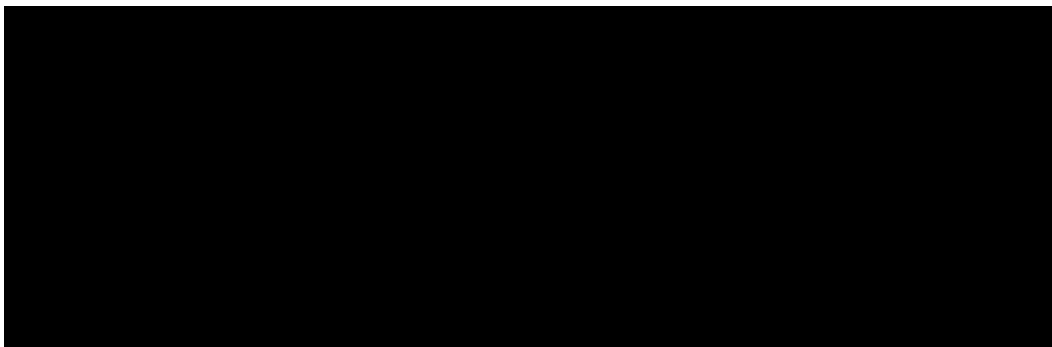
1. *THAT the report regarding Te Matai Lease Extension Parameters dated 21 September 2011 be received.*

Resolved: Guy/Murray-Benge

2. *THAT the TECT All Terrain Park Committee approves a lease being entered with Te Matai Motorsport Incorporated for approximately 360ha as shown (Attachment 1).*
3. *THAT the lease generally incorporates the following principles:*
 - *Lease term 35 years plus two rights of renewal.*

Minutes of Meeting TECT All Terrain Park Sub Committee TAT5 held on 05 October 2011

- *Exclusive lease zone approximately 360ha which includes the buffer zone.*
 - *Subdivision / boundary adjustment to create a title that matches the lease zone.*
 - *Council owns and manages forestry and buffer zone vegetation.*
 - *Development to be generally in accordance with the Te Matai Motorsports development plan and programme.*
 - *Buffer zone maybe utilitised for non motorised activities including the specified Bush Railway provided it does not compromise safety or development of motorport facilities as outlined in the TMMI Management Plan and Lease.*
 - *Contains provisions to prevent land lock-up should development or use not proceed generally in accordance with the development and management plans*
 - *Contains provisions to prevent land lock-up should development or use not proceed generally in accordance with the development and management plans*
 - *"Use it or lose it" clause for all or part of the Te Matai Motorsport Zone.*
 - *Events space and location subject to further discussion.*
 - *Recognition of the Transpower transmission lines and their rights.*
 - *Requirement to, where practical and at fair rental, allow access by other users.*
 - *Rental agreement including:*
 - *Base rental*
 - *Area based rental based on exclusive use areas*
 - *Commercial rental*
 - *ETS rental (provision)*
 - *Transference of forest land into exclusive use as the motorsport activity develops.*
 - *Recognition of existing cutting rights.*
 - *Agreement on development, use and maintenance of road network for both forestry, park and motorsport purposes.*
 - *Provision for future utilities networks through lease area.*
4. *THAT the Sub Committee does not consider the matters in this report to be significant in accordance with the Significance Policies of either Tauranga City Council or Western Bay of Plenty District Council.*



Memorandum of Understanding

Motorsport Zone – TECT All Terrain Park

Date: 19th August 2025

1. Parties	<p>Western Bay of Plenty District Council (<i>Lessor</i>)</p> <p>[note: WBOPDC owns the Land jointly with Tauranga City Council. Subject to obtaining necessary internal/TCC approvals, WBOPDC will be authorised to enter into the Agreement to Lease on behalf of the Lessor]</p> <p>Anthony Peter Roberts, Gary Ferguson Stirling, and Roger Lloyd Williams (on behalf of the Lessee) (<i>Lessee</i>)</p> <p>The parties acknowledge that these individuals intend to incorporate a separate entity, likely to be called the Thunder Ridge Motorsport Park Trust to enter the Agreement to Lease as Lessee. The exact tenant entity (and identity of any guarantors) will be discussed during negotiation of the formal Agreement to Lease.</p>
2. Property/Premises Description	<p>Approximately 72 hectares of the Motorsport Zone within the TECT All Terrain Park, being part of Lots 1 and 2 Deposited Plan 364476 (RT 594390 and 594391).</p>
3. Documentation	<p>Following the date of this MoU, the parties will use reasonable endeavours to enter into an Agreement to Lease (which shall include an agreed form of deed of lease), generally in accordance with the contents of this MoU.</p>
4. Description of Transaction	<p>A high level overview of the transaction structure is as follows:</p> <ol style="list-style-type: none"> 1. Following the satisfaction or waiver of the conditions contained in the Agreement to Lease, the Lessor will carry out and complete the works required to complete the Subdivision; 2. Following the satisfaction or waiver of the lease commencement triggers in the Agreement to Lease, the parties will enter into the Deed of Lease (in the form attached to the Agreement to Lease). <p>(the <i>Proposed Transaction</i>).</p>
5. Annual Rental/Commercial Structure of Lease	<p>To be agreed during negotiation of the agreement to lease/deed of lease, but to include:</p> <ol style="list-style-type: none"> 1. A base rent payable (exact amount of this base rent to be confirmed); 2. Other payments by the Lessee (as indicated in the draft form of lease); 3. Rent reviews (as generally indicated in the draft form of lease).

<p>6. Works Commencement Requirements</p>	<p>Before being entitled to access the Premises for the purposes of carrying out the Lessee's Works, the following requirements will need to be satisfied:</p> <ol style="list-style-type: none"> 1. Satisfaction of the following conditions in the Agreement to Lease: <ol style="list-style-type: none"> a. the Lessor obtaining the necessary resource consents, and any other necessary internal consents and approvals (<i>Approvals</i>) required to: <ol style="list-style-type: none"> i. carry out the Subdivision; and ii. grant the Lease to the Lessee, <p>(on terms acceptable to the Lessor in its sole and absolute discretion);</p> b. the Lessor procuring the unconditional surrender of the TMMI Lease and that surrender becoming effective (refer section 11 below); 2. The following pre-conditions must have been satisfied: <ol style="list-style-type: none"> a. the Lessee must have prepared the Construction Design for the Lessee's Works (such design to have been approved by the Lessor); b. the Developer must have obtained all resource consents for the Lessee's Works (such resource consents to have been approved by the Lessor); c. the Lessor must be satisfied (acting reasonably) that: <ol style="list-style-type: none"> i. the Lessee has sufficient capital and funding arrangements available to it in order to carry out the Lessee's Works; d. the Lessee must have obtained all building/resource consent for the Lessee's Works; e. any security to be provided by the Lessee must have been delivered to the Lessor.
<p>7. Lessee's Works</p>	<p>As soon as reasonably practicable following the date the Lessee is entitled to access the Premises to commence the Lessee's Works, the Lessee will carry out and complete the Lessee's Works in accordance with usual development obligations, such obligations to be discussed during negotiation of the formal Agreement to Lease and to include:</p> <ul style="list-style-type: none"> • Timing for completing the works;


	<ul style="list-style-type: none"> • Insurance requirements; • Health and safety requirements; • Obligations to build in accordance with particular plans and specifications approved by Council; • All statutory and regulatory requirements, including any consent requirements; and • any other requirements negotiated as part of the Agreement to Lease
8. ETS liability	<p>The Lessee intends to approach MPI to obtain an exemption from any liability pursuant to the Climate Change Response Act (including the Emissions Trading Scheme referred to in the Climate Change Response Act) as a result of any deforestation of the Premises required to carry out the development works pursuant to the ATL.</p> <p>If the Lessee is unable to obtain such an exemption, then the Lessee will be solely liable for all costs incurred by the Lessor pursuant to the Emissions Trading Scheme as a result of the Lessee's development of the Premises.</p> <p>TBD during negotiation of the formal Agreement to Lease – how this liability will be secured (i.e. whether a bond or lump sum upfront payment is required to be made by the Lessee prior to commencing works).</p> <p>The Agreement to Lease will contain an indemnity from the Lessee in favour of the Lessor in respect of any such liability incurred by the Lessor pursuant to the ETS.</p>
9. Partnering/PCG	<p>The parties agree to work collaboratively to deliver a successful project for the mutual benefit of both parties (and will take constructive steps to avoid difference and identify solutions that work for the benefit of both parties).</p>
10. Subdivision	<p>Following receipt of a resource consent (on terms and conditions acceptable to the Lessor in its sole and absolute discretion), the Lessor will be responsible for completing a subdivision of the Land (generally in accordance with an indicative scheme plan attached to this MoU as Schedule 1).</p>
11. TMMI	<p>The parties acknowledge that the existing TMMI lease will need to be surrendered in order for the Lease contemplated by this MoU to proceed. The parties agree to work collaboratively to procure the unconditional surrender of the TMMI lease as soon as reasonably practicable following the date of this MoU.</p>
12. Commencement Date/Term	<p>At a date to be agreed during negotiation of the Lease, being a date following completion of the Lessee's Works.</p> <p>The term is intended to be 33 years (with two rights of renewal).</p>

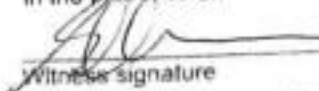
<p>13. Lease</p>	<p>The form of Lease will be negotiated between the parties, each acting in its sole and absolute discretion.</p> <p>The terms of any subletting of the Premises by the Lessee to be discussed during negotiation of the Lease (any such subletting to be limited to usual occupation subletting, with the Lessee not being permitted to subdivide its interest in the Lease, whether pursuant to the Unit Titles Act or otherwise). Any such subletting will be subject to all statutory and regulatory requirements, including any restrictions set out in the Resource Management Act 1991.</p> <p>The Lease will contain a mechanism for the Lessee to be bound by the terms of a Motorsport "User Group" forum (whereby all tenants/occupiers of the Motorsport Zone agree to be bound by a high level framework in terms of the use of certain common areas within the Motorsport Zone).</p>
<p>14. Target Dates/Sunset Date</p>	<p>Parties to discuss appropriate target dates for completion of the subdivision (and subsequent grant of the Lease).</p> <p>There will also be appropriate target dates and sunset dates for the Lessee to achieve practical completion of the Lessee's Works (with the Lessor having the ability to terminate the Agreement and the Lease if the works are not complete by the relevant sunset date, intended to be three years from the date the Agreement is executed).</p>
<p>15. Confidentiality</p>	<p>The parties must treat all information made available by or on behalf of the other party pursuant to the Proposed Transaction as strictly private and confidential.</p> <p>The obligations in this section will not prevent disclosure of the confidential information by either party to:</p> <ol style="list-style-type: none"> 1. its legal advisers, consultants and financiers who have a "need to know" in relation to the Proposed Transaction; and 2. where necessary, to comply with any applicable law or the requirements of any regulatory body (including pursuant to the Local Government Official Information and Meetings Act 1987) or where reasonably necessary for the parties to comply with its obligations under the Agreement and the Lease to be entered into pursuant to this MoU.
<p>16. Exclusivity</p>	<p>Council will not enter into negotiations with any other party in respect of a lease of the Premises for a period of four months from the date of this MOU (save that this does not apply to any ongoing discussions with the individual motorsport clubs in respect of the leases of those clubs' premises).</p>

17. Costs	The parties shall each bear their own costs associated with the negotiation and drafting of this MoU.
18. General	<p>The terms of this MoU are not legally binding on the parties, save for Confidentiality (Section 15), Exclusivity (Section 16) and Costs (Section 17).</p> <p>Following the date of this MoU, the parties will negotiate reasonably and attempt to agree the Agreement to Lease. Nothing in this MoU requires the parties to negotiate beyond 19 December 2025, and if the Agreement to Lease anticipated by this MoU is not entered into by this date either party may (in its sole discretion) withdraw from negotiations.</p>

Executed by:

Signed for and on behalf of
Western Bay of Plenty District Council
as Lessor by its authorised signatory
in the presence of:

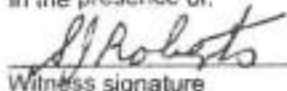

(Signature) **MIRIAM TARIS**
CEO


Witness signature
Gary James Allis
Witness full name
Manager
Witness occupation



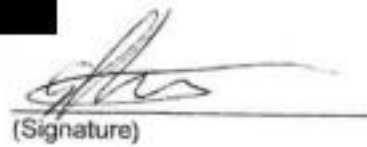
Signed on behalf of the Lessee by
Anthony Peter Roberts
in the presence of:

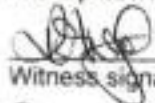

(Signature)


Witness signature
Suzanne Joy Roberts
Witness full name
Retired Chemist
Witness occupation




Signed on behalf of the Lessee by
Gary Ferguson Stirling
in the presence of:


(Signature)

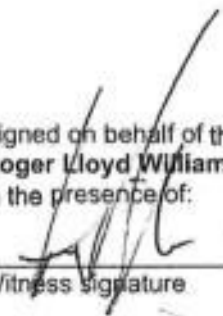

Witness signature
Rowan Chris Stirling
Witness full name
Director
Witness occupation



Signed on behalf of the Lessee by
Roger Lloyd Williams
in the presence of:



(Signature)



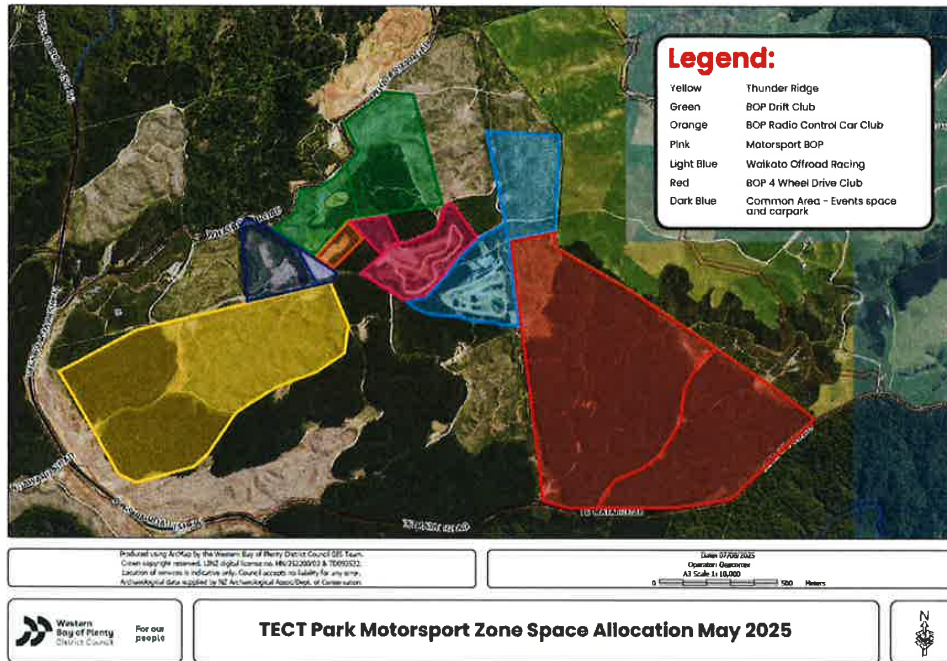
Witness signature

STACY DORIS WILLIAMS
Witness full name

Retiree
Witness occupation



Schedule 1 – Subdivision Plan





Motorsport Management Group Terms of Reference

Background

The TECT Park Motorsport zone was established to enable motorsport activities for the foreseeable future. The agreed priority for the motorsport zone in the Park Strategic Plan is motorsport and forestry within the zone supports the motorsport zone and the Park in totality.

This document outlines the terms of reference for the Motorsport Management Group (the Group) responsible for managing and overseeing motorsport activities at TECT Park.

Each of Bay of Plenty Four Wheel Drive Club Inc (BoP4WD), Bay of Plenty Radio Control Car Club Inc (BoPRCCC), Motorsport Bay of Plenty Inc (MBOP), Waikato Off Road Racing Club Inc (WORC), BOP Drift Inc (Drift BOP), Thunder Ridge Sporting Trust (TR) are members of Te Matai Motorsport Incorporated (TMMI) with rights granted to them by Te Matai Motorsport Incorporated under its lease of the Te Matai Block:

- a) Respective exclusive use and occupation of part of the Te Matai Block; and
- b) The non-exclusive use of common areas of the Te Matai block.

Bay of Plenty Four Wheel drive Club Inc, Bay of Plenty Radio Control Car Club Inc, Motorsport Bay of Plenty Inc, Waikato Off Road Racing Club Inc, BOP Drift Inc, Thunder Ridge Sporting Trust have agreed to surrender their rights under the TMMI lease and facilitate the surrender of the TMMI lease contingent on Thunder Ridge Motorsport Park Ltd being granted approval and committing to building a permanent motor racing circuit within the Te Matai Block.

The Council has agreed to subdivide the Te Matai Block, grant to each of the current Te Matai Motorsport Incorporated members (Bay of Plenty Four Wheel Drive Club Inc, Bay of Plenty Radio Control Car Club Inc, Motorsport Bay of Plenty Inc, Waikato Off Road Racing Club Inc, BOP Drift Inc, Thunder Ridge Sporting Trust) a lease of an exclusive area within the Te Matai Block and access to the common areas of the Te Matai Block equivalent to those enjoyed under the Te Matai Motorsport Lease of the Te Matai Block.



Purpose

The purpose of this group is to provide governance of the motorsport area of TECT Park including the common areas or the non-exclusive areas and to ensure the efficient, safe, and sustainable use of the property for motorsport events and activities.

The Motorsport Management Group, as a collective, will be responsible for making decisions around bookings, maintenance, assessment of potential new member clubs, planning and regulatory, allocation of available funding, and the setting of rules and guidelines.

Objectives

1. To ensure the development and operation of the Motorsport Park maximises efficient use of resources with a focus on the safety of activities utilising adjacent areas.
2. To coordinate bookings and set priorities for those bookings and activities to manage and avoid any conflicts.
3. To advise Council regarding priorities for the development and use of common area facilities within the motorsports area of TECT Park.
4. Finalising, reviewing and approving the TECT Motorsport Master Plan / Subdivision Plan including, but not limited to, the location of easement instruments across the Common Areas for the benefit of each lease area to create rights of way for each Leasee.
5. Ensuring the continuation for the benefit of BoP4WD, BoPRCCC, MBOP, WORC, Drift BOP, TR the rights for them and their members and invitees to have access to the common areas including access to their exclusive areas.
6. To provide direction over the common areas and to set and review appropriate levels of service (standards) for the maintenance of roads, vegetation control and maintenance of common areas.
7. To collaborate on access and security in and around the motorsport area.
8. To provide a forum for dissemination and consideration of information to the wider community.



9. To collaborate on preparing development proposals and funding applications to Council and other funding providers.
10. To collaborate on the design and improvement/development of the common area facilities located in the motorsport area.
11. To collaborate on the provision of water and power services to lessees as and when required.
12. To collaborate on the development of promotional material for events.
13. To collaborate and monitor common area facility use and conditions, noting anything which requires attention or upgrading.
14. To collaborate on the coordination of motorsport events and activities in the motorsports area to enable fair and optimal use across all clubs.
15. To coordinate with local authorities and emergency services to ensure preparedness for all events.
16. To respond to and provide advice on any proposed strategy, policy or action plan developed by Council, affecting motorsport and motorised activity .
17. To undertake other initiatives for the promotion of the use of the motorsport area as necessary.
18. To ensure all motorsport events are conducted safely and in accordance with relevant regulations and standards. Safe operation of recreational motoring and motorsport activity is the responsibility of the member clubs in accordance with the rules of their sporting body.
19. Setting fees and charges for use of the facilities.
20. The terms of reference document will be reviewed as and when deemed required by the Group to ensure it remains relevant and effective. Any agreed amendments to the Terms of Reference will be made in consultation with the Council and the Group members.

Membership and terms of appointment

- TECT Park Operations Manager or delegate (Permanent as landowner representative)
- One representative from each lease-holding club or association, selected



by their club to reflect a range of interest, expertise and experience who must not be disqualified from being an officer of an incorporated society under the Incorporated Societies Act.

- All leasees in the Motorsport Zone shall automatically be members of the Management Group and be added to the Terms of Reference.
- Clubs that are interested in establishing in the Motorsport zone may by invitation attend the Group meetings but are not entitled to be a member.
- Club representatives will be appointment for a term(s) determined by their club or until otherwise resolved by the Group.

Note: will need to stagger terms to ensure consistency of knowledge and avoid cyclic representation eg the whole group changing at the same time.

- Membership of the Motorsport Management group ends with the expiry or termination of the lease of the lease-holding club or association.
- All Club and Group representatives are expected to participate in a manner that is respectful, collaborative, transparent and conducive to the collective goals and objectives of the Group members.
- No person can represent more than one member club of the Management Group.
- The appointment of any Group/Club representative can be reviewed by the Group and/or Club as and when required.
- An Independent Chairperson, as determined by the Group, who will be a non-voting member of the Group unless in the event of a casting vote being required.
- The Group may invite suitably skilled person(s) to join the Group in an advisory capacity, for a specified purpose and for a specified period of time. These members are not entitled to vote.

Meeting Frequency

- Meetings are to be held 2 monthly, or as and when required, as determined by the Group, at a location (or online) as agreed by the Group. Not less than ten working day's notice to Group members is required to call a meeting.



- These meetings will be to review progress, plan upcoming events, and address any issues.
- Special meetings may be called as needed by the Chairperson, or requested by the Group.
- Decisions will be made through a consensus of the members present at meetings.
- Minutes of each meeting will be recorded and distributed to all members in a timely manner.
- At least one non-voting Council staff member must be present for administrative and minuting purposes. Members of the Group may record the proceedings as they see fit, to ensure that minutes are accurate.

Quorum

- A binding meeting decision can only take place with a minimum quorum of:
 - 75% representation from the Club representatives.
 - The TECT Park Operations Manager or delegate.
- The person present and representing a club at each meeting must have authority to bind the club at the meeting for any items that have been put on a meeting agenda (where there has been time for the person to circulate within their own club and get feedback).
- The group has no authority to make a decision on something which has not been put on the agenda i.e. something is raised for a decision at the meeting which has not previously circulated amongst club members.

Legal

- The individual club leases will have a clause that refers to the Motorsport Management Group Terms of Reference.
- The lease clause will require the lessee to be a member of the Motorsport Management Group
- The Lessor (the Council or a future administering body) is required to comply with the terms of the lease and the Terms of Reference and to be a member of the Management Group



Disputes

- If the Motorsport Management Group is unable to reach a decision by the rules and guidelines set out in this document, then the following dispute resolution process will be followed:
- The Independent Chair will seek to mediate between the parties to reach an agreed decision or
- The Management Group will agree on an independent person acceptable to all parties who will then seek to mediate and reach agreement
- Failing that
- The Council will engage an independent suitably qualified person (agreed by consensus) to undertake formal arbitration and decide the outcome

Administration of the Group

- The Council administration staff support the Group, and a delegate(s) will attend all meetings.
- Council administration staff will be responsible for preparation of meeting agendas, minutes, reports and other administrative functions including minuting the meetings.
- Following a call for agenda items, the agenda to be sent out no less than 10 working days prior to any meeting
- Council to administer and coordinate any bookings and invoiced/payments relating to the common area(s) and report to each meeting on bookings and revenue.

These Council staff members (other than the TECT Park Operations Manager or delegate) will provide support only and do not have voting rights.

Member responsibilities

In order to fulfil the Group's objectives, members are expected to:

- Be able to demonstrate an understanding of issues, developments and concerns relevant to the sector.
- Be aware of the activities, interests and concerns of relevant stakeholder organisations and groups in the wider TECT Park that impact the Group.



- Be conversant with relevant Council plans and policies, particularly those related to the management of TECT Park.
- Prepare for, and actively participate in, regular meetings.
- Western Bay of Plenty District and Tauranga City Councils are committed to providing a safe workplace for employees, councilors and volunteers. Members of Council Advisory Groups must:
 1. Adhere to the Employment Relations Act 2000, and refrain from discriminating, harassing or bullying other people and using offensive language in their capacity as a member of the Group.
 2. Adhere to the requirements of the Health and Safety at Work Act 2015 and have regard to the principles of health and safety.
 3. Ensure compliance with all safety, environmental, and operational regulations.

Reporting

- The Group is not a statutory decision-making body and does not require voting protocols or other decision-making mechanisms.
- Any decisions reached by the Group will be reached by consensus. Where differing views may be expressed by the Group, these views will be reflected in any reports and statements issued.
- Recommendations made by the Group that require consideration and approval by Council (or the relevant delegated Council officer) before being fully endorsed and acted upon, will be referred to the relevant authority for consideration.
- Monitor the Motorsport Park usage and the number of motorsports events to evaluate participation.

Public Statements

Members of the Group cannot make public statements on behalf of Council without prior approval of the Western Bay of Plenty District Council Group Manager – Infrastructure Services. However, the clubs are encouraged to use social media to promote the Park and grow the participation.



Conclusion

The Group is dedicated to promoting safe and sustainable motorsport activities at TECT Park. By adhering to these terms of reference, the Group will ensure the area is utilised effectively, benefiting both the motorsport community and the wider public.



Document version control

Terms of Reference version number: 4, March 2026

Agreed and signed by:

Organisation/Club	Name/Position	Signature	Date
Western Bay of Plenty District Council	Bill Wheeler Operations Manager		
Bay of Plenty Radio Control Car Club	Mike Kyle Club Secretary		
Waikato Offroad Racing Club	Paul Smith/Jason TECT Park Committee		
Motorsport Bay of Plenty	Mike Torr President		
Bay of Plenty Four Wheel Drive Club	Toby Bocock TECT Park Liaison/Committee Member		
Bay of Plenty Drift Club	Aaron Habib President		



Thunder Ridge Sporting Trust	Roger Williams Trustee		
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10.3 LOCAL WATER DONE WELL – GOVERNANCE AND RECRUITMENT

File Number: A7215206

Author: Ariell King, Programme Manager – Water Organisation Establishment

Authoriser: Adele Henderson, Acting General Manager Corporate Services/Programme Director – Water Organisation Establishment

EXECUTIVE SUMMARY

1. On 2 April 2026 Council decided to establish a multi-council Water Organisation with Tauranga City Council (TCC). This report seeks Council decisions required to progress the next governance and establishment steps for the proposed Water Organisation (WO).
2. The matters for decision include endorsement of the draft Terms of Reference for a Joint Committee, approval of a Board Skills Matrix, and commencement of the recruitment process for the initial Board members of the Water Organisation:
 - (a) The Joint Committee will provide an advisory forum for Shareholder and Tangata Whenua engagement during the establishment phase and has no decision-making powers.
 - (b) The proposed Board Skills Matrix has been developed to ensure compliance with statutory requirements and to support a transparent, competency-based recruitment process.
 - (c) The report recommends engaging an external recruitment agency to recruit up to three initial Board members, including the Chair, to enable the Water Organisation to be incorporated in mid-2026 and to provide early governance oversight. Any appointments to the Board will be subject to further approval by Council and TCC.

RECOMMENDATION

1. That the (Programme Manager: Water Organisation Establishment) report dated 28 April 2026 titled 'Local Water Done Well – Governance and Recruitment' 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 establishes the Water Organisation Joint Committee, giving effect to the Commercial Term Sheet approved by Council on 24 March 2026.
4. That Council adopts the Terms of Reference for the Water Organisation Joint Committee, provided as **Attachment 1** to this report.

5. Appoints the following Western Bay of Plenty District Council elected members as members of the Water Organisation Joint Committee:
 - i. Mayor James Denyer
 - ii. Deputy Mayor Margaret Murray Bengé
 - iii. Cr Graeme Elvin
6. Appoints the following Western Bay of Plenty District Council elected members as alternate members of the Water Organisation Joint Committee:
 - i. Cr Rodney Joyce
 - ii. Cr Tracey Coxhead
 - iii. Cr Darlene Dinsdale
7. That Council notes that the full Terms of Reference for the Water Organisation Joint Committee will be updated with the names of all Committee members following confirmation of the Committee members by Tauranga City Council and appointment of Tangata Whenua representatives.
8. Approves the Water Organisation Board Skills Matrix, provided as **Attachment 2** to this report.
9. Approves commencing recruitment for three Water Organisation Board members, including the Chair, utilising the services of the external recruitment agency JacksonStone & Partners.
10. Notes that Council and Tauranga City Council approval is required to appoint recommended candidates to the Board of the Water Organisation and a further report will be brought to Council to seek this approval.
11. Notes that a further report will be presented to Council and Tauranga City Council to consider recommended remuneration for Tangata Whenua representatives of the Water Organisation Joint Committee after an independent job sizing and market benchmarking process has been completed.
12. **Attachment 3** is to be retained in confidential due to commercial sensitivity.

BACKGROUND

3. This report follows the 2 April 2026 decision to form a WO with TCC. It seeks Council decisions required to progress:
 - (a) Establishment of the Joint Committee
 - (b) Approval of the Board Skills Matrix; and
 - (c) Recruitment of the WO Board.

Establishment of a Joint Committee

4. Council and TCC (the Shareholders) have agreed to establish a Joint Committee consisting of three elected members from each Shareholder (six elected members in total, three per council) and three Tangata Whenua representatives.
5. This report seeks adoption of the Joint Committee's Terms of Reference (see **Attachment 1**) and approval to establish the Committee. The Terms of Reference have been developed:
 - (a) Based on the Local Water Done Well Commercial Terms approved by the Shareholders on 24 March 2026¹; and
 - (b) Consistently with other terms of reference documents that Council and TCC have developed for other joint committees.
6. Key points to note:
 - (a) Consistent with previous resolutions, the Joint Committee has no decision-making powers; **it is a recommendatory body only.**
 - (b) The range of matters to be considered by the Joint Committee is included within the "Scope" section of the Terms of Reference, and that range of matters was previously approved by the Shareholders on 24 March 2026. The Terms of Reference also empowers the Shareholders to direct the Joint Committee to consider additional matters.
 - (c) The Shareholders can review the Joint Committee's Terms of Reference as and when the Shareholders see fit, and the Terms of Reference can evolve over time as the Shareholders wish. The Shareholders must revisit the functions of the Joint Committee at the earlier of either:
 - (i) another shareholder joining the WO; or,
 - (ii) at the beginning of the triennium for any new incoming Council, at which point the Joint Committee will prepare a report for consideration by the incoming Council; or
 - (iii) otherwise as determined by a majority of the Water Organisation's shareholders, or
 - (iv) any substantive legislative change or other significant matter impacting treaty settlements.
 - (d) The Shareholders have the power to appoint (or remove) an Independent Chair to the Joint Committee. The members of the Joint Committee may

¹ Some minor refinements have been introduced to the Joint Committee's role with respect to Service Level Agreements (SLA) between the WO and relevant Council. The negotiation of the Agreements will be left to the WO and relevant Chief Executive (CE), without the Joint Committee's input. Instead, the Joint Committee will provide high level oversight and receive reports from the WO and Council CE's as to whether the SLA's are within the approved budgets, and how transition off SLA's is proposed to be managed over time.

recommend that the Shareholders appoint an Independent Chair, but the decision remains with the Shareholders.

Approval of the Board Skills Matrix

7. This report recommends commencing approving the Board Skills Matrix that is included as **Attachment 2** of this report and summarised below.

Figure 1: Skills Matrix

Asset & Infrastructure management	Commercial strategy	Customer outcomes	Diversity & Inclusion
Regulated environment	Finance & Risk	Governance & Leadership	Health & Safety
Local Knowledge	Te Ao Māori	Sustainability & Environmental wellbeing	Transitional Change

8. The Local Government (Water Services) Act 2025 requires that, in appointing directors to the board of a water organisation, councils must bear in mind the following:
- Directors must be appointed based on their competency to perform the role;
 - Directors must collectively have an appropriate mix of skills, knowledge and experience in relation to providing water services; and
 - Elected members of shareholding councils, employees of shareholders, and employees of the water organisation cannot be appointed as directors.
9. With the above in mind, the Board Skills Matrix has been prepared. The Matrix was presented to representatives of Council, TCC, and Tangata Whenua through the “Joint Working Group” in the lead-up to Council’s 2 April 2026 decision to form a Water Organisation. The feedback provided by the three parties (Council, TCC, and Tangata Whenua) has been incorporated into the Board Skills Matrix as **Attachment 2**.
10. A director may cover one or more of the skills required for the Board, but there is no expectation that any one director would have all, or a majority, of the skills set out in the Board Skills Matrix. For clarity, not all skills as set out in the Board Skills Matrix are required to be met at any given time (by directors either individually or

collectively as a Board); some skills may be deemed irrelevant at a particular stage, or suitable candidates with specific skills that are required for the Board may not be able to be recruited.

11. If a particular skill is not possessed across the Board of Directors, that skill can be fulfilled through other means (such as external consultancy or the skillset of Water Organisation's executive staff).
12. Approval of the Board Skills Matrix will assist with recruiting the first Water Organisation Board. It will help to inform the advertisements, longlist, interview, and shortlist process.

Recruitment of the Water Organisation Board

13. This report recommends commencing recruitment for up to three Board members, including the Chair, for the WO. Approval is sought to appoint external consultants, JacksonStone & Partners, to run this process.
14. A proposal from JacksonStone & Partners is provided as **Confidential Attachment 3**, and this provides a fee estimate. JacksonStone & Partners recently completed the recruitment process for the Establishment Chief Executive of the Water Organisation and through that process have gained an understanding of the Water Organisation.
15. The current timeline will see the WO incorporated (i.e. formally established and registered) in early July 2026. A company (including this Water Organisation) cannot be registered without a Board of Directors. With this timeframe in mind, it is proposed that recruitment and appointment of Board members is completed no later than mid-June 2026.
16. The proposed process and approximate timeline to appoint the Board members is set out below.
 - (a) Detailed brief developed in consultation with Shareholders - late April to early May
 - (b) Advertising - May
 - (c) Longlist, interviews and shortlist - late May to early June
 - (d) Interviews, reference check and negotiation of offer - mid to late June
17. The Board Skills Matrix at **Attachment 2** will inform the recruitment process. Similar to the recruitment of the Establishment Chief Executive role, it is intended that:
 - (a) the Chief Executives and General Managers responsible for the waters transition within both Councils will be involved in the recruitment process.
 - (b) The interview panel will be made up of one representative from each of the Shareholding Councils (likely to be a person who has been appointed to the Joint Committee), with the option of an independent advisor

18. As a reminder, the Council resolved on 24 March 2026 (as part of the Water Organisation's Commercial Term Sheet) that the Board can comprise up to 5 directors. The Council also resolved that at commencement there may well be less than 5 directors appointed, with the Board only growing to its full size in due course.
19. This report recommends initially appointing only three Board members. One of the successful candidates will fulfil the role of the Chair. Remaining Board members can be recruited as the Shareholders see fit, either before or after the 'go live' date of 1 July 2027.
20. The Joint Committee will make recommendations to the Shareholders, and the Shareholders will appoint the Board members and the Chair via Council decision.

Remuneration of Tangata Whenua representatives on the Joint Committee

21. Remuneration for these appointees will be set based on an external assessment of the role and market benchmarking for similar sizes roles as the administrative agent. It is proposed that Strategic Pay will undertake a job sizing and market benchmarking process (based on the approved role and scope of the Committee). The outcome of the independent review and advice will be reported back to both Councils for consideration and approval of a remuneration level.

SIGNIFICANCE AND ENGAGEMENT

22. The Local Government Act 2002 requires a formal assessment of the significance of matters and decision in this report against Council's Significance and Engagement Policy. In making this formal assessment there is no intention to assess the importance of this item to individuals, groups, or agencies within the community and it is acknowledged that all reports have a high degree of importance to those affected by Council decisions.
23. The Policy requires Council and its communities to identify the degree of significance attached to particular issues, proposals, assets, decisions, and activities.
24. In accordance with the considerations above, criteria and thresholds in the policy, it is considered that the decisions are of low significance.
25. The decision to endorse the Terms of Reference and delegate its finalisation to the Mayor is assessed as of low significance as the Terms of Reference is based on the Commercial Terms which were already approved by Council on 24 March 2026.
26. The decision to commence recruitment of the Board is assessed as of low significance. Note that appointment of the recommended candidates to the Board will occur via Council decision following completion of the recruitment process (and the significance of that decision will be assessed as part of the Council report at that time).

ENGAGEMENT, CONSULTATION AND COMMUNICATION

- 27. Consultation regarding Council’s preferred option for water services delivery, establishing a multi-council WO, occurred in March/April 2025.
- 28. Taking into consideration the above assessment, that the decisions are of low significance, officers are of the opinion that no further engagement is required prior to Council making a decision.

ISSUES AND OPTIONS ASSESSMENT

The Joint Committee

- 29. Option I: Adopt the Terms of Reference (**Attachment 1**), appoint Council Committee members and establish the Joint Committee. (RECOMMENDED)

Advantages	Disadvantages
<ul style="list-style-type: none"> • Enables the timely establishment of the Joint Committee, allowing workstreams supporting the Water Organisation to progress. • Provides a clear and agreed framework for the Joint Committee’s purpose, scope, and operating arrangements. • Is consistent with the Local Water Done Well Commercial Terms approved by the Shareholders on 24 March 2026. • Reflects existing joint committee precedents used by Council and TCC, reducing governance and process uncertainty. • Preserves Shareholder control, as the Joint Committee is advisory only and does not have decision-making powers. • Is flexible, allowing the Shareholders to amend the Terms of Reference over time as circumstances change. 	<ul style="list-style-type: none"> • None identified.

Advantages	Disadvantages
<ul style="list-style-type: none"> • It is a legal requirement for Joint Committees to have Terms of Reference. • Continues to support the processed required for Water Organisation establishment by 01 July 2027. • Operates under the LGOIMA requirements for meeting, being open and public. 	

30. Option 2: Do not adopt the Terms of Reference, do not appoint Council Committee members, and do not establish the Joint Committee (NOT RECOMMENDED)

Advantages	Disadvantages
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • Proceeding with the Joint Committee without Terms of Reference would be contrary to legal requirements within the Local Government Act 2002. • Failing to confirm Terms of Reference will prevent the establishment of the Joint Committee, contrary to the agreed Commercial Terms and prior Shareholder decisions. • Risks delays in progressing matters intended to be considered by the Joint Committee. • May undermine alignment and confidence between the Shareholders and Tangata Whenua. • Risks delays in the establishment of the Water Organisation which may impact the go live date of 01 July 2027. • Does not provide for any joint pathway to work through matters on key documents such as the

Advantages	Disadvantages
	Constitution and Shareholders Agreement before being approved by Council

The Board Skills Matrix for the Water Organisation’s Board of Directors

31. Option 1: Approve the Board Skills Matrix (Attachment 2). (RECOMMENDED)

Advantages	Disadvantages
<ul style="list-style-type: none"> • Ensures the Board recruitment process is aligned with the requirements of the Local Government (Water Services) Act 2025. • Provides a transparent, structured and defensible basis for assessing candidates. • Reflects recommendatory input from Council, TCC, and Tangata Whenua through the Joint Working Group. • Supports the appointment of a Board with a balanced mix of governance, technical, financial, regulatory and cultural capability. • Improves efficiency and consistency throughout recruitment, from advertising to shortlisting and interview assessment. 	<ul style="list-style-type: none"> • The approved Matrix may limit flexibility to respond to unexpected candidate strengths that sit outside the defined skill areas. • Any future changes in strategic direction may require the Matrix to be reviewed and updated.

32. Option 2: Do not approve the Board Skills Matrix. (NOT RECOMMENDED)

Advantages	Disadvantages
<ul style="list-style-type: none"> • Retains full flexibility to assess candidates without reference to a formal skills framework. 	<ul style="list-style-type: none"> • Increases the risk that Board appointments do not fully meet statutory competency requirements.

Advantages	Disadvantages
	<ul style="list-style-type: none"> • Reduces transparency and consistency in the recruitment process. • Makes it more difficult to demonstrate that appointments are merit-based and collectively appropriate. • May result in delays to recruitment while alternative assessment criteria are developed.

Recruitment of Board members to the Board of the Water Organisation

- 33. Option 1: Commence the recruitment process for the initial three Board members via an external recruitment process. (RECOMMENDED)
- 34. The external agency JacksonStone & Partners is appointed to manage the recruitment process. This agency has recently completed the Chief Executive recruitment process, has in-depth of knowledge of both Councils, the set-up of the new WO and is offering competitive costing for the recruitment process. The LWDW project People & Workforce Workstream’s independent contractor would oversee this process.

Advantages	Disadvantages
<ul style="list-style-type: none"> • Is independent (i.e. not led by either Shareholder) • The external agency can use their networks to target potential candidates. • High level of confidentiality. • Provides an independent and objective recruitment process. • Enables access to wider national recruitment networks and experienced governance candidates. • Supports a confidential and professional process, appropriate 	<ul style="list-style-type: none"> • Higher direct cost than an internal recruitment process. • Reduced direct control by Council over day-to-day recruitment activities.

Advantages	Disadvantages
<p>for senior governance appointments.</p> <ul style="list-style-type: none"> • Builds on JacksonStone & Partners' recent involvement and knowledge of the Water Organisation and Shareholders. • Reduces the risk of perceived or actual bias by either Shareholder. • Provides assurance to regulators and funders that the Board has the capability to govern a high-risk, highly regulated organisation. 	

35. Option 2: Commence the recruitment process for the initial three Board members via an internal recruitment process. (NOT RECOMMENDED)
36. The recruitment process is led internally, managed by the People & Workforce Workstream independent contractor with oversight by Council's General Manager: Strategy, Partnerships & Growth and WBOPDC's Programme Director – Water Organisation.
37. This option will remove an external agency from the process and be run by advertising externally and contacting potential candidates directly. This option is likely to require the support of Council's Human Resources recruitment team to provide an online recruitment system and to assist with the long list and short list process. This process may reduce the cost of recruitment. However, it is unknown at this stage what the final internal cost will be.
38. Following the recruitment process, a report would be brought to Council seeking approval to appoint the recommended candidates.

Advantages	Disadvantages
<ul style="list-style-type: none"> • Lower external consultancy costs. • Greater direct control over the recruitment process. 	<ul style="list-style-type: none"> • Limited access to specialist governance recruitment networks. • Increased risk of perceived lack of independence or objectivity. • Higher demand on internal resources during a period of significant establishment activity.

	<ul style="list-style-type: none"> • Internal costs and resourcing impacts are uncertain and may offset any savings. • Would need to manage the inter-relationship with TCC in the recruitment process.
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39. Option 3: Do not commence the recruitment process for Board members. (NOT RECOMMENDED)

40. Delay recruitment until a later date, at which point the full Board is appointed.

Advantages	Disadvantages
<ul style="list-style-type: none"> • Avoids immediate recruitment and establishment costs. • Defers the need for director remuneration and associated support costs. 	<ul style="list-style-type: none"> • Delays the establishment of the Water Organisation (the Water Organisation cannot legally be incorporated without a Board) and delays the WO’s governance arrangements. • Reduces early Board input into key establishment decisions and oversight. • Increases delivery and transition risk as the go-live date approaches. • Compresses future recruitment timelines, increasing the risk of sub-optimal appointments. • Risks delays in the establishment of the Water Organisation which may impact the go live date of 01 July 2027. • While delaying Board recruitment reduces short-term costs, it transfers governance, delivery, and leadership risk into later stages of the programme when flexibility is reduced and consequences are greater. • Elevates change-management and workforce risk - Staff transition, organisational culture, and

Advantages	Disadvantages
	stakeholder confidence benefit from visible governance leadership in the transition process.

STATUTORY COMPLIANCE

- 41. The Joint Committee will be established under clauses 30 and 30A of Schedule 7 of the Local Government Act 2002.
- 42. The establishment of the Joint Committee and the proposed approach to Board recruitment are consistent with the Local Government Act 2002 and the Local Government (Water Services) Act 2025. The Joint Committee is advisory only, with no delegated decision-making powers, which preserves the statutory responsibilities and decision-making authority of the Shareholders. The Terms of Reference are aligned with the Commercial Terms previously approved by Council and can be reviewed or amended by the Shareholders as required over time.
- 43. The Board of Directors will be established under section 48 of the Local Government (Water Services) Act 2025, which requires the following:
 - (a) Directors must be appointed based on their competency to perform the role; and
 - (b) Directors must collectively have an appropriate mix of skills, knowledge and experience in relation to providing water services; and
 - (c) Elected members of shareholding councils, employees of shareholders, and employees of the water organisation cannot be appointed as directors.
- 44. The recruitment of directors is based on an approved Board Skills Matrix and through an independent external process supports compliance with the statutory requirements relating to director competency, independence, and conflicts of interest. Legal risk is primarily mitigated through adherence to established governance processes, transparency in decision-making, and alignment with statutory obligations. Any appointments to the Board will be subject to further Council approval, at which point legal considerations will be reassessed as part of the relevant Council report.

FUNDING/BUDGET IMPLICATIONS

- 45. These costs form part of the establishment budget for the project and are debt funded opex. They will be transferred to the WO following establishment.
- 46. The recruitment cost will also be met by the approved establishment budget and will be shared with TCC.

NEXT STEPS

47. Following Council approval, officers will establish the Joint Committee that will support the WO, commence Board recruitment, and continue other establishment activities. A further report will be brought to Council seeking approval of the recommended Board appointments.

ATTACHMENTS

1. **Terms of Reference - Joint Committee - Draft** [↓](#) 
2. **Water Organisation Board Skills Matrix** [↓](#) 
3. **Local Water Done Well Board of Directors Recruitment - Confidential**

TERMS OF REFERENCE – '[INSERT WATER ORGANISATION NAME]' JOINT COMMITTEE

Membership:

Independent Chair	[Insert name, if any (otherwise insert "None")]
Chair (if no Independent Chair)	Tauranga City Council ("TCC") Chair Or Western Bay of Plenty District Council (WBOP) Chair <i>If no Independent Chair is appointed, then the Chair will be appointed by the Committee being a member of TCC or member of WBOPDC on a rotational basis. Frequency of the rotation to be approved by the Committee</i>
Deputy Chairs	TCC Deputy Chair: • [insert] WBOPDC Deputy Chair: • [insert] <i>Where an Independent Chair is appointed, then the Deputy Chair will be appointed by the Committee being a member of TCC or member of WBOPDC on a rotational basis. Frequency of the rotation to be approved by the Committee.</i> <i>Where the Chair is a TCC or WBOPDC member, then the Deputy Chair will be a member of the other Council, with the rotation on the same cycle as the Chair.</i>
Members	Total of 9 members: <ul style="list-style-type: none"> • 3 TCC representatives (must be appointed via TCC Council resolution and must be elected members of TCC) • 3 WBOPDC representatives (must be appointed via WBOPDC Council resolution and must be elected members of WBOPDC) • 3 Tangata Whenua (TW) representatives (nominated by TW and appointed by TCC by Council resolution acting as administrative agent for the partnership.) <p>Each appointing or nominating party has the ability to appoint or nominate up to three alternates. An alternate may attend and participate in place of an appointed member only when that appointed member is absent. At no time may the number of representatives acting for an appointing or nominating party exceed the number of appointed members</p>
Quorum	A minimum of two persons each from TCC, WBOP, and TW
Meeting frequency	Bi-monthly or as otherwise determined by the Committee or the Councils.

Role:

- The purpose of this Committee is to provide recommendations to the TCC & WBOPDC (“**Councils**”) to assist their decision-making as shareholders in [insert name of water organisation (“**WO**”)]. The Committee will provide recommendations regarding the subject matter set out below under the sub-heading “Scope” (or other matters that may be directed by the Councils from time to time).
- The TW representatives on the Committee are to represent the Iwi and Hapū whose rohe falls within the local government areas of TCC and WBOPDC.

Scope:

- Statement of Expectations (“**SOE**”). Responsibilities to include:
 - Review draft SOE prepared by staff.
 - Provide feedback and comments on draft documents to staff and require amendments to achieve a version of the SOE that the Joint Committee is content to endorse to the Councils.
 - Present SOE to both Councils for consideration and approval.
- WO’s Water Services Strategy (“**WSS**”). Responsibilities to include:
 - Review draft WSS provided by WO.
 - Prepare proposed comments on the WSS for the Councils to raise with the WO.
 - Present the proposed comments to Councils for consideration and approval.
- Any WO policies that require shareholder input (such as significance and engagement policy or director appointment policy). Responsibilities to include:
 - Review draft policies prepared by WO (or prepared by Council staff if relevant).
 - Provide feedback and comments on draft documents to WO / to staff and require amendments to achieve a version of the relevant policy that the Joint Committee is content to endorse to the Councils.
 - Present policies to Council(s) for consideration and approval.
- Service Level Agreements between the WO and the relevant Council. Responsibilities to include:
 - Provide high-level oversight of the performance of obligations agreed under SLAs between the WO and either Council.
 - Receive reports from the WO and Council Chief Executives as to whether the SLA's are within the approved budgets.
 - Receive reports from the WO and Council Chief Executives how transition off SLA's is proposed to be managed over time.
- Significant contracts (sections 23 and 24 of the Local Government (Water Services) Act 2025 (“**Act**”). Responsibilities to include:
 - Review WO’s proposal for a significant contract, and WO’s assessment of options.
 - Form a recommendation for the Councils to consider, and present to Councils.
- Appointment of Board of Directors. Responsibilities to include:
 - Review candidates against Director Skills Matrix and any policies of the respective Councils.

- Form a view on proposed Director appointment roles that the Joint Committee is content to endorse to the Councils.
- Consideration of succession planning, rotation and future skill requirements.
- Oversee Board performance review.
- Present recommendations to both Councils for consideration and approval.
- Director remuneration. Responsibilities to include:
 - Review remuneration policies.
 - Review market data benchmarking information.
 - Prepare recommendations and present to both Councils for consideration and approval.
- Director Skills Matrix. Responsibilities to include:
 - Review Director Skills Matrix periodically to align term of appointment to Board.
 - As the Joint Committee sees fit, prepare amendments of the Matrix and present to both Councils for consideration and approval
- Annual review of the WO in accordance with s 250 of the Act. Responsibilities to include:
 - Prepare a written annual assessment with the Joint Committee's perspective on the performance of the WO including the WO's performance in giving effect to the SOE and WSS.
 - Present annual report to both Councils for consideration and approval
- WO's Water services annual report. Responsibilities to include:
 - Review WO's annual report
 - Prepare comments on the WO's annual report.
 - Provide comments to Councils for consideration and approval.
- WO's half-yearly water services report under s 248 of the Act. Responsibilities to include:
 - Review WO's half-yearly report.
 - Prepare comments on the report
 - Provide comments to Councils for consideration and approval.
- WO's annual budget. Responsibilities to include:
 - Review WO's draft annual budget.
 - Prepare comments on the WO's draft annual budget.
 - Provide comments to Councils for consideration and approval.
- Any other plans or reports that the Councils require from the WO under section 249 of the Act. Responsibilities to include:
 - Review WO's plans or reports.
 - Prepare comments and provide to Councils for consideration and approval.
- Any other functions (and responsibilities related to such functions) assigned to the Joint Committee by the Councils in writing over time (whether those functions are initially raised by the Councils, or initially raised by the Joint Committee for recommendation and approved by the Councils).

Power to act:

- The Committee is not a decision-making body (and has no formal voting rights on behalf of the Councils). The Councils will make final decisions on all matters addressed by the Committee. The role of voting in the context of the Committee is to inform recommendations to the Councils.
- Recommendations to the Councils will be made on the following basis:
 - Where possible, the Committee will make recommendations to the shareholding Councils on a consensus basis. For clarity, consensus is where all parties on the Committee agree on the same recommendation. The consensus recommendation will be recorded and presented to the shareholding Councils for a decision.
 - Where a consensus is not possible, the respective positions of each party on the Committee will be recorded and presented to the shareholding Councils for a decision.
- Where reference is made to consensus, it refers to a consensus of parties on the Committee (being TCC, WBOPDC and TW), rather than a consensus of each individual member of the Committee. In other words, there can still be a consensus of the parties with a minority dissenting view within one or more parties. Nevertheless, should any individual wish to formally note their disagreement, even when the parties have reached a consensus, they retain the right to have their dissenting perspective recorded.

Procedural matters:

- Format: Meetings may be held in person or virtually, as required and will be open to the public.
- Agenda: Agendas and supporting documentation will be circulated at least two working days in advance of each meeting when possible. TCC, as administrative agent for the establishment of the WO, will distribute the agenda until such time that the WO undertakes these activities.
- Meeting outcomes and direction: Direction and Action points will be recorded and maintained.
- Standing Orders: The Committee is a public committee which operates under TCC's standing orders and pursuant to Clause 30 and 30A of Schedule 7 of the Local Government Act 2002

Power to recommend:

- To make recommendations to TCC and WBOPDC as it deems appropriate.

Power to sub-delegate:

- The Committee has no power to sub-delegate any of its functions, duties or powers.

Board Skills Matrix

The following is a summary of recommended skills and expertise for the appointment of persons to a Board of directors of a company established to deliver water services under the Local Government (Water Services) Act 2025.

AREA OF EXPERTISE / SKILL	REQUIREMENT
Asset and infrastructure management and planning, and delivery	<p>Understanding of good governance of assets and infrastructure, and experience with managing civil infrastructure assets.</p> <p>At least one director should have experience in governing asset management planning and engineering in an infrastructure or utility environment or consulting to the water sector:</p> <ul style="list-style-type: none"> • Wide-ranging experience across the operations of an asset management / utility / infrastructure organisation with a strong focus on governance and strategic oversight • Experience and understanding of regulations and laws applicable to regulated utility organisations, including economic regulation, and engaging with regulators.
Commercial strategic business expertise	<p>Experience working in commercial business environment and overseeing commercial negotiations.</p> <p>Experience with digital systems and IoT for operations and awareness of associated cybersecurity risks.</p> <p>Experience with innovation capability or digital transformation experience, which is critical for modern water service delivery.</p>
Customer outcomes focused relationships, partnerships and strategies, Stakeholder / community engagement and consultation	<p>Experience in a commercial or utilities environment that demonstrates integrating a strategic customer-experience focused outcome into guiding strategies, together with inspiring a customer-focused culture across an organisation from Day 1.</p> <p>Experience in building and maintaining constructive relationships with partners, stakeholders, and diverse communities (including Central Government), which are underpinned by a strong, authentic, communication style. This includes the ability to understand the different drivers, expectations, and priorities of each group.</p> <p>At least one director should have proven experience in delivering a customer experience, including:</p> <ul style="list-style-type: none"> • Developing long-term strategies that position customers and partners as central drivers of high-performing service delivery. • The ability to champion and elevate the end-to-end customer journey, ensuring colleagues, partners, and stakeholders align their decisions and behaviours with desired customer outcomes. <p>Prior involvement in extensive public engagement and consultation processes, including experience building and maintaining a social licence to operate, and working collaboratively with partners and communities to achieve shared outcomes.</p>

AREA OF EXPERTISE / SKILL	REQUIREMENT
Diversity / Inclusion	Collectively, the directors should reflect diversity of gender, ethnicity, background, and experience. They should bring a range of cognitive styles, cultural perspectives, and professional expertise to ensure inclusivity, representation, and the ability to respond effectively to the needs and expectations of stakeholders and the Tauranga/Western Bay region.
Experience operating within a regulated environment	Experience and understanding of the regulatory environment and compliance requirements specific to the utility / infrastructure sector. This includes familiarity with laws, regulations, and policies that govern that infrastructure industry and legal expertise in interpreting complex legislation, advising on compliance frameworks, and ensuring organisational adherence to statutory and regulatory obligations. Resource and environmental management experience, and a practical understanding of the RMA.
Finance and risk	Experience in establishing complex commercial arrangements, including capital structure, debt financing and pricing and charging mechanisms; experience within networked regulated industries; and an ability to bring appropriate pragmatic advice to the Board table. At least one director (ideally two) should have experience in finance, accounting and risk within an establishment context: <ul style="list-style-type: none"> • Experience managing or overseeing large high stakes investment programmes. • Experience evaluating financial plans ensuring the organisation's long term financial sustainability. • Expertise in identifying, assessing, and mitigating financial, accounting operational, and regulatory risks associated with utility operations. • Ability to assess financial strategies to support sustainable and compliant performance.
Governance and leadership experience	Significant governance and leadership experience, in either a utility, commercial sector organisation, or in a public body. Direct experience or a close understanding of local government type decision-making processes, and political understanding. Preferably leadership experience in water service delivery, or a similar service delivery industry. At least one director should have the ability and willingness to chair the Board. The ability and willingness to participate fully in the life of the Board and on subcommittees as required. A commitment to ensuring continuity of governance and maintaining the capability and expertise required for effective long-term oversight after establishment.

AREA OF EXPERTISE / SKILL	REQUIREMENT
Health and Safety	Detailed understanding of health & safety compliance and regulatory requirements.
Knowledge of Tauranga and Western Bay / Public Accountability	A deep understanding of the Tauranga/Western Bay region and the local government context within the region, and experience and knowledge of communities and appreciation of public accountability. At least one director should be Tauranga/Western Bay based.
Te Ao Māori me Te Tiriti o Waitangi	Deep understanding of Treaty of Waitangi (Te Tiriti o Waitangi) and an ability implement Treaty of Waitangi (Te Tiriti o Waitangi) principles in governance, decision-making and engagement. Knowledge of the iwi and hapu in the Tauranga and Western Bay of Plenty and the impact of the water infrastructure on the iwi and hapu. A strong understanding of iwi and hapu governance arrangements and existing relationships, commitments and obligations including Treaty settlement arrangements and obligations. Ability to integrate Māori values and mātauranga Māori into strategic planning, monitoring and operational frameworks. Strong cultural competency and extensive experience in relationship management with iwi and hapu.
Sustainable outcomes and environmental wellbeing	At least one director should have experience in social and environmental sustainability, climate adaptation and climate resilience planning, including an understanding of sustainability frameworks, risk-mitigation strategies, and long-term infrastructure resilience requirements. Deep understanding of kaitiakitanga as a guiding principle for environmental care and intergenerational responsibility. Proven ability to integrate Te Mana o Te Wai and environmental wellbeing objectives into strategies to ensure water services enhance ecosystems and community health. Experience in environmental governance, sustainability frameworks, and climate resilience planning.
Transitional change and/or new organisation establishment	Significant senior level experience and success in large-scale sector and/or organisation reform, change and establishment, preferably at a governance level. Prior proven experience in large scale transitions, organisation reform or the establishment of a new entity. Proven experience in contributing to and building a new entity's organisational structures.

10.4 STRATEGIC POLICY AND PLANNING WORK PROGRAMME

File Number: A7155249

Author: Emily Watton, Strategic Policy and Planning Programme Director

Authoriser: Annika Lane, General Manager Strategy and Community

EXECUTIVE SUMMARY

This report provides an overview of Strategic Policy and Planning projects progressed in the last 12 months and presents the proposed work programme for the Council's approval.

RECOMMENDATION

1. That the Strategic Policy and Planning Programme Director's report dated 28 April 2026 titled 'Strategic Policy and Planning Work Programme', 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 the Strategic Policy and Planning work programme as set out in **Attachment 1** of this report.

BACKGROUND

1. **Attachment 1** sets out the proposed work programme priorities for the Strategic Policy and Planning teams. It is timely to revisit the work programme given a range of projects have been completed (as set out in **Attachment 2**) and given that a new triennium has begun.
2. This work programme is proposed in the midst of further significant legislative reform. In light of this, we will continue to reassess individual project timing and our approach over the coming 12 months and may need to make adjustments to respond to legislative changes, resourcing availability of partner and stakeholder groups, and other external factors.
3. It is important that there is a clear work programme setting out the priority projects in the policy, planning and strategy space. The proposed work programme represents a significant workload based on current resourcing levels. This work programme represents the elements of our work that require Council direction or decision-making from time to time. There are also a number of other corporate or operational programmes of work that are not included, due to the fact that Council direction is not required.
4. The work programme for plan changes has altered after the commencement of the Resource Management (Consenting and Other System Changes) Amendment Act 2025 on 20 August 2025. This legislation amendment provided requirements for

Councils to stop work on plan change, plan review and plan variations under certain circumstances. There are exemption options subject to the nature of the plan change or subject to Ministers approval. In relation to Council's previously approved work programme, this has an impact on work undertaken on National Planning Standards and Plan Change 96 – Papakāinga. Neither plan change processes had proceeded to a notification phase. Early engagement had occurred with Plan Change 96 Papakāinga, although the progress and timing of this process was already paused with the signal of national direction that would potentially override any effort put into notifying a plan change.

5. Now with the release of the Planning Bill and Natural Environment Bill it is more certain that plan change processes will only occur in the new system after councils have a regional spatial plan in place. This work programme therefore focuses on readiness for spatial planning in the new system and previous plan change work is not progressing further in line with the Resource Management (Consenting and Other System Changes) Amendment Act 2025.
6. Over the past year a large number of projects have been completed or progressed. **Attachment 2** sets these out (in no particular order).

SIGNIFICANCE AND ENGAGEMENT

7. The Local Government Act 2002 requires a formal assessment of the significance of matters and decision in this report against Council's Significance and Engagement Policy. In making this formal assessment there is no intention to assess the importance of this item to individuals, groups, or agencies within the community and it is acknowledged that all reports have a high degree of importance to those affected by Council decisions.
8. The Policy requires Council and its communities to identify the degree of significance attached to particular issues, proposals, assets, decisions, and activities.
9. In terms of the Significance and Engagement Policy this decision is considered to be of low significance because of the procedural nature of the recommendations. Whilst each project is likely to have differing levels of significance to the community, the direction sought on prioritisation of the projects is not considered significant.

ENGAGEMENT, CONSULTATION AND COMMUNICATION

10. Each project will be assessed in relation to engagement, consultation and communication needs and carried out accordingly at the relevant project phase(s). This will be subject to future Council endorsement/approval on a project basis.

ISSUES AND OPTIONS ASSESSMENT

11. There are two substantive options for Council to consider:

- **Option A** - approval of the work programme as set out in Attachment 1 of the report, or
- **Option B** - modify the proposed work programme.

<p style="text-align: center;">Option A</p> <p style="text-align: center;">Approval of the work programme as set out in Attachment 1 of the report</p>	
<p>Assessment of advantages and disadvantages including impact on each of the four well-beings</p> <ul style="list-style-type: none"> • Economic • Social • Cultural • Environmental 	<p><u>Advantages</u></p> <ul style="list-style-type: none"> • Progresses a range of projects required by legislation or assessed as high priority. • Sets clear priorities for the period and pipeline of work for the calendar year. <p><u>Disadvantages</u></p> <ul style="list-style-type: none"> • May not include some projects that are of interest to some community members.
<p>Costs (including present and future costs, direct, indirect and contingent costs).</p>	<p>Can be progressed within existing resourcing levels and operational budgets.</p>
<p style="text-align: center;">Option B</p> <p style="text-align: center;">Modify the proposed work programme</p>	
<p>Assessment of advantages and disadvantages including impact on each of the four well-beings</p> <ul style="list-style-type: none"> • Economic • Social • Cultural • Environmental 	<p><u>Advantages</u></p> <ul style="list-style-type: none"> • May enable other projects to be prioritised where there is good rationale for inclusion on the work programme. <p><u>Disadvantages</u></p> <ul style="list-style-type: none"> • Some projects may be removed from the work programme, despite the rationale for their proposed inclusion.
<p>Costs (including present and future costs, direct, indirect and contingent costs).</p>	<p>Additional projects will require re-prioritisation of other projects on the work programme to enable them to be resourced, or additional consultant costs incurred.</p>

STATUTORY COMPLIANCE




12. The proposed work programme has been considered within a context of significant legislative change being progressed.

FUNDING/BUDGET IMPLICATIONS

13. The proposed work programme (**Attachment 1**) can be delivered within existing resourcing and budgets. If Council wishes to add to this programme, there may be additional consultant costs incurred to enable delivery, or substitution for other work programme item(s).

Budget Funding Information	Relevant Detail
Nil	Delivered within current budget or draft budget as per the Annual Plan 2026/27.

ATTACHMENTS

1. **Strategic Policy and Planning proposed work programme** [↓](#) 
2. **Overview of Strategic Policy and Planning projects progressed Jan 2025-March 2026** [↓](#) 
3. **Council Workshop (26 March 2026) - Workshop Notes - Strategic Policy and Planning Work Programme** [↓](#) 

THE PROPOSED WORK PROGRAMME

1	Projects driven by legislative requirements	Explanation
	Annual Plan 2026/27	Budget update for the 2026/27 year. Consultation planned for 20 March -20 April 2026. Must adopt final Annual Plan by 30 June 2026.
	Long Term Plan 2027-37	Delivery of Council's Long Term Plan covering the next ten years. Must be adopted by 30 June 2027. This is a significant project requiring resource from across Council. Pre-engagement undertaken 26 February – 1 April 2026 in conjunction with the spatial planning processes.
	Animals (excluding dogs) Bylaw	This Bylaw controls the keeping of Animals (other than dogs) within the District so that they do not create a nuisance or endanger health. Initial review work completed in 2025. Consultation on the review of the bylaw is legally required before Council can adopt the final updated Bylaw. Consultation planned for May/June 2026.
	Public Places Bylaw	This bylaw regulates activities within Public Places which may have an adverse effect on other users of these facilities, or the public at large. Initial review work completed in 2025. Consultation on the review of the bylaw is legally required before Council can adopt the final updated Bylaw. Consultation planned for May/June 2026.

	Dog Control Bylaw and Policy	Due for it's ten yearly review, having been adopted in 2016. These documents allow Council to strike the balance between the control of dogs and recognition of the community benefits of responsible dog ownership. This is proposed to be undertaken later in 2026 and into 2027.
	Commercial Centres Strategy	A requirement set through the National Policy Statement for Urban Development and a short-term deliverable set in the SmartGrowth Funding and Implementation plan. A Commercial Centres Strategy is a sub-regional project being undertaken with Tauranga City Council to fulfil policy requirements and to inform future planning work within the sub-region.
	Representation Review 2027/28	Initial planning work to commence late 2026 on the representation review 2027/28, as required due to the Māori ward being lost through a binding poll.
	Review of relevant policies and bylaws as part of the Local Water Done Well transition	Legal requirement to review Trade Waste Bylaw alignment and other water related policies and bylaws as part of the transition to the new waters entity.

2	High priority projects	Explanation
	Responding to legislative changes <ul style="list-style-type: none"> • Local Water Done Well • Local Government reform • Resource Management Act 	Council needs to advocate for its communities by ensuring its voice is heard through submission processes on these significant reform programmes. We also need to understand implications for our business and respond to information requests to inform transfer of functions/new functions.
	Enabling Papakāinga development – Plan Change 96	An identified priority plan change project to remove unnecessary planning provisions which can make it harder to enable papakāinga development across the district. Recent announcements from government suggest a Papakāinga National Environmental Standard will be released, that may address the same matters we have identified through the engagement phase of this work.
	Regional Deals	Regional deal proposal submitted to Central Government, awaiting decision.
	Significance and Engagement Policy	Council should review its Significance and Engagement Policy as it works towards the next Long Term Plan and reconsider the settings in light of Local Water Done Well.
	Te Kainga (Eastern Centre)	The Eastern Centre has been agreed as a Priority Development Area by SmartGrowth. A Strategic Case has been developed to inform possible development opportunities. Council is waiting for further direction from central government and for more information on Regional Deals.
	Belk Road Urban Growth Area	Maintaining a watching brief, but decision points to come on how to proceed following Tauranga City Council desktop feasibility assessments.
	Kaituna / Waiāri Programme	Comprehensive package of work to implement the Kaituna River Action Plan and the Waiāri Cultural Development Framework. Includes concept planning, capital works delivery, cultural interpretation plan, economic development plan.

		<p>Waiāri Bridge Area Restoration Project is currently underway with initial design and consent lodgment expected by mid 2026. Construction is estimated to begin toward the end of 2026 into 2027.</p> <p>Bell Road concept planning is also expected, and this will look at how the recently acquired NZTA land will function as part of the reserve.</p>
	Review of community board delegations and develop community board action plans	<p>This project is an action arising out of the representation review and the triennial elections. This work will be undertaken in collaboration with the Governance team and community boards. Revised delegations are expected to be developed for Council consideration in early 2026.</p> <p>Development of individual actions plans for the Community Boards will occur over a similar timeframe.</p>
	Community Roading Allocation Policy	<p>Sets the framework for allocating Council's discretionary roading funding between District improvements, rural community, rural urban community and urban community improvements.</p> <p>A review is being undertaken alongside the Annual Plan and Long term Plan processes.</p>
	Traffic and Parking Enforcement Bylaw	<p>Allows Council to set requirements for parking and control of traffic on roads, public places and parking areas. Last reviewed 2019.</p> <p>A number of matters have been raised by the community and by the Transportation team. Council resolved to consider matters relating to heavy vehicles on Clarke Road through this review. Transportation staff are currently working through proposed amendments to the bylaw schedules.</p> <p>The intention is to discuss the draft bylaw at the Strategy and Policy Committee workshop in July, prior to adopting for consultation in August 2025.</p>
	Community Facilities Investment Fund	<p>The Long Term Plan 2024-34 resolved to introduce a Community Facilities Fund from year three.</p>

		This will establish the approach to the community facilities fund and the criteria for its use. This will build on insights from the Spatial Plan/Long Term Plan engagement in February/March 2026.
	Policy for Setting Land Rentals for Club Buildings on Council Land	This policy seeks to continue support of clubs and societies, while ensuring lease rates are more equitable between clubs which use Council land, while taking into account several matters. Last reviewed 2017. A review of the policy is required to ensure it is fit for purpose.
	Facilities in the Community Fund	Review and update of the policy and open the fund for applications. Applications are sought every other year.
	Wāhi ō Te Tawa ki Tahataharoa Concept Plan	Development of a concept plan for Wāhi ō Te Tawa ki Tahataharoa alongside Pirirākau. Noting that the land is anticipated to transfer to Pirirākau.
	Hūharua Reserve Management Plan	Review of the RMP for Hūharua alongside Pirirākau and Tauranga City Council. Noting that the reserve is joint owned with Tauranga City Council .
	Ōmokoroa Domain Concept Plan Review	Focused review of the concept plan looking at minor alterations to improve parking options and efficient operation of the wharf and boating facilities.
	Te Puna Quarry Park Concept Plan	This was an output identified in the Kaimai Reserve Management Plan process. May consider future proofing governance arrangements.
	Wairoa Rowing Club and Jack Lloyd reserve concept plan	This was an output identified in the Kaimai Reserve Management Plan process and responds to increased use of the rowing club facilities.
	TECT Park Management Plan Review	Following adoption of the Strategic Plan, this project looks to update the Management Plan and drive implementation.
	Te Puke Spatial Plan	Determine population growth beyond 13,000 people and the outcomes, infrastructure (including social and community infrastructure), housing and business land needed to service the future population. Significant project to progress elements of the District Plan review and can also be the vehicle to

		determine location of swimming pool, future library etc. as already funded in LTP 2021-31.
	Spatial Planning programme - Te Puna and Minden - Katikati - Waihi Beach, Bowentown and Athenree	A coordinated approach to progress three spatial plans for Te Puna and Minden, Katikati and Waihi Beach, Bowentown and Athenree will provide a comprehensive means of understanding and addressing the different growth pressures, future opportunities and restrictions to these urban areas. Carrying out these plans now helps ensure we can feed into regional spatial planning under a new resource management system in 2027.
	Panepane concept plan	Support Recreation and Open Space in delivering a high level concept plan to develop the Panepane wharf area, utilising existing funds.
	Kauri Point Concept Plan Update	Support and advise Recreation and Open Space in delivering a concept plan update for future development at Kauri Point.
	Plan Change 95 – Arawa Road – Pencarrow Estate	A private plan change request for residential zoning in Pongakawa. A hearing was held in November 2024, and a decision from independent commissioners was made to decline the plan change. The decision has been appealed, Council is a respondent to the appeal and the outcome is currently with the Environment Court.
	Natural Hazards	Two areas of focus are completing coastal erosion mapping across the district. There is also a focus on improving the level of detail for our liquefaction assessments in Te Puke and Omokoroa, and the guidance for landowners affected by liquefaction.
	Te Puke Structure Planning	A continuation of the Te Puke Spatial Plan will be to progress further work on zone change and growth areas identified. Infrastructure and land suitability studies will be required and engagement with relevant landowners and stakeholders will be necessary throughout.

Transport Rate Differential Remission Policy	Development of a remission policy where property owners are required to pay the transport differential but do not contribute to heavy vehicle movements.
Speed Management Plan	Development of a speed management plan to update speed limits across the district. Changes to the legislation meant that previously identified speed limit alterations have not progressed.
Solid Waste Cross Regional Strategy	Contribute to the finalisation of a Bay of Plenty / Waikato Waste Strategy and translate into meaningful actions and outcomes for the district.
Street Tree Policy	The approach to street trees is closely linked to the infrastructure development code and will be impacted by the review of the Resource Management Act. It is anticipated that work can begin on this project later in 2026.
Alcohol Fees Bylaw	Development of a new bylaw that would allow Council to recover actual and reasonable costs of alcohol related licences and process, rather than statutory limits.
Elected Member Policy	Support the organisation to develop an Elected Member Policy. This would address IT related matters and expenses, among other things.
Waihi Beach Dog Park	Feedback to be sought through the Spatial Plan / Long term Plan consultation in February/March 2026 to help determine the future of this project.

Current projects are not proposed to progress as immediate priorities are set out below. These have been scheduled for 2027 or later. There may be instances where these are reconsidered following legislative changes or due to delays in other projects.

Project	Rationale
Road Naming Policy	Policy is due for review and some known issues to be addressed, including how the policy provides for road renaming processes. However, it is not considered

	as high a priority as other projects recommended for inclusion on the work programme above.
Freedom Camping Bylaw	New definitions for self containment come into effect in November 2025 that require vehicles to have an inbuilt toilet. Council will need to determine whether it will have different levels of freedom camping at some sites. Issues around homelessness and general parking complaints are also a consideration. Last reviewed 2019. Not due for legislative review until 2029.
Review of policies and funding sources for growth related development (Finco/DC)	This review has been put on hold given the recent legislative movement regarding development levies the resource management replacement legislation. This may progress as more clarity on the central government direction is received.
Wāhi ō Te Hakao Concept Plan	This was an output identified in the Kaimai Reserve Management Plan process. Development of a concept plan for the land at 109 Clarke Road alongside Iwi/Hapū.
Kaimai Views Reserve Concept Plan	This was an output identified in the Kaimai Reserve Management Plan process. Development of a concept plan for the reserve with Community and Iwi/Hapū.
Local Election Signage Policy	Development of a policy to provide increased clarity and certainty for local election candidate signage.

Overview of Strategic Policy and Planning projects progressed Jan 2025–March 2026

- Annual Plan 2025/26 preparation and adoption
- Schedule of Fees and Charges 2025/26 consultation and adoption
- Kaimai Reserve Management Plan consultation and adoption
- Speed Management Plan (Alternative Method) adoption
- Livestock Movements Bylaw 2025 consultation and adoption
- Cemeteries Bylaw 2025 consultation and adoption
- Tahawai Reserve Concept Plan consultation and adoption
- Review of Class 4 Gambling Venue Policy and TAB Venue Policy
- Te Puke Wastewater Treatment Plant – supporting targeted consultation with developers
- Representation Review – Local Government Commission hearing and determination process
- Kaituna Action Plan and Waiari feasibility study implementation
- Work on the Section 17A review for reserves maintenance
- Work on the Community Facilities Investment Fund
- Work on the Traffic and Parking Enforcement Bylaw
- Review of Animals (excluding dogs) Bylaw and Public Places Bylaw
- Finalising speed limit review for variable speed limits for schools
- Decision on Town Centre Fund approach
- Review of the Policy for Setting Land Rentals for Club Buildings on Council Land
- Facilities in the Community Fund Policy reviewed and fund to be opened
- Work with community boards regarding delegations and future action plans
- Plan Change 96 Papakāinga – pre-engagement and scoping of plan change (likely to be addressed through new National Environmental Standard)
- Commercial Centres Strategy scoping work in partnership with Tauranga City Council, commissioned economic analysis and planning for key stakeholder engagement
- Preparation of Regional Deal proposal
- Scoping of review for Policy of Setting Land Rentals for Club Buildings on Council Land
- Western Corridor Specified Development Project (SDP) – engagement in technical workshops and preparation of Council's formal response to the initial assessment. This Project was not 'established' by Crown and therefore has not progressed.
- National Planning Standards – implementation of first stage requirements for E-Plan updates. Further stages not required.

- Local Water Done Well – consultation on service delivery options completed and initial preparatory work on Water Services Delivery Plan (for adoption in September 2025)
- Preparation and adoption of the sub-regional Development Trends report
- Private Plan Change 95 – Pencarrow Estate at Arawa Road, Pongakawa – Decision and appeal
- Adoption of the SmartGrowth Strategy 2024–74/Future Development Strategy and its Funding and Implementation Plan
- Endorsement to commence spatial planning processes for Katikati and Waihi Beach, Bowentown and Athenree and Te Puna & Minden and first phase of engagement with community ideas forums complete. Planning for key stakeholder engagement and commencement of wider community pre-engagement alongside LTP.
- Te Puke Spatial Plan – continuation of project leading to rephasing in February 2026 and commissioning of Te Puke traffic study. This will align the TPSP with the Northern Spatial Plan and Long Term Plan 2027–37 adoption timelines.
- Fast-Track application for Bell Road – Bluehaven Limited. 3000 home development and 60–80 ha of commercial / light industrial land, project 'Listed in the legislation', application proposed to be lodged with Environmental Protection Authority March 2026. Council staff continuing to work with applicant and partner organisations on infrastructure considerations.
- Submissions lodged on behalf of Council on:
 - Building and Construction (Small Stand-alone Dwellings) Amendment Bill
 - Aotearoa New Zealand Biodiversity Strategy 2025–2030
 - Predator Free 2050
 - Sale and Supply of Alcohol (Sales on Anzac Day Morning, Good Friday, Easter Sunday, and Christmas Day) Amendment Bill
 - Water Service Authority Wastewater Environmental Standards
 - Land Transport Management (Time of Use Charging) Amendment Bill
 - Regional Speed Limit review – Te Moana a Toi-te-Huatahi – SH2 Katikati to Te Puna
 - Resource Management Act Reform Amendment Bill (Consenting and Other System Changes)
 - Levy proposals for the Water Services Authority
 - Feedback on a proposed levy to recover Commerce Commission costs of regulating water services
 - Submission on the Local Government (Water Services) Bill
 - Submission on Regional Speed Limit Review – SH2 Katikati to Te Puna
 - Feedback on the proposed amendments to waste legislation

- Local Government (Systems Improvements) Amendment Bill
- NZ Infrastructure Te Waihanga Draft Infrastructure Plan
- Tauranga Eastern Link Tolling Consultation
- Feedback on the Drafting Standards New Zealand Standing Orders
- Land Transport Management (Revenue) Amendment Bill
- National Direction Packages 1-3 (Infrastructure and Development, Primary Sector, Freshwater)
- Consultation on rates model for New Zealand (rate capping)
- Infrastructure Funding and Financing Amendment Bill
- Development Levies Consultation and Local Government (Infrastructure Funding) Amendment Bill
- Simplifying Local Government
- Natural Environment Bill
- Planning Bill

COUNCIL WORKSHOP

DATE:	Thursday 26, March 2026 at 1.50pm
HELD:	Council Chambers
TOPICS:	2. Strategic Policy and Planning Work Programme
GENERAL MANAGER RESPONSIBLE:	M Taris (Interim Chief Executive)
FORUM MEMBERS PRESENT:	Mayor J Denyer, Deputy Mayor M Murray-Benge, Councillor S Beech, Councillor G Dally, Councillor D Dinsdale, Councillor R Joyce, Councillor A Sole, Councillor T Coxhead, Councillor G Elvin and Councillor L Rae.
STAFF IN ATTENDANCE:	M Taris (Interim Chief Executive), E Watton (Strategic Policy and Planning Programme Director), A Curtis (General Manager Regulatory Services), N Rutland (Environmental Planning Manager), M Leighton (Policy and Planning Manager), R Garrett (Governance Manager), C McLean (Director Transportation), K McGinity (Legislative Reform and Special Projects Advisor), J Minchington (Senior Project Engineer Transportation), H Wi Repa (Governance Systems Advisor) and P Osborne (Senior Governance Advisor).

Strategic Policy and Planning Work Programme
<p>The Policy and Planning Manager, supported by the Strategic Policy and Planning Programme Director and Environmental Planning Manager, provided an overview of the paper, which was to present the proposed Strategic Policy and Planning work programme and inform Council about projects that have been completed given that a new triennium has begun.</p> <p>SUMMARY OF KEY TOPICS</p> <p><u>Key High Priority Projects</u></p> <p>The workshop focused on reviewing a proposed work programme for the Strategic Policy and Planning teams, with discussions centered around legislative-driven projects and high-priority initiatives. Key topics included the Dog Control Bylaw Review, Te Kāinga project status, and the Wāhi ō Te Tawa ki Tahataharao Concept Plan. The workshop discussed the potential for a dog park in Waihi Beach, with some debate about whether it was necessary given existing beach access for dogs. The Traffic and Parking Enforcement Bylaw review was also addressed, with concerns raised about the lengthy gap since the last update in 2019. The conversation ended with agreement to proceed with the identified high priority projects, though some specific details and timing remained to be determined.</p> <p>The workshop discussed updates on various policies and initiatives. Key topics included the need for a dedicated Elected Member Policy, updates on the Street Tree Policy, and the Solid Waste Cross Regional Strategy.</p>

Direction and Actions	Responsible
<ul style="list-style-type: none"> • Provide an update on the Waiāri Programme. • General comfort with the presented work programme. 	<p>Policy and Planning Manager</p>

This workshop discussion concluded at 2.22pm.

10.5 WESTERN BAY OF PLENTY DISTRICT COUNCIL SUBMISSION TO BAY OF PLENTY REGIONAL COUNCIL ANNUAL PLAN 2026-27 / LONG TERM PLAN AMENDMENT

File Number: A7221533

Author: Raj Naidu, Senior Policy Analyst

Authoriser: Emily Watton, Strategic Policy and Planning Programme Director

EXECUTIVE SUMMARY

For the information of Council, this report presents a submission made by Western Bay of Plenty District Council (WBOPDC) on the following matter:



a) Bay of Plenty Regional Council (BOPRC) Annual Plan (AP) 2026-27 / Long Term Plan Amendment (LTPA)

A Council workshop was held on 26 March 2026 (workshop notes provided as **Attachment 2**). Following the workshop the draft submission was emailed to the Mayor and Councillors for final review and feedback.

RECOMMENDATION

1. That the Senior Policy Analyst's report dated 28 April 2026, titled 'Western Bay of Plenty District Council Submission to Bay of Plenty Regional Council Annual Plan 2026-27 / Long Term Plan Amendment', be received.
2. That the following submission, shown as **Attachment 1** of this report, be received by Council and the information noted.
 - a) Submission on Bay of Plenty Regional Council Annual Plan 2026-27 and Long Term Plan Amendment dated 2 April 2026.

ATTACHMENTS

1. **Western Bay of Plenty District Council Submission on BOPRC Annual Plan 2026-27 / LTP Amendment** [↓](#) 
2. **Council Workshop (26 March 2026) - Workshop Notes - Submission on BOPRC Consultation Document (AP 2026-27 and LTP Amendment)** [↓](#) 



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02 April 2026

Annual Plan 2026/27
Bay of Plenty Regional Council
PO Box 364
Whakatāne 3158

Mayor James Denyer
Western Bay of Plenty District Council
Private Bag 12803, Tauranga 3143
james.denyer@westernbay.govt.nz

Tēnā koe Chair McDonald,

Submission on the Consultation Documents – Proposed Annual Plan 2026/27 and Long Term Plan Amendment

Thank you for the opportunity to submit on the Proposed Annual Plan 2026/27 and Long Term Plan Amendment. As our sub-region experiences rapid growth and transformation, we value partnership that enables an integrated transport system; sustained investment in regional and sub-regional assets; and supports strong cross agency collaboration in resilience projects.

Specific to the consultation topics set out in the Consultation Document, we provide the following responses:

Topic One – Long Term Plan Amendment: Optimising regional benefits from Council investments

WBOPDC supports in principle the intent and purpose behind the Long Term Plan Amendment (LTPA) proposal focusing on unlocking funding, particularly if it provides opportunities for investment that generates regional benefits. However, we are concerned with the timing of this proposal, when considering the significant risks stemming from reforms proposed for the local government sector. The proposal does not provide sufficient detail and clarity across the options provided for consideration on this matter.

We firmly encourage BOPRC to seek legislative ring-fencing protection (such as what was undertaken by New Plymouth Perpetual Investment Fund) for any of the proposed fund entities to safeguard and futureproof against political uncertainties, particularly in major projects of regional significance.

It is important that existing regional assets are retained by the region and are able to provide intergenerational benefits. Given the proposed changes anticipated through Government's *Simplifying Local Government* proposal, we think it is important that the proposed structure of any proposed fund entity retains the ability for region-wide decision-making.



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WBOPDC emphasises the importance of certainty and continuity in funding stacks and supports further exploration of options that best insulate the investment portfolio from political and structural risks, provided this does not reduce the region's ability to respond flexibly to regional infrastructure needs. Furthermore, we strongly recommend that fund capital is preserved and only the returns (proceeds) are divested to be used. We think there is potential for greater diversification of the investment portfolio, which could generate greater returns for regional distribution, and reduce the risk inherent in having such a large proportion of the fund invested in the Port of Tauranga.

Given that the fund is for intergenerational benefit, we would caution against rushing into establishing something concrete in a climate of heightened uncertainty. We propose that the capital is preserved rather than locked into any long-term decisions, commitments, and projects due to yet unknown impacts of the proposed Local Government reforms. WBOPDC strongly advises against dividing the fund due to the inherent risks involved.

The proposal seeks support for structural permanence based on assumed performance, uncertain tax outcomes, reduced democratic control, and increased complexity, without clearly demonstrating why a strengthened existing model would not suffice. Our analysis identifies five substantive concerns with the proposed options that BOPRC ought to consider:

1. All options rely on optimistic assumptions that are not evidenced and that investment returns, dividends, and operating costs will be "broadly similar" across all options, including new trusts and new CCOs. This is a major analytical gap. Structural change almost always introduces transition costs, governance duplication, and risk premium – particularly if a large fund is split across multiple entities. We think the potential costs associated with each option could be more clearly articulated across the options.
 - The proposal explicitly acknowledges tax uncertainty for trust models, including the need for a bespoke Income Tax Act amendment, yet assumes success.
 - If tax exemption is not granted, the preferred option may deliver materially worse outcomes, but no fallback model has been fully analysed; therefore, as it currently stands BOPRC seeks endorsement on structural change without stress-testing downside scenarios in comparison with the benefits of retaining the status quo (Quayside).
2. Both Option 2 (Trust) and Option 3 (Hybrid, preferred) weakens democratic control because they seek to distance ownership from direct Council control, placing assets under trustee obligations rather than elected governance. While described as "insulation," this creates problems because trustees are legally required to prioritise beneficiaries, not elected mandates which could lead to intergenerational protection being prioritised over current democratic accountability, without clear justification that this trade-off is necessary.



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3. The preferred option (Option 3) increases complexity without proving net benefit by introducing multiple entities, potentially multiple boards, mixed purposes, and bespoke governance arrangements. Additionally, the proposal itself concedes that the Special Purpose Assets require case-by-case structures and funding models. Complexity increases decision latency and governance risk, especially under political or economic stress.
4. Community Trust option is underdeveloped but still presented with the proposal; which states that it is not defined, nor evaluated, and not costed, and may result in a "significant loss of control". Moreover, there are no governance, beneficiary, or regional equity safeguards specified and no comparison against Council's statutory obligations provided. Including an unevaluated option severely dilutes consultation quality and risks performative choice rather than informed decision-making.
5. Equity and regional fairness are asserted but not enforced. All options claim to promote "equitable regional reach", but no binding allocation formula is proposed. Project funding remains discretionary, politically contestable, and does not inherently guarantee geographic fairness. This is risky once assets are insulated from Council direction.

Topic two – Investing in regional benefit

We note that the LTPA proposal is for on-going funding of large-scale infrastructures project, but the proposed amendment must first be accepted through due process; and, if it does go ahead then funding would not be available until 2027/28. To bridge this timing gap and to meet an immediate need for the 2026/27 financial year, the establishment of the *Regional Benefit Fund 2026/27* is proposed.

WBOPDC supports establishment of a *Regional Benefit Fund 2026/27* (working title), funded to the maximum \$20million allocation. The ability to access regional funding for qualifying infrastructure projects would materially improve affordability outcomes for local communities. Growth, resilience, and environmental infrastructure in the Western Bay of Plenty generate region wide benefits, yet are often funded locally through rates, debt, and developer contributions.

We request that eligibility criteria for the Regional Benefit Fund explicitly recognises:

- WBOPDC to be a partner in the process of setting up the criteria for the fund.
- It should then be clearly signalled as a funding bridge towards a sustainable, enduring regional infrastructure funding approach aligned with implementing regional spatial plans (including our sub-regional focus through SmartGrowth).
- The fund prioritises growth enabling infrastructure with environmental and resilience outcomes, including preventative maintenance works to mitigate slips/landslides.
- Equitable regional distribution, recognising where growth related costs are concentrated.
- Funds water, wastewater and stormwater projects with environmental outcomes.



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Our view on this is underpinned by the concern that if criteria for the Regional Benefit Fund are too narrow, urban facing, or discretionary, councils like WBOPDC risk being net contributors but limited beneficiaries, despite hosting much of the region's growth-related cost burden.

Topic three - Investing in indigenous biodiversity

We acknowledge the critical role that BOPRC has for the region's biodiversity and value BOPRC's leadership role in science, monitoring, and regional coordination in achieving enduring biodiversity outcomes. WBOPDC in principle supports investments in biodiversity that protects the long-term wellbeing of our communities and environment. WBOPDC emphasises the importance of partnership-based delivery and the need to align any future increases with practical implementation capacity at the local level

WBOPDC supports maintaining current levels of regional investment in indigenous biodiversity for 2026/27 while the Regional Indigenous Biodiversity Strategy is being finalised, and noting that the funding will be reviewed through the Long Term Plan development. There are potential impacts to developing the mandatory Regional Indigenous Biodiversity Strategy while the Local Government reform proposals are also underway. The Resource Management Act reform may have consequences on the mandate of the proposed Regional Indigenous Biodiversity Strategy and any subsequent funding decisions on investing in indigenous biodiversity. We note that this is a matter that Regional Council should reconsider through its Long Term Plan process.

Concluding comments

We also wish to highlight the following critical matters for your consideration:

- Partner with us to maintain momentum on network reliability and mode-shift in the Western Bay, including support for Tauriko/Takitimu and SH2/Ōmokoroa interfaces (and other RONS); protect Baybus service performance and fares equity; and continue the measured expansion of OnDemand and network refresh initiatives that demonstrably improve access and cost-effectiveness. Additionally, on the broader transport network, any changes to the Town Connector service being used between Waihi, Waihi Beach and Katikati (Route 85) is of particular concern to us as it affects our community.
- Prioritise joint resilience investments that protect important infrastructure, improve flood risk management, and keep communities connected during disruptions.
- Support certain WBOPDC infrastructure projects and priorities because they fit squarely within the remit of regional benefit, such as:
 - New wastewater treatment plant in Te Puke and significant stormwater upgrades (especially Ōmokoroa, Waihi Beach, Te Puke).
 - Coastcare and wetland protection such as the Kaituna River Action Plan.
 - Sustained control activities around invasive plants, specifically Woolly Nightshade and Moth plant; consideration should be given to reclassifying them for progressive containment.



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- Closer alignment on regional growth planning and subsequent funding of growth projects after RMA reform, particularly once the Planning Bill is enacted.
- Economic enablers such as Rangiuru Business Park and SmartGrowth, as well as TECT Park.

WBOPDC appreciates BOPRC's continued partnership across SmartGrowth, Regional Spatial Planning, the Transport System Plan, and sub regional governance forums. We look forward to continuing to work in partnership with BOPRC to refine these proposals and to ensure that regional investments deliver tangible, equitable outcomes for our communities across the Bay of Plenty.

Nāku noa, nā

A handwritten signature in black ink that reads "James Denyer".

James Denyer

Mayor – Western Bay of Plenty District Council

COUNCIL WORKSHOP

DATE:	Thursday 26, March 2026 at 4.36pm
HELD:	Council Chambers
TOPICS:	5. Submission on the BOPRC Consultation Document
GENERAL MANAGER RESPONSIBLE:	M Taris (Interim Chief Executive)
FORUM MEMBERS PRESENT:	Mayor J Denyer, Deputy Mayor M Murray-Benge, Councillor S Beech, Councillor G Dally, Councillor D Dinsdale, Councillor R Joyce, Councillor A Sole, Councillor G Elvin and Councillor L Rae.
APOLOGY:	Councillor T Coxhead
STAFF IN ATTENDANCE:	M Taris (Interim Chief Executive), A Curtis (General Manager Regulatory Services), E Watton (Strategic Policy and Planning Programme Director), M Leighton (Policy and Planning Manager), R Garrett (Governance Manager), R Naidu (Senior Policy Analyst), H Wi Repa (Governance Systems Advisor) and P Osborne (Senior Governance Advisor).

Submission on the BOPRC Consultation Document

The Senior Policy Analyst, supported by the Policy and Planning Manager, provided an overview of the discussion being sought, which was to capture feedback relating to the Bay of Plenty Regional Council's Annual Plan 2026/27 and Long Term Plan Amendment covering the following consultation topics:

- LTP 2024–2034 Amendment: Optimising regional benefits from Council investments
- AP2026/27: Investing in Regional Benefit;
- AP2026/27: Investing in indigenous biodiversity; and
- Fees and Charges Policy.

SUMMARY OF KEY TOPICS

Bay of Plenty Regional Council (BOPRC) Investment Portfolio Discussion

The workshop focused on discussing a submission to the BOPRC regarding their Annual Plan and Long Term Plan amendments. The key discussion centered around a \$3 billion investment portfolio currently managed by Quayside, with options to either maintain the status quo, implement a trust model, or adopt a hybrid model involving special purpose assets. The group questioned the timing of the proposal in light of local government reforms underway and discussed the risks of this on the options provided.

The group agreed to support maintaining the current fund level for Indigenous biodiversity while recommending that criteria for a new \$20 million fund be broad enough to potentially support regional development projects including infrastructure for housing and economic development.

Direction and Actions	Responsible
Finalise submission with latest feedback from Council.	Senior Policy Analyst

This workshop discussion concluded at 5.15pm.

10.6 WAIĀRI KAITIAKI ADVISORY GROUP – RECOMMENDATION TO APPOINT MEMBER COUNCIL CO-CHAIR

File Number: A7240862

Author: Robyn Garrett, Governance Manager

Authoriser: Annika Lane, General Manager Strategy and Community

EXECUTIVE SUMMARY

The purpose of this report is to bring a recommendation from the Waiāri Kaitiaki Advisory Group to Council for consideration, regarding the appointment of the Group Co-Chairs.

RECOMMENDATIONS

1. That the Governance Manager's report dated 28 April 2026, titled 'Waiāri Kaitiaki Advisory Group – Recommendation to appoint member Council Co-Chair', be received.
2. That Council accepts the recommendation from the Waiāri Kaitiaki Advisory Group and appoints Western Bay of Plenty District Councillor Darlene Dinsdale as the consent holder Co-Chair of the Waiāri Kaitiaki Advisory Group.
3. That Council accepts the recommendation from the Waiāri Kaitiaki Advisory Group and endorses the appointment of Luke Whare as the iwi/hapū Co-Chair of the Waiāri Kaitiaki Advisory Group.

BACKGROUND

1. At its meeting on 11 March 2026, the Waiāri Kaitiaki Advisory Group passed the following resolution which includes a recommendation to Council:

COMMITTEE RESOLUTION WA/26/0/1

Moved: Cr Laura Rae

Seconded: Cr Steve Morris

That the Waiāri Kaitiaki Advisory Group:

- (a) *Receives the report "Appointment of Co-Chair to the Waiāri Kaitiaki Advisory Group".*
- (b) *Recommends to Tauranga City Council and Western Bay of Plenty District Council that*

- *Luke Whare*

be appointed as the iwi/hapū representative Co-chair of Waiāri Kaitiaki Advisory Group.

and

(c) *Recommends to Tauranga City Council and Western Bay of Plenty District Council that*

- *Western Bay of Plenty District Council Councillor Darlene Dinsdale*

be appointed as the consent holder Co-chair of Waiāri Kaitiaki Advisory Group.

CARRIED

TERMS OF REFERENCE

2. The Terms of Reference for Waiāri Kaitiaki Advisory Group state that:

Co-chair selection process

- *Co-chairs will be appointed every three years in alignment with the local government election cycle.*
- *The appointments will take place as soon as is reasonably practical following local government elections.*
- *The Co-chair representing the consent holder will be appointed by the Tauranga City Council and Western Bay District Councils.*
- *The Co-chair representing iwi/hapū will be appointed by the iwi/hapū representatives.*

3. Council is now asked to appoint Western Bay of Plenty District Council Councillor Darlene Dinsdale as the Co-chair representing the consent holder, and to endorse the appointment of Luke Whare as the iwi/hapū representative Co-chair, of the Waiāri Kaitiaki Advisory Group.

10.7 TAURANGA AND WESTERN BAY OF PLENTY TRANSPORT COMMITTEE – REESTABLISHMENT AND APPOINTMENTS

File Number: A7240209

Author: Robyn Garrett, Governance Manager

Authoriser: James Denyer, Mayor

EXECUTIVE SUMMARY

Bay of Plenty Regional Council has reviewed its public transport governance arrangements. As a result of that review the Tauranga and Western Bay of Plenty Transport Committee (the Committee) has been reestablished. This report affirms the Western Bay of Plenty District Council representatives to the Committee and seeks approval of the proposed amendments to the Committee Terms of Reference.

RECOMMENDATIONS

1. That the Governance Manager's report dated 28 April 2026, titled 'Tauranga and Western Bay of Plenty Transport Committee – reestablishment and appointments' be received.
2. That Council notes the appointment of Cr Laura Rae and Cr Rodney Joyce as the Western Bay of Plenty District Council members of the Tauranga and Western Bay of Plenty Transport Committee, and of Mayor James Denyer as the alternate member.
3. That Council approves the following amendments to the Terms of Reference for the Tauranga and Western Bay of Plenty Transport Committee:
 - Change meeting frequency to quarterly (rather than the current two monthly);
 - Increase the Western Bay of Plenty District Council membership from one to two (+ one alternate);
 - Amend the title of the Committee to Western Bay of Plenty Transport Committee.
4. That Council notes that the Tauranga and Western Bay of Plenty Transport Committee may further review its Terms of Reference and that any additional changes would require approval by the three partner Councils.

BACKGROUND

1. At its meeting on 26 March 2026, the Bay of Plenty Regional Council (Regional Council) considered a number of matters relating to its governance structure, including transport governance arrangements. The Regional Council sought to clarify transport governance, particularly in the Western Bay of Plenty sub-region, with the intention of improving effectiveness and efficiency while ensuring that the profile of regional and public transport matters was maintained, and where possible, elevated.
2. The Regional Council resolved to fold functions of the Public Transport Committee (PTC) into the Regional Transport Committee (RTC), removing the need for the PTC to meet. Additionally, the Tauranga and Western Bay of Plenty Transport Committee was reestablished, with some proposed minor changes to its Terms of Reference (subject to agreement of partner Councils).
3. The changes proposed to the Terms of Reference were to the frequency of meetings, to increase the number of Western Bay of Plenty District Council members from one to two (and an alternate), and to change the Committee name.
4. Changes to the Committee Terms of Reference require approval from all Committee members. Council is requested to endorse the proposed changes and to affirm Council's appointments to the Committee.
5. The current Committee Terms of Reference are attached (Attachment 1).
6. The Regional Council resolution from the 26 March 2026 reads:


Tauranga Western Bay of Plenty Transport Committee

8. **Appoints Cr Tim Maltby, Cr John Scrimgeour and Cr Kat Macmillan (alternate) as Bay of Plenty Regional Council members on the Tauranga and Western Bay of Plenty Transport Committee;**
9. **Recommends that, subject to approval by the other partner councils, the Terms of Reference for the Tauranga and Western Bay of Plenty Transport Committee be amended as follows:**
 - **Change meeting frequency to quarterly (rather than the current two-monthly);**
 - **Increase the Western Bay of Plenty District Council membership from one to two (+ one alternate);**
 - **Amend the title of the Committee to Western Bay of Plenty Transport Committee;**
10. **Notes that Western Bay of Plenty District Council is yet to appoint its members;**
11. **Notes that the Tauranga and Western Bay of Plenty Transport Committee may further review its Terms of Reference and that any additional changes would require approval by the three partner Councils.**

**Campbell/Te Whau
CARRIED**

7. The full minutes from the Regional Council meeting can be found here: [Minutes of Regional Council - Thursday, 26 March 2026](#).
8. The draft updated Terms of Reference for the Regional Transport Committee are provided for information as Attachment 2.
9. Tauranga City Council will provide administrative support for the Committee this year, and meeting dates will be provided shortly.

ATTACHMENTS

1. **Terms of Reference - Tauranga and Western Bay Of Plenty Transport Committee (original)** [↓](#) 
2. **Proposed updated Regional Transport Committee Terms of Reference** [↓](#) 

Tauranga and Western Bay of Plenty Transport Committee

Membership

Chairperson (BOPRC) <i>Alternating between BOPRC and TCC</i>	Cr Andrew von Dadelszen
Deputy Chairperson (TCC) <i>Alternating between BOPRC and TCC</i>	Cr Rick Curach
Members	
Bay of Plenty Regional Council	Cr Andrew von Dadelszen Cr Paula Thompson Cr Kat Macmillan (<i>Alternate</i>)
Tauranga City Council	Cr Glen Crowther Cr Rick Curach Cr Rod Taylor (<i>Alternate</i>)
Western Bay of Plenty District Council	To be confirmed
External Member (non-voting) Representation	
Waka Kotahi NZ Transport Agency	Susan Collins
Western Bay of Plenty Transport Partnership (TSP)	Shaun Jones
Quorum	Three members, consisting of more than half the number of voting members.
Meeting Frequency	Bi-monthly or as required by the need for decisions.

Appointment of the Chair and Deputy Chair and associated administrative support to be rotated between TCC and BOPRC on an annual basis.

Purpose

Provide effective political governance of an integrated transport system across the Tauranga and Western Bay of Plenty subregion through joint recommendations.

Ensure co-ordinated decision-making for effective delivery of transport initiatives that addresses system-wide benefits, risks and strategic priorities for the community.

Role

The Tauranga and Western Bay of Plenty Transport Committee is a joint committee of Bay of Plenty Regional Council, Tauranga City Council and Western Bay of Plenty District Council that reports to the respective Councils.

The area covered by the Joint Committee extends to the Tauranga City Council and Western Bay of Plenty District Council boundaries.

The primary role of the Joint Committee is to deliver effective governance of the subregional transport system; providing advice and direction back to the Councils in order to achieve an integrated transport system and enhanced community value.

Functions within the scope of the Joint Committee include, but are not limited to:

- Enabling integrated transport system thinking and decision making for the Tauranga and Western Bay of Plenty subregion.
- Ensuring transport decision making in the Tauranga and Western Bay of Plenty subregion delivers on the transport and land use outcomes set out in the SmartGrowth Strategy and Future Development Strategy, the Urban Form and Transport Initiative (UFTI) Programme Business Case and Tauranga Transport System Plan (TSP).
- Providing governance level community engagement opportunities on the subregional transport system.
- Preparing and reviewing a Tauranga and Western Bay of Plenty integrated transport work programme.
- Receiving reporting on the performance of the Tauranga and Western Bay of Plenty transport system, including public transport services and strategic infrastructure delivery, and making recommendations for improvement.

For the avoidance of doubt, the Joint Committee's role does not include:

- Transport matters considered to be of a routine nature related to the statutory functions of the respective Councils and not of collective interest.
- Adopting, varying or renewing the Regional Land Transport Plan or Regional Public Transport Plan, which are functions of the Regional Council.

Reports to the Joint Committee will be prepared in partnership between the councils. Where differences of view at officer level are apparent, these will be clearly set out in order for Committee Members to make an objective and balanced decision.

Power to Act

To make all decisions necessary to fulfil the role and scope of the Joint Committee; with relevant powers delegated from the respective Council committees.

Any recommendations that impose financial commitments to any party are to be referred to the respective councils for approval.

Any variation to the Joint Committee's terms of reference are by formal agreement by all councils.

Power to Recommend

The Tauranga and Western Bay of Plenty Transport Committee recommends and reports directly to the respective councils on all transport matters, with the following exceptions:

- Recommendations to the Regional Public Transport Committee on Tauranga and Western Bay of Plenty public transport matters to be considered as part of the Regional Public Transport Plan process; and
- Recommendations to the Regional Transport Committee on Tauranga and Western Bay of Plenty land transport matters to be considered as part of the Regional Land Transport Plan process.

The updated Terms of Reference was adopted by:

- Tauranga City Council on 9 December 2024
- Bay of Plenty Regional Council Toi Moana on 11 December 2024
- Western Bay of Plenty District Council – pending

DRAFT FOR DISCUSSION – Updated RTC Terms of Reference**Regional Transport Committee****Membership**

Chairperson (BOPRC)	Cr Ken Shirley
Deputy Chairperson (BOPRC)	Cr John Scrimgeour <i>Cr Raj Kumar (Alternate)</i>
Members	
Kawerau District Council	Mayor Faylene Tunui <i>Cr Berice Julian (Alternate)</i>
Ōpōtiki District Council	Mayor David Moore <i>Cr Curley Keno (Alternate)</i>
Rotorua Lakes Council	Mayor Tania Tapsell <i>Deputy Mayor Sandra Kai Fong (Alternate)</i>
Tauranga City Council	Mayor Mahé Drysdale <i>Deputy Mayor Jen Scoular (Alternate)</i>
Western Bay of Plenty District Council	Mayor James Denyer <i>Cr Grant Dally (Alternate)</i>
Whakatāne District Council	Mayor Nándor Tánczos <i>Deputy Mayor Julie Jukes (Alternate)</i>
External Members	
New Zealand Transport Agency Alternate members as nominated by NZTA	Andrew Corkill – Director Regional Relationships (Waikato/BOP)
External Members (non-voting)	
KiwiRail	Lisa De Coek <i>Steve Zahorodny (Alternate)</i>
External Advisors (non-voting)	
Environmental Sustainability Advisor	<i>Vacant</i>
Freight Advisor	Greg Pert
Road Safety Advisor	Inspector Phil Gillbanks – District Road Policing Manager
Port Advisor	Dan Kneebone – Property and Infrastructure Manager
New Zealand Automobile Association	Marie Rutherford
Quorum	Five members, consisting of more than half the number of members
Frequency	Quarterly

DRAFT FOR DISCUSSION – Updated RTC Terms of Reference

Purpose

Set the strategic vision and direction for the implementation of approved Regional Council transport policies, plans and strategies, and monitor their delivery.

Section 105(1) of the Land Transport Management Act 2003 requires every regional council to establish a Regional Transport Committee for its region.

Role

- Prepare a Regional Land Transport Plan, or any significant variation to the plan, for the approval of the Regional Council.
- Approve any non-significant variation to the Regional Land Transport Plan.
- Prepare a Regional Public Transport Plan, for the approval of the Regional Council.
- Adopt a policy that determines significance in respect of:
 - variations made to regional land transport plans under section 18D of the Land Transport Management Act 2003;
 - variations made to regional public transport plans under section 120 of the Land Transport Management Act 2003; and
 - the activities that are included in the regional land transport plan under section 16 of the Land Transport Management Act 2003.
- Create alignment on both strategic regional and public transport matters to encourage a co-ordinated approach to prioritisation and funding.
- Make recommendations in support of land transport activities that are eligible for national funding and align with the Regional Land Transport Plan.
- Co-ordinate and integrate transport strategies and plans, while considering implications associated with the wider policy and planning landscape.
- Provide advocacy on strategic transport matters to Central Government and other key stakeholders as appropriate.
- Provide the Regional Council with any advice and assistance the Regional Council may request in relation to its transport responsibilities.
- Approve submissions to Central Government, local authorities and other agencies on Regional Transport Committee matters.

Committee Procedures

- Membership consists of two representatives of the Bay of Plenty Regional Council, the Mayor of each territorial authority in the region and a representative of the New Zealand Transport Agency.
- In the case of an equality of votes, the chair, or any other person presiding over the meeting does not have a casting vote (and therefore the status quo is preserved).
- The Regional Transport Committee may appoint external advisors to assist it in the exercise of its specific responsibilities and delegated authority. For the purposes of clarity, external advisors may be given full speaking rights at the discretion of the committee chair but are not entitled to vote on committee matters. The creation of, removal of, or update to, an external advisor position is at the discretion of the RTC through a resolution of the committee.
- Under the Local Government Act 2002, the Regional Transport Committee is not defined as a joint committee however, the provisions of the Local Government Act 2002 and the Local Government Official Information and Meetings Act 1987

DRAFT FOR DISCUSSION – Updated RTC Terms of Reference

concerning the meetings of committees of regional councils, so far as they are applicable and with the necessary modifications, apply in respect of meetings of the Regional Transport Committee.

Power to Act

To make all decisions necessary to fulfil the role and scope of the committee subject to the limitations imposed.

Power to Recommend

To Council and/or any standing committee as it deems appropriate.

The Regional Transport Committee reports to the Regional Council.

DRAFT

10.8 MONTHLY FINANCIAL REPORT – 28 FEBRUARY 2026**File Number:** A7202686**Author:** Jonathan Fearn, Chief Financial Officer**Authoriser:** Adele Henderson, Acting General Manager Corporate Services/Programme Director – Water Organisation Establishment**EXECUTIVE SUMMARY**

The purpose of this report is to provide an update on the financial results and treasury position to Elected Members for the 8 months ended 28 February 2026.

This report also provides the Council with any current Treasury Policy breaches in relation to interest rate hedging, as identified in previous financial reports. The 28 February 2026 treasury report, that forms part of this report, was previously presented to the Audit, Risk and Finance Committee on 17 March 2026.

RECOMMENDATION

That the Chief Financial Officer's report dated 28 April 2026 titled 'Monthly Financial Report – 28 February 2026' be received.

SUMMARY

Attached is a summary of the financial performance for the period ended 28 February 2026 along with associated financial statements and analysis in **Attachment 1**.

The current budgets per the adopted 2025/26 annual plan, adjusted for Council approved carry forwards and have been phased monthly or where possible to best reflect forecasted timings by budget managers.

The format of this reporting has a strong focus on capital expenditure and to provide detailed explanations of variances and forecast commentary. This is intended to give clear insight into the Council's financial performance and position, and to ensure Elected Members have the information necessary to meet their governance responsibilities and support informed decision-making.

ATTACHMENTS

- 1. Monthly Financial Report – 28 February 2026**  



Pūrongo pūtea ia marama
Monthly Financial Report

Year to date
February 2026



February 2026

Executive Summary

This report covers the eight-month period to 28 February 2026. The Revised Budget referenced throughout reflects the adopted Annual Plan 2025/26, adjusted for Council-approved carry forwards from the 2025 financial year and brought forwards from the draft 2027 Annual Plan. The forecasted full year (FY) has been developed from regular programme control group forecasting, with a focus on Council capital projects. Revenue and expenditure forecasts are based on the year to date (YTD) actuals against budget with assumptions changed for expected trends.

Detailed forecasts are completed every quarter with the next detailed forecast due to be provided in the March 2026 report. Where an updated forecast is not specifically discussed in this report, the forecast numbers in this report are in line with December 2025 forecast.

Forecasts or actuals do not include the full impact of the late January 2026 weather event. An early estimation has been included in transportation, however it is expected that significant changes will be required to forecasts following impact assessments, as noted above these will be included in the March 2026 Financial report.

The key financial metrics includes total revenue at \$128.8m is higher than budget by \$4.7m. Total expenditure of \$97.6m is lower than budget by \$9.2m. These trends are forecast to continue through to year end. Capital expenditure of \$84.6m year to date is lower than budget by \$8.9m, this is forecast to continue to be lower than budget by \$5.9m at year end. Total borrowings is currently at \$235m and continues to be forecast at the budgeted year end position of \$278.6m, however if the trends above continue as forecast it is likely that the debt position will also be lower.

February 2026

Key Financial Metrics

For the period ended 28 February 2026	Actual YTD (\$000)	Revised Budget YTD (\$000)	Variance Actual v Budget YTD		As % of FY Budget		Forecast FY Actuals (\$000)	Revised FY Budget (\$000)	Variance Forecast v Budget FY	
			(\$000)	%	%	%			(\$000)	%
Total revenue	128,751	124,082	4,669	4%	66%	198,008	194,009	3,999	2%	
Total expenditure	(97,552)	(106,760)	9,208	9%	60%	(154,996)	(161,271)	6,275	4%	
Total Surplus/(Deficit)	31,199	17,322	13,877	80%	95%	43,012	32,738	10,274	31%	
Capital expenditure	84,605	93,471	8,866	9%	56%	153,635	151,433	2,202	(1%)	
Total borrowings	235,000	278,571	43,571	16%	n/a	278,571	278,571	-	0%	
Net borrowings	212,837	267,597	54,760	20%	n/a	n/a	267,597	n/a	n/a	

- **Capital Expenditure:** \$84.6m spent year to date vs. \$93.5m budget.

The structure plan projects remain on track, forecasting an overall saving of circa \$8.2m. This portion of the structure plan is largely crown funded. Project completions for the Ōmokoroa Roundabout and Stage 1 are on track for mid 2026. Ōmokoroa Urbanisation Stage 2 (Prole to Rail) is still tracking as an overspend with the project team working to reduce costs and re-allocate funds between projects to cover the shortfall. Currently no decisions are being requested from council for an increase in project budget.

Transportation year to date expenditure is under budget by \$4.3m, last month under by \$6.3m. The programme work is increasing as planned, in line with the summer programme. No.1 Road concrete, Wilson Road North & Oropi Road are all underway, which will reduce the underspend. \$5m has been estimated to be spent this financial year on the January 2026 storm event recovery. The Rangioru Business Park Roading project is \$707k under budget, our contribution to this project is \$1m, this Financial Year.

Water Supply is \$2.1m below budget year to date. Pongakawa Water Treatment Plant has been delayed with contract negotiations and landowner issues. Athenree and Wharawhara fluoridation project completed under budget. Forecast is \$255k under budget at year end.

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Wastewater is \$5.5m over budget year to date due to Gordon Street Wastewater Treatment Plant contract with McConnell Dowell proceeding as approved by council. Forecast is \$7.8m over budget at year end.

Storm Water is \$1.5m below budget year to date due to an increase in time taken to plan projects and to prioritise on delivering quality plans. Network infrastructure is not at risk – planning resources are covering higher priority work. Forecast is \$748k below budget at year end.

The 109 Clark Road Strategic Property project has year to date expenditure of \$821k against a nil budget for the financial year. The land was purchased in 2021 for reserve purposes. It has now been subdivided into four lots, with all lots now under sales contracts. Three of these are expected to settle in May and the fourth in August. This has resulted in an overall project net cost to date of \$9k, providing Council with a 10Ha reserve, and further forecasted costs of \$15k expected during the sales process.

In the Communities activity, the Waihi Beach Library and Service Centre is \$580k under budget year to date, due to the bulk of the project being completed early, in the 2025 financial year.

Overall, Council has spent 56% of the annual capital budget with 66% of the year elapsed.

- **Borrowings:**

Total borrowings are \$235m with an average cost of funds of 3.99%. Net borrowings are \$213m after \$22.1m of cash holdings.

Actual borrowings are monitored weekly but are only budgeted at the year end position. Forecasted borrowings for year end remain at the year end budgeted level of \$279m. Should capital projects slow down, and the full programme not be achieved there may be the opportunity for a lower debt balance. The March quarter will provide a forecasted year end position.

- **Total Revenue:** \$128.8m year to date is \$4.7m above budget of \$124.1m.

Subsidies and grants were \$3.8m above budget with Transportation subsidies and grants being \$3.0m above budget mainly due to the Ōmokoroa Structure Plan roading projects. The acceleration of these projects is currently compensating for general under-recovery of NZTA subsidies associated with pavement renewals due to the renewals programme being behind schedule. These renewals are planned to catch up before year end.

February 2026

Rates revenue is \$1.5m above budget, excluding metered water charges. This is driven by rating penalties of \$1.8m year to date being \$1.3m above budget. Penalties revenue includes \$523k of P1 penalties, being 10% on late/unpaid 2025/26 instalment one rates, \$939k of P2 penalties, being 10% on 2024/25 unpaid rates as at 1 July 2025, and \$386k of P3 penalties being 10% on 2024/25 rates remaining unpaid at 1 January 2026. Further penalties on late/unpaid instalment two 2025/26 rates will be applied in April after the second rates instalment is due. The full year budget is \$1.4m and penalties will be above budget at year end as the P2 and P3 penalties were under budgeted in Annual Plan 2026.

Fees & Charges from activities is \$1.1m above budget. The main contribution is from the Regulatory activity which is \$989k above budget, driven by higher consent applications, inspections and non-notified fees.

Other Revenue is \$789k above budget, mainly driven by rental income being \$383k above budget, forestry harvesting proceeds being \$372k above budget, both in the Recreation and Open Spaces activity, as well as dividends received being \$155k above budget.

Vested assets are \$504k above budget and are expected to remain above budget for the remainder of the year.

Metered water charges are \$392k above budget, with slightly over half of the water billing cycle complete, water consumption volumes remain consistent with prior-year trends. A total of 2.0 million cubic metres of water has been invoiced to date, this compares closely with 2.1 million cubic metres for the same period in 2025. This indicates stable demand patterns and no material variance in consumption behaviour across the district. The year to date data suggests that water revenue is tracking in line with expectations, with no significant deviation from historical billing volumes being forecast.

Interest income is \$221k above budget due to higher cash on hand than budgeted earning Council more interest revenue. These gains are forecast to be maintained and likely increase during the remainder of the year.

Financial Contributions are \$3.7m below budget. Ōmokoroa development continues to have a slower development than what was budgeted. Current forecasts remain at budget levels due to Council not having control on the timing of development. There is a risk that if development remains at the same level, the budget variance will continue or deteriorate. A fuller analysis of FINCOs will be provide with our March report along with updated forecasting.

February 2026

- **Total Expenditure:** This is currently at \$98m year to date and is \$9.2m under the budget of \$107m. The Datascape project is \$2.2m under budget. This project is planned to be delivered over two financial years, and loan funded over five years. It is expected that costs will increase as the project completes the build phase and begins delivery and testing phases. While costs are being incurred it is anticipated that a carry forward of the budget into financial year 2027 will be required.

The water Services CCO setup costs are \$2.4m under budget year to date. The due diligence phase is progressing, and expenses management process is being controlled by Tauranga City Council, these are yet to be invoiced to our Council for our agreed share. The budget for the financial year of \$3.8m is currently forecast to be underspent at year end by \$1.3m, this will likely be requested to be carried forward into the next financial year.

Maintenance and operations are \$4.0m under budget, this is mainly across the water utilities budgets. There have been no significant issues year to date in the wastewater or water supply network. Katikati outfall continues to pose issues with a few breaks costing around \$430k year to date. Recent weather events in January are expected to affect spending within this budget which will be confirmed with the planned forecast in the March 2026 report.

Finance costs are \$520k over budget year to date due to movement on the unrealised mark-to-market liability position on its interest rate swaps. Council has a year to date position on its interest rate swaps of \$272k, this is unbudgeted and noncash in nature. This is a \$410k unfavourable movement year to date. The change is driven by movements in market interest rates relative to Council's average hedged interest rate position. Council's current average cost of funds remains at 3.99%, which is below the budgeted interest rate assumption of 4.16%.

Grants & contributions are \$322k under budget year to date due to timing of spend but forecast to be on budget for the full year.

Personnel and personnel related costs are \$574k under budget. In December an analysis of personnel costs enabled capitalisation of \$211k of direct project related costs. This analysis is continuing with a view to only capitalise employees who have a direct link to a capital project. These gains against budget are permanent, and further capitalisation will be completed for the March report prior to forecasting.

Total revenue less total expenditure delivers a year to date surplus of \$31.2m, this is \$13.9m better than budget.

February 2026

Capital Expenditure

Capital expenditure by activity as at 28 February 2026

	Note	Actual YTD (\$000)	Revised Budget YTD (\$000)	Variance Actual v Budget YTD		Actual YTD as a % of FY Budget	Forecast FY Actuals (\$000)	Revised FY Budget (\$000)	Variance Forecast v Budget FY	
				(\$000)	%				(\$000)	%
Corporate Services	1	2,205	1,891	(314)	(17%)	78%	3,386	2,842	(544)	(19%)
Communities	2	1,543	2,082	539	26%	62%	1,706	2,482	776	31%
Economic	1	73	73	0	0%	1%	111	110	(1)	(1%)
Recreation and Leisure		11,257	11,196	(60)	(1%)	64%	16,843	17,711	868	5%
Regulatory		-	77	77	100%	0%	39	77	38	49%
Structure Plan	3	27,401	33,698	6,298	19%	48%	48,692	57,148	8,456	15%
Transportation	4	16,218	20,478	4,260	21%	59%	31,997	27,523	(4,474)	(16%)
Stormwater	5	1,470	2,920	1,450	50%	32%	3,839	4,587	748	16%
Waste Management	6	12,696	7,132	(5,565)	(78%)	59%	29,468	21,655	(7,813)	(36%)
Water Supply	7	11,814	13,921	2,108	15%	68%	17,552	17,297	(255)	(1%)
TOTAL		84,605	93,471	8,866	9%	56%	153,635	151,433	(2,202)	(1%)

green +/- 5% or \$250k (smaller amount)
 amber +/- 6%-10% or \$250k to \$750k (smaller amount)
 red +/- >10% or over \$750k (smaller amount)

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Capital expenditure commentary

- 1. Corporate Services** – is year to date \$314k over budget. Full year forecast \$544k over budget.
 - Strategic Property: The 109 Clark Road Strategic Property project has year to date expenditure of \$821k against a nil budget for the financial year. The land was purchased in 2021 for reserve purposes. It has now been subdivided into four lots, with all lots now under sales contracts. Three of these are expected to settle in May and the fourth in August. This has resulted in an overall project net cost to date of \$9k, providing Council with a 10Ha reserve, and further forecasted costs of \$15k expected during the sales process.
 - Strategic Property: Ōmokoroa Development is \$280k under budget. This project relates to the investigation and negotiation of strategic property acquisitions and/or developments, as required. There has been no requirement to use this budget, and none is anticipated during the year. The forecast year-end position is to be \$420k under budget.
 - Utilities Building: Barks Corner is \$126k under budget YTD. Spend solely related to the Kopurererua building which is now complete. No further costs are anticipated in this project code therefore the forecast year-end position is \$196k under budget.
 - IT Infrastructure Development is \$66k over budget due to replacement of on-premise servers. It is forecast that full year will be on budget.
 - The remaining budget variances from other projects in this activity total \$167k under budget year to date.

- 2. Communities** – is year to date \$539k under budget. Full year forecast \$776k under budget.
 - Katikati arts junction project is \$107k over budget year to date. This is due to unexpected increase in weathertightness remediation costs. The full year budget for this project is \$373k, however there is a current forecast of \$429k, bringing the potential year end variance to \$56k over budget.
 - Waihi beach library and service centre is \$580k under budget year to date, this is due to the bulk of the project being completed in financial year 2025. Minimal expenditure is forecast for the remainder of the year. The full year forecast is for the project to be \$580k under budget.
 - Te Puke Natural Burials is \$140k under budget year to date as the project is not expected to commence until the third quarter of the year. Forecast year-end position will be updated in the March report.
 - The remaining budget variances from other projects in this activity total \$74k over budget year to date.

- 3. Structure Plan** – is year to date \$6.3m under budget. The full year forecast is \$8.5m under budget.
 - The structure plan projects remain on track, forecasting an overall saving of circa \$8.2m. This portion of the structure plan is largely Crown funded, and the savings are driven by lower contractor expenditure from the original NZTA projection. Negotiations are

February 2026

underway with the Crown to determine if the savings achieved will be shared with the Council. Project completions for the Ōmokoroa Roundabout and Stage 1 are on track for mid-2026. Ōmokoroa Urbanisation Stage 2 (Prole to Rail) is still tracking an overspend with the project team working to reduce costs and where possible will re-allocate funds between projects, there is no request at this stage for an increase in the project budget.

4. Transportation – is year to date \$4.3m under budget. Full year forecast \$4.5m over budget.

- The January year to date position was \$6.3m under budget. The programme works is increasing in line with the summer programme. No1 Road concrete, Wilson Road North & Oropi Road are all underway, which will reduce this under spend.
- \$5m has been estimated to be spent this financial year on the January 2026 storm event recovery.
- The Rangiuru Business Park Roading project is \$707k under budget, our contribution to this project is \$1m, due this Financial Year.

5. Stormwater – is year to date \$1.5m under budget. Full year forecast \$748k under budget.

- Combined timing of projects are behind budget phasing:
 - Waihi Beach earth dam upgrade is in the design and consenting phase, with upgrade options being refined for approval. Year to date the project is under by \$179k.
 - Waihi Beach Wallnut Ave pipe renewals are in the design and consenting phase, with upgrade options being refined for approval. Year to date the project is under budget \$247k.
 - Beach Road boardwalk renewal is at the procurement stage and is under budget year to date \$261k.
 - Athenree improvements are at the procurement stage and is \$180k under budget year to date.

Collectively these projects are below budget by \$867k year to date. The projects combined are forecast to be under budget by \$522k at year end.

- Waihi Beach Wilson Park/The Crescent is behind schedule year to date resulting in investment being \$249k below budget; and is forecast to be under budget \$190k at year end.
- Te Puke upgrades at Oxford and Boucher Streets are nearly completed, this is a change in status from January 2026 report, additional costs are still to be expensed, and this is forecast to be \$167k over budget at year end.

6. Waste management (including wastewater and solid waste) – is \$5.6m over budget. The full year is forecast to be \$7.8m over budget.

- The Te Puke treatment plant is ahead of schedule and as a result is \$6m over budget year to date. McConnell Dowell, the contractor, has submitted four claims, with earthworks having started in January. Projected expenditure in the current year is forecast to exceed budget by \$12m due to earlier completion of stages compared to budget timings. The total project is expected to come in as per budget.

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Regular updates will be provided and approvals to bring forward any budget will be sought as the project budgets are rephased.

- Waihi Beach treatment plant upgrade is in procurement and is behind budget \$273k year to date. Current forecast has the project under budget by \$4.5m but noting that this project was over budget by \$3.1m last year.
 - Maketu treatment plant renewals are under budget \$144k year to date. Although a delayed final design has impacted project progression, it is forecast to be \$140k below budget at year end.
 - Te Puke infrastructure rehabilitation is \$220k under budget. The project is for replacement of a bridge containing pipe infrastructure. Construction is planned to start in March and is forecasted to be on budget at year end.
- 7. Water supply** – is \$2.1m under budget. The full year forecast is \$255k under budget.
- Pongakawa treatment plant upgrade is \$1.9m under budget year to date. The project was delayed with landowner negotiations taking longer than expected. The construction contract is currently in negotiation, updated costings are indicating that this will be under budget at year end by \$1.5m, with the scope focus on delivery of the UV reactor, and probable deferment of the reservoir part of the project.
 - Athenree and Wharawhara treatment plant upgrades were completed across financial year 2025 and financial year 2026 at \$1.5m under budget, additionally the remaining budget for January to June 2026 of \$0.5m will not be spent.
 - The central supply zone water treatment plant UV project is complete, with the commissioning of the new UV system at Ohourere. Year to date spend is \$542k under budget due to halting construction of the second stage treatment plant improvement works. Pausing construction is to give Council the time to contemplate the options and improve scope definition. A carry forward request of \$500k is likely at year end.
 - The water mains upgrade at Boucher Ave is over budget by \$476k year to date, however the project is nearing completion earlier than expected, and forecast to be under budget by \$129k at year end.
 - Central zone reticulation improvements are \$671k over budget year to date with no more planned work to be done, year end forecast is reduced to \$168k over budget.
 - The Youngson Road bore project was not completed in financial year 2025 due to an accident on site delaying progress, this resulted in costs of \$190k being expensed in financial year 2026. No further work is forecasted, and this will stay over budget by \$190k for the year.
 - The water main renewal at Kotahi Lane and Main St is now complete and is \$168k over budget.

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Financial Statements

Whole of Council – Statement of Comprehensive Revenue and Expense

green +/- 5% or \$250k (smaller amount)

amber +/- 6%-10% or \$250k to \$500k (smaller amount)

red +/- >10% or over \$500k (smaller amount)

Financial performance commentary

	Note	Actual YTD (\$000)	Revised Budget YTD (\$000)	Variance Actual v Budget YTD		Actual YTD as a % of FY Budget	Forecast FY Actuals (\$000)	Revised FY Budget (\$000)	Variance Forecast v Budget FY	
				(\$000)	%				(\$000)	%
Revenue										
Rates revenue	1	76,886	74,967	1,919	3%	68%	114,500	113,003	1,497	1%
Subsidies and grants	2	32,183	28,373	3,810	13%	64%	51,670	51,670	0	0%
Financial contributions	3	6,899	10,606	(3,707)	(35%)	43%	15,910	15,910	0	0%
Fees and charges	4	7,731	6,799	932	14%	80%	10,325	9,725	600	6%
Interest revenue		410	189	221	117%	144%	700	284	416	146%
Other revenue	5	4,641	3,146	1,495	48%	95%	4,903	4,903	0	0%
Total revenue		128,751	124,082	4,669	4%	66%	198,008	195,494	2,514	1%
Expenses										
Personnel costs		23,371	24,179	808	3%	64%	35,500	36,268	768	2%
Depreciation and amortisation expense	6	21,809	20,970	(839)	(4%)	69%	31,455	31,455	(0)	(0%)
Finance costs		5,301	5,254	(46)	(1%)	67%	7,500	7,881	381	5%
Other expenses	7	47,071	56,358	9,286	16%	55%	80,541	85,667	5,126	6%
Total expenses		97,552	106,760	9,208	9%	60%	154,996	161,271	6,275	4%
Surplus/(deficit) before tax		31,199	17,322	13,877	80%	95%	43,012	34,223	8,789	26%

Revenue

Western Bay of Plenty District Council

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- 1. Rates revenue** – year to date \$1.9m above budget. Full year forecast is \$1.5m above budget.
 - This is driven by rating penalties of \$1.8m year to date being \$1.3m above budget. Penalties include \$523k of P1 penalties, being 10% on late/unpaid 2025/26 instalment one rates, \$939k of P2 penalties, being 10% on 2024/25 unpaid rates as at 1 July 2025, and \$386k of P3 penalties being 10% on 2024/25 rates remaining unpaid at 1 January 2026. Further penalties on late/unpaid instalment two 2025/26 rates will be applied in April. The full year budget is \$1.4m and penalties will be above budget at year end as the P2 and P3 penalties were under budgeted in Annual Plan 2026.
 - Metered water charges are \$392k above budget. With slightly over half of the water billing cycle complete, water consumption volumes remain consistent with prior year trends. A total of 2.0 million cubic metres of water has been invoiced to date, this compares closely with 2.1 million cubic metres for the same period in 2025, indicating stable demand patterns and no material variance in consumption behaviour across the district. The year to date result suggests that water revenue is tracking in line with expectations, with no significant deviation from historical billing volumes.

- 2. Subsidies & Grants** – year to date \$3.8m above budget. Full year forecast is expected to remain at this level over budget.
 - Transportation subsidies are \$3.0m above budget mainly due to the Ōmokoroa Structure Plan \$2.5m roading projects, this is due to the carry forward of the under spend last financial year and not carried forward for the recovery of this in this financial year.
 - The NZTA subsidies associated with pavement renewals due to the renewals programme are \$483k above budget due to accelerated works undertaken.

- 3. Financial contributions** – year to date \$3.7m below budget.
 - Ōmokoroa development continues to have a slower development than what was budgeted. Current forecasts remain at budget levels due to Council not having control on the timing of development. There is a risk that if development remains at the same level, the budget variance will continue to deteriorate.

- 4. Fees and charges** – year to date \$932K above budget. Full year forecast \$600k above budget.
 - More resource consent, building consent applications and inspections have been received compared to a conservative budget year to date. While this increase continues to be positive year to date, staff remain cautious around sustainability of this as it remains a volatile market.

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- 5. Other revenue** – year to date \$1.5m above budget. Full year forecasts are expected to remain above budget.
- Forestry harvesting proceeds are \$372k above budget but are offset by harvest expenditure of \$202k. Both are unbudgeted, therefore year-end forecast is \$170k above budget.
 - Rental income is \$383k above budget for the year, driven by Reserves & Facilities. Contributing factors are annual rental received for lease of the Te Puke domain to the Te Puke high school (budget phasing), new monthly lease of the Ōmokoroa storage facility, which is due to end on 31 March 2026 and higher than budgeted rental for camping.
 - Dividends Received of \$155k were unbudgeted.
 - Vested assets are \$504k above budget and are expected to remain above budget for the remainder of the year.

Expenses

- 6. Depreciation and Amortisation** – year to date \$839k over budget. We are expecting to be over budget at year end based on actuals year to date. This is a combination of opening assets values and useful lives compared to budgeted assumptions. March will provide further details and a forecast year end position.
- 7. Other expenses** – year to date \$9.2m under budget. Full year forecast \$5.1m under budget.
- The Datascape project is \$2.2m under budget. This project is planned to be delivered over two financial years, and loan funded over five years. It is expected that costs will increase as the project completes the build phase and begins delivery and testing phases. While costs are being incurred it is anticipated that a carry forward of the budget into financial year 2027 will be required.
 - The water Services CCO setup costs are \$2.4m under budget year to date. While the due diligence phase is well underway and individual workstream budgets have been confirmed, the expense management process is being managed by Tauranga City Council, and these are yet to be invoiced through to our Council for our share. It is forecast that the budget for the financial year of \$3.8m will be under by year end by \$1.3m but that this cost will carry forward into the next financial year and part of the establishment phase continuation.
 - Maintenance and operations are \$4.0m under budget, this is mainly across the water utilities budgets. There have been no significant issues year to date in the wastewater or water supply network. Katikati outfall continues to pose issues with a few breaks costing around \$430k year to date. Recent weather events in January are expected to affect spending within this budget.
 - Council has a year-to-date unrealised mark-to-market liability position on its interest rate swaps of \$272k, this is unbudgeted and noncash in nature. This is a \$410k unfavourable movement year to date. The change is from movements in market interest rates relative to Council's average hedged interest rate position. Council's current average cost of funds remains at 3.99%, which is below the budgeted interest rate assumption of 4.16%.

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Activity – Statement of Comprehensive Revenue and Expense

Corporate Services	Actual YTD	Revised Budget YTD	Variance Actual v Budget YTD		Revised FY Budget	Actual YTD as a % of FY Budget
	(\$000)	(\$000)	(\$000)	%	(\$000)	
Corporate Services Revenue	4,839	3,317	1,522	46%	5,527	88%
Corporate Services Expenses	1,622	8,190	6,568	80%	12,496	13%
Corporate Services Surplus/(Deficit)	3,217	(4,873)	8,090	166%	(6,968)	(46%)

Revenue - is \$1.5m above budget

- General rates are \$272k above budget due to growth being higher than budgeted. Offsetting this is the increase in rates remissions which is \$207k more than budgeted. Full year budget for remissions is \$108k and we are expecting to be over budget by \$153k, although actuals and forecast are in line with last year.
- Rating penalties are \$1.3m above budget year to date. This is discussed on page 13 above.
- Interest revenue for corporate services is above budget \$91k.

Expenses - are \$6.6m under budget

- As noted above the Datascope project is \$2.2m under budget due to timing of project costs.
- As noted above the three waters CCO setup costs are \$2.4m under budget due to timing of the project.
- Finance costs are \$2.0m under budget. Internal interest charged to the activities is more than budgeted. This is due to debt held in these activities being higher than budgeted for the 2025 financial year. Internal interest includes interest on internal loans, reserves, current accounts and financial contribution reserves. As noted above, unrealised hedging movements, which are unbudgeted and noncash in nature, have a \$410k unfavourable movement year to date.
- Consultants and legal costs are \$248k under budget year to date.
- Rating Discounts of \$732k are \$311k over budget year to date with the full year budget being \$421k. More ratepayers than anticipated have taken the opportunity to pay their rates in full at the first rates instalment due date and have received the 3% discount offered, no further discounts are offered.

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Communities	Actual YTD (\$000)	Revised Budget YTD (\$000)	Variance Actual v Budget YTD		Revised FY Budget (\$000)	Actual YTD as a % of FY Budget
			(\$000)	%		
Communities Revenue	11,128	8,775	2,354	27%	13,578	82%
Communities Expenses	8,870	9,223	352	4%	13,382	66%
Communities Surplus/(Deficit)	2,258	(448)	2,706	604%	196	1152%

Revenue - is \$2.4m above budget

- This is mainly driven by Subsidies and Grants of \$2.2m with nil budget. \$1.8m of this is related to subsidies received for the Heron Crescent (Elder Housing) build. \$262k has been received from the Energy Efficiency and Conservation Authority, Tauranga Energy Consumer Trust and Bay Trust for Community Energy Resilience work – installing solar power for community buildings; \$100k from the National Emergency Management Agency for the January weather event which will be distributed via the Mayoral Relief Fund and the remaining \$96k is made up of multiple grants for small projects.

Expenses - is \$352k under budget

- Hall improvements are under budget \$167k year to date with the majority of this being due to Te Puke Hall improvements behind under budget \$104k. A lot of maintenance work was completed last year, funded by loans. The underspend will go towards servicing the loans.
- Maintenance expenditure is under budget \$175k year to date, mainly driven by less spend in Elder Housing given that Heron Crescent is a new build with little maintenance required.

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Economic	Actual YTD	Revised Budget YTD	Variance Actual v Budget YTD		Revised FY Budget	Actual YTD as a % of FY Budget
	(\$000)	(\$000)	(\$000)	%	(\$000)	
Economic Revenue	911	892	20	2%	1,337	68%
Economic Expenses	892	1,139	247	22%	1,225	73%
Economic Surplus/(Deficit)	19	(247)	266	108%	112	17%

Expenses - is \$247k under budget.

- Grants are under budget by \$227k year to date but we expect this to be close to budget for full year.

Natural Environment	Actual YTD	Revised Budget YTD	Variance Actual v Budget YTD		Revised FY Budget	Actual YTD as a % of FY Budget
	(\$000)	(\$000)	(\$000)	%	(\$000)	
Natural Environment Revenue	953	878	74	8%	1,317	72%
Natural Environment Expenses	1,139	1,193	55	5%	1,825	62%
Natural Environment Surplus/(Deficit)	(186)	(315)	129	41%	(508)	37%

Actuals are accepted as being in line compared to budget year to date.

February 2026

Planning for the future	Actual YTD	Revised Budget YTD	Variance Actual v Budget YTD		Revised FY Budget	Actual YTD as a % of FY Budget
	(\$000)	(\$000)	(\$000)	%	(\$000)	
Planning for the Future Revenue	2,881	2,871	11	0%	4,306	67%
Planning for the Future Expenses	2,532	2,865	332	12%	4,341	58%
Planning for the Future Surplus/(Deficit)	349	6	343	(5911%)	(35)	(985%)

Revenue – Actuals are accepted as being in line compared to budget year to date.

Expenses - is \$332k under budget

- Operational project spend is under budget year to date by \$168k. Eight projects make up this difference with the majority due to timing of spend.
- Consultants and Legal fees are under budget by \$111k due to timing of projects and requirements year to date.
- Personnel costs are under budget \$32k. This is largely due to the time taken to fill vacancy and maternity leave.

Recreation and Open Spaces	Actual YTD	Revised Budget YTD	Variance Actual v Budget YTD		Revised FY Budget	Actual YTD as a % of FY Budget
	(\$000)	(\$000)	(\$000)	%	(\$000)	
Recreation and Open Spaces Revenue	11,278	10,272	1,006	10%	15,767	72%
Recreation and Open Spaces Expenses	8,999	9,411	412	4%	14,116	64%
Rec & Open Spaces Surplus/(Deficit)	2,279	862	1,418	165%	1,651	138%

Revenue - is \$1m above budget

February 2026

- Subsidies and Grants are \$243k above budget mainly due to grants of \$695k being received for the Katikati Pool which were unbudgeted. These were received from the Lotteries Commission, TECT, Katikati Lions and Dave Hume Pool Trust.
- Forestry harvesting proceeds are \$372k above budget but these are offset by harvest expenditure of \$202k.
- Rental income is \$382k above budget for the year, mainly due to annual rental received for lease of the Te Puke domain to the Te Puke high school (budget phasing), a new monthly lease of the Ōmokoroa storage facility, which is due to end on 31 March and higher than budgeted rental from camping.

Expenses – is \$412k under budget

- Finance costs are \$252k under budget
- Personnel costs are \$61k under budget mainly due to an unfilled vacancy, which is currently being recruited to
- Maintenance costs are \$38k under budget in total
- Vehicle charges are under budget by \$22k due to savings from staff vacancy

Regulatory	Actual YTD	Revised Budget YTD	Variance Actual v Budget YTD		Revised FY Budget	Actual YTD as a % of FY Budget
	(\$000)	(\$000)	(\$000)	%	(\$000)	Budget
Regulatory Revenue	11,859	10,921	938	9%	15,960	74%
Regulatory Expenses	10,576	10,673	97	1%	16,021	66%
Regulatory Surplus/(Deficit)	1,283	248	1,035	417%	(61)	2103%

Revenue – is \$938k above budget

- Consent applications and inspections are above budget, providing extra \$501k of revenue.
- Land Information Memorandum 109k, and Non-Notified Fees \$253k are above budget.
- Dog Registration Fees \$43k and Swimming Pool Audits \$37k are above budget.
- While this is positive year to date staff remain cautious around sustainability of this as it remains a very volatile market.

Expenses – Actuals are accepted as being in line compared to budget year to date.

February 2026

- Personnel costs are under budget by \$545k and Legal fees by \$191k, offset with overspends on consultants of \$570k, and professional services of \$115k.

Representation	Actual YTD (\$000)	Revised Budget YTD (\$000)	Variance Actual v Budget YTD		Revised FY Budget (\$000)	Actual YTD as a % of FY Budget
			(\$000)	%		
Representation Revenue	3,219	3,220	(2)	(0%)	4,830	67%
Representation Expenses	3,152	3,083	(69)	(2%)	4,624	68%
Representation Surplus/(Deficit)	67	138	(71)	(52%)	207	32%

Actuals are accepted as being in line compared to budget year to date.

Solid Waste	Actual YTD (\$000)	Revised Budget YTD (\$000)	Variance Actual v Budget YTD		Revised FY Budget (\$000)	Actual YTD as a % of FY Budget
			(\$000)	%		
Solid Waste Revenue	4,740	4,325	415	10%	6,488	73%
Solid Waste Expenses	3,780	3,949	169	4%	5,923	64%
Solid Waste Surplus/(Deficit)	960	376	584	155%	564	170%

Revenue – is \$415k above budget

- Mainly due to the Waste Minimisation Levy which is received quarterly and budget not aligned. \$601k received so far against a year to date budget of \$216k, leave a variance of \$385k above budget.

Expenses – Actuals are accepted as being in line compared to budget year to date.

February 2026

Stormwater	Actual YTD (\$000)	Revised Budget YTD (\$000)	Variance Actual v Budget YTD		Revised FY Budget (\$000)	Actual YTD as a % of FY Budget
			(\$000)	%		
Stormwater Revenue	6,146	6,972	(826)	(12%)	10,458	59%
Stormwater Expenses	4,748	4,166	(582)	(14%)	6,249	76%
Stormwater Surplus/(Deficit)	1,398	2,806	(1,408)	(50%)	4,209	33%

Revenue - is \$826k below budget

- Developer financial contributions are \$1.7m below budget. Council has little influence on when developments are completed or when developers choose to pay their financial contributions to continue their developments.
- Vested asset revenue is above budget \$907k in recognition of assets vested from developer's year to date, this is non-cash revenue.

Expenses - is \$582k over budget

- Internal interest cost on reserves is \$872k more than budget. This is a charge from Council Treasury to the activity and is more accurately charged in actuals than in the budget calculations.
- Maintenance cost and utilities and rates costs are under budget by \$252k and \$91k respectively.

Transportation	Actual YTD (\$000)	Revised Budget YTD (\$000)	Variance Actual v Budget YTD		Revised FY Budget (\$000)	Actual YTD as a % of FY Budget
			(\$000)	%		
Transportation Revenue	45,195	43,437	1,758	4%	72,086	64%
Transportation Expenses	24,068	24,434	367	2%	38,416	63%
Transportation Surplus/(Deficit)	21,127	19,002	2,125	11%	33,670	66%

Revenue - is \$1.8m above budget

February 2026

- Subsidies and grants are above budget due mainly to the Ōmokoroa Structure Plan roading projects (\$2.5m).
- Vested assets are \$766k below budget due to minimal transportation vested assets processed year to date. These are outside of Councils control and dependent on the timing of development.

Expenses – is \$367k under budget

- Depreciation & Amortisation \$933k over budget, Maintenance & Operations \$1,097k relating to Street Trees/Berms \$970k over budget, while Pavement Maintenance under \$1,937k, Savings also on Consultant & Legal fees \$329k.

Wastewater	Actual YTD	Revised Budget YTD	Variance Actual v Budget YTD		Revised FY Budget	Actual YTD as a % of FY Budget
	(\$000)	(\$000)	(\$000)	%	(\$000)	
Wastewater Revenue	14,874	17,292	(2,418)	(14%)	27,739	54%
Wastewater Expenses	14,147	14,699	551	4%	22,048	64%
Wastewater Surplus/(Deficit)	727	2,594	(1,867)	(72%)	5,691	13%

Revenue – is \$2.4m below budget

- Developer financial contributions are below budget by \$1m. Council does not have the ability to drive the timing of developer activity.
- Subsidies are below budget by \$1.5m with subsidy claims for the Te Puke Gordon Street plant upgrade currently below budget by this amount.
- Vested asset revenue is above budget \$226k, reflecting developer vested assets year to date.

Expenses – is \$551k under budget

- Maintenance costs are \$1.6m under budget year to date. The budget has a contingency for Katikati outfall breaks, at a budgeted average of \$200k per break. This year to date there have been four breaks at the cost of \$426k for average cost per break of \$106k.
- Internal interest cost on reserves is \$1.3m over budget. This is a charge from Council Treasury to the activity and is more accurately charged in actuals than in the budget calculations.
- Depreciation and amortisation are \$317k under budget year to date.

February 2026

Water Supply	Actual YTD (\$000)	Revised Budget YTD (\$000)	Variance Actual v Budget YTD		Revised FY Budget (\$000)	Actual YTD as a % of FY Budget
			(\$000)	%		
Water Supply Revenue	10,728	10,911	(183)	(2%)	16,101	67%
Water Supply Expenses	13,027	13,737	710	5%	20,606	63%
Water Supply Surplus/(Deficit)	(2,299)	(2,827)	528	(19%)	(4,505)	51%

Revenue – Actuals are accepted as being in line compared to budget year to date.

- Developer financial contributions are below budget by \$285k and subsidies are below budget by \$527k. Council does not have the ability to drive the timing of developer activity. See above for further details and commentary on financial contributions.
- Metered water charges are above budget by \$353k (9%). This is discussed above.
- Vested asset revenue is above budget \$137k, reflecting developer vested assets year to date.

Expenses – is \$710k under budget

- Maintenance expenditure is under budget \$703k year to date as discussed above.

February 2026

Balance Sheet

	Note	Actual YTD (\$000)	Revised Budget YTD (\$000)	30 June 2025 FY Actuals (\$000)
Current assets				
Cash and cash equivalents		22,163	10,974	17,337
Receivables	1	81,577	23,328	30,821
Prepayments		3,667	2,224	1,662
Derivative financial instruments	2	-	54	-
Total current assets		107,406	36,580	50,048
Non-current assets				
Derivative financial instruments	2	397	1,965	607
Other financial assets		14,320	13,731	14,529
Investment in associates		18,872	16,029	16,122
Property, plant and equipment		2,042,481	2,211,298	1,979,641
Intangible assets		3,437	3,598	3,602
Forestry assets		4,644	4,243	4,644
Total non-current assets		2,084,150	2,250,865	2,019,145
Total assets		2,191,556	2,287,445	2,069,193
Current liabilities				
Payables and deferred revenue	3	80,510	35,756	48,474
Derivative financial instruments	2	131	-	-
Borrowings and other financial liabilities	4	45,000	35,000	41,337
Employee entitlements		4,179	3,967	3,704
Provisions		32	1,903	32
Total current liabilities		129,852	76,626	93,547
Non-current liabilities				
Derivative financial instruments	2	538	-	469
Borrowings and other financial liabilities	4	190,000	243,571	135,000
Employee entitlements		6	14	6
Provisions		2	62	211
Total non-current liabilities		190,545	243,647	135,686
Total liabilities		320,397	320,273	229,233
Net assets		1,871,159	1,967,172	1,839,960
Equity				
Accumulated Funds		1,063,347	1,148,575	1,032,194
Reserves		807,812	818,597	807,766
Total equity		1,871,159	1,967,172	1,839,960

February 2026

Financial position commentary:

1. Receivables is \$81.6m. The large balance is due to the second rates installment of \$60.9m being billed in the month.
2. Net derivative financial instruments on 28 February 2026 are a liability of \$272k compared to an asset of \$138k on 30 June 2025.
3. Payables is \$80.5m. This large balance is due to the second installment of rates being billed in the month. With \$35.4m out of the above \$60.9m being rates in advance. This balance will decrease by approximately \$8.8m each month until the end of the year.
4. Total borrowings are \$235m, this has increased by \$15m from prior month due to new floating rate debt drawn down in February.

Treasury**Debt Position**

- Total borrowings were \$235m as at 28 February 2026, all held with the Local Government Funding Agency.
- \$15m of new floating-rate debt was drawn down during February with a 30 April 2030 maturity date.
- Net debt, defined as gross debt less cash balances, was \$213m.
- The Annual Plan full-year debt forecast is \$278.6m.

Borrowing Outlook

- Council has \$40m of borrowings maturing in April 2026. These borrowings are intended to be refinanced into new loans, with Bancorp providing refinancing advice closer to the maturity date.
- No additional new borrowings anticipated until May 2026.

Cost of Funds and Facilities

- The weighted average cost of funds (including margin) was 3.99% as at 28 February, compared with the Annual Plan assumption of 4.16% and the LTP 2024–2034 assumption of 5.06%.
- The weighted average term of debt facilities (drawn and standby) was 2.33 years.
- Council maintains \$30m in working capital facilities, comprising \$20m with ANZ and \$10m with the LGFA. These facilities remained undrawn as at 28 February.

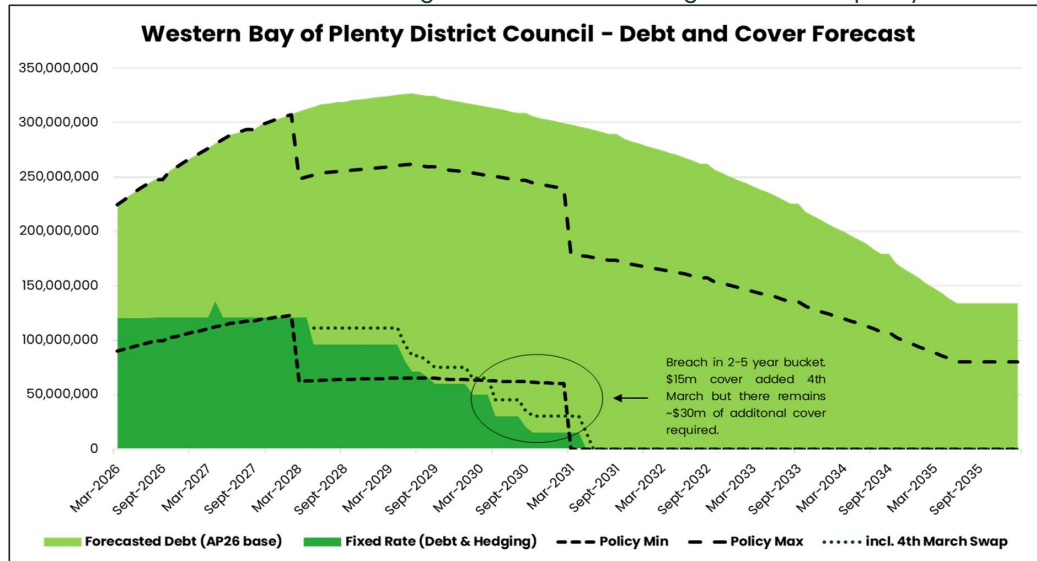
Interest Rate Risk Management

- As at 28 February, Council remained outside policy limits for the 2–5 year interest rate risk bucket.
- \$15m of forward start swap cover was added on the 4 March, shortly after month close. The effect is reflected in the Debt and Cover forecast graph below. There is still more cover required to clear this breach, and Council's treasury team alongside its treasury advisors Bancorp, continue to assess the market for additional cover opportunities.

February 2026

- Market pricing now implies one 25 basis point OCR increase during the 2026 calendar year, with the current OCR of 2.25% broadly viewed as the bottom of the cycle. Financial markets have experienced increased volatility recently, partly reflecting geopolitical uncertainty following the escalation of conflict involving Iran, which has contributed to higher energy prices and inflation concerns in global markets.

The below table shows the borrowings and interest cover against Council policy:



The table below shows the interest rate hedging and policy settings:

Interest Rate Risk Limits			
	Year 0 - 2	Year 2 - 5	Year 5 - 10
Minimum Policy Limit	40%	20%	0%
Maximum Policy Limit	100%	80%	60%
Minimum Hedge	40%	5%	0%
Maximum Hedge	55%	39%	5%
Compliant?	✓	✗	✓

The table below is the current borrowing position:

Current year borrowings - movement	
Opening Balance as at 1 July 2025	\$175m
New borrowing/refinancing (floating)	\$55m
New borrowing/refinancing (fixed)	\$20m
Total new borrowing for FY	\$75m
Repayment/refinancing of maturing debt	\$15m
Gross Debt as at 31 December 2025	\$235m

Funding Risk				
Years	Minimum	Maximum	Actual	Policy
0-3	15%	60%	51%	✓
3-7	20%	85%	49%	✓
7-15	0%	60%	0%	✓

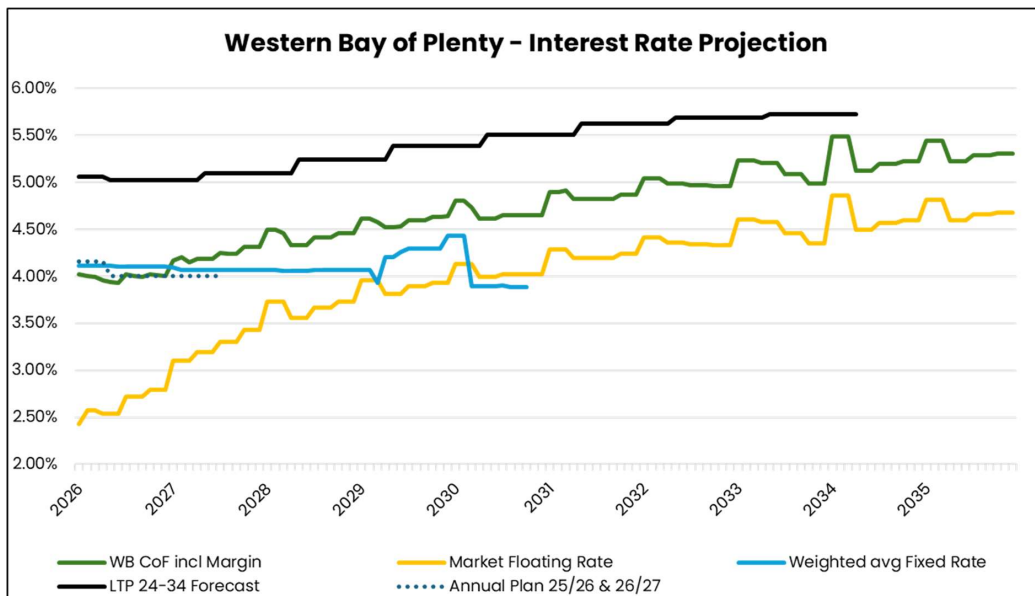
February 2026

The below table shows the counterparty limits that Council has with our four commercial banking partners:

Counterparty limits			
Counterparty	Actual	Total Limit	Compliant?
ANZ	24,112,376	35,000,000	✓
BNZ	3,508,767	35,000,000	✓
ASB	3,049,315	35,000,000	✓
Westpac	-	35,000,000	✓

**Counterparty balances take into account all Cash, Term Deposits and Swaps. All drawn debt is with the LGFA*

This graph shows how Council compared to the market floating interest rates:



10.9 MAYOR'S REPORT**File Number:** A7238789**Author:** James Denyer, Mayor**Authoriser:** James Denyer, Mayor**EXECUTIVE SUMMARY**

The purpose of this report is for the Mayor to provide updates to Council on the below subjects.

RECOMMENDATION

That Mayor Denyer's report dated 28 April 2026 titled 'Mayor's Report' be received.

BACKGROUND**Meetings**

External functions and meetings attended by me between 12 March 2026 and 13 April 2026 include:

Bay of Plenty Mayoral Forum, Tauranga	12 March
LWDW CE recruitment interviews, Tauranga	13 March
Tauranga Multicultural Festival, Tauranga	14 March
Community Quest spatial plan engagement, Te Puna	14 March
Bay Oval cricket hosted by TCC, Tauranga	15 March
LWDW meeting with Ngāi Te Rangī, Charlie Tawhiao, Reon Tuanau	16 March
LWDW JWG	16 March
NZ Geothermal Strategy launch, Minister Shane Jones, Rotorua	17 March
Community Board Chairs catch up	18 March
Mayor Drysdale, re Waikite Road, Tauranga	18 March
Western Bay Community Awards, Tauranga	19 March
Regional Deal governance group, Tauranga	20 March
Regional Deal elected member update, Tauranga	20 March
Community Quest spatial plan engagement, Te Puke	21 March
Pukehina Beach R&R Association AGM, Pukehina	21 March
WBOPDC CE recruitment interviews, Tauranga	23 March
Moana Radio interview	24 March
LWDW CE recruitment meeting, Teams	25 March
WBOPDC CE recruitment meeting, Teams	25 March
Place Brand governance meeting, Tauranga	25 March
National Fuel Plan update with Nichola Willis MP, Teams	26 March
LGNZ – Zone 2, Karapiro	27 March
Ōmokoroa Volunteer Fire Brigade, Gold Star award, Ōmokoroa	28 March
Pāpāmoa East Interchange, opening, Pāpāmoa	30 March
WBOPDC CE Recruitment meeting	30 March
Alistair Rhodes, CE Bay Trust	30 March

Minister Simon Watts, Wellington	31 March
Minister Mark Patterson, Wellington	31 March
Minister Shane Jones, Wellington	31 March
Minister Chris Penk, Wellington	31 March
Zespri Cocktail Function, Minister Todd McClay, Prime Minister Luxon, Wellington	31 March
LWDW, CE recruitment meeting, Tauranga	1 April
WBOPDC CE recruitment meeting	2 April
Poukai, Tutereinga Marae, Te Puna	4 April
Puran Singh et al, re community facilities	7 April
Annual Plan drop-in session	7 April
Ngāi Tamawahariua, Anne Billing, BOPRC, re Project Kāinga, Tauranga	8 April
Local Government fuel response call, Teams	9 April
Roy Collin, re container site, Katikati	11 April
Minister Mark Mitchell, update on Cyclone Vaianu, Teams	11 April
Minister Mark Mitchell, update on Cyclone Vaianu, Teams	12 April
Minister Mark Mitchell, visit to EOC	12 April
Te Puke Sports & Recreation Club re future development, Te Puke	13 April
Superintendent Will Loughrin, BOP District Commander for police	13 April

Joint Meetings

External functions and meetings attended by CEO and Mayor between 12 March 2026 and 13 April 2026 include:

Bay of Plenty Mayoral Forum, Tauranga	12 March
LWDW CE recruitment interviews, Tauranga	13 March
LWDW JWG	16 March
Regional Deal governance group, Tauranga	20 March
Regional Deal elected member update, Tauranga	20 March
Pukehina Beach R&R Association AGM, Pukehina	21 March
LWDW CE recruitment meeting, Teams	25 March
National Fuel Plan update with Nichola Willis MP, Teams	26 March
Minister Simon Watts, Wellington	31 March
Minister Mark Patterson, Wellington	31 March
Minister Shane Jones, Wellington	31 March
Minister Chris Penk, Wellington	31 March
Zespri Cocktail Function, Minister Todd McClay, Prime Minister Luxon, Wellington	31 March
LWDW, CE recruitment meeting, Tauranga	1 April
Superintendent Will Loughrin, BOP District Commander for police	13 April

CEO Meetings

External functions and meetings attended by CEO between 12 March 2026 and 13 April 2026 include:

Priority One – Governance consideration of CRD	16 March
Maketū Community Board, Maketū	17 March
Rebecca Maplesden, DIA, Tauranga	20 March
Tim Conder, HOBEC, Tauranga	23 March

Priority One, Dave Courtney, On-line	24 March
Nick Carlaw and Raeana Connell, MartinJenkins, Tauranga	24 March
Thunder Ridge Launch, TECT Park	7 April
Bay of Plenty CEs Forum, On-line	10 April
Higgins, Fletcher and VINCI Construction, Tauranga	10 April

Meetings in Wellington

I was invited by Minister Todd McClay to attend the Zespri cocktail function in Wellington on 31 March, celebrating the kiwifruit industry's contributions to regional communities and Zespri's 2035 growth strategy. To make the most of this trip, meetings were organised with Minister Simon Watts, Minister Mark Patterson, Minister Shane Jones and Minister Chris Penk. Deputy Mayor Murray-Benge, Cr Coxhead and CE Miriam Taris accompanied me.

There were a number of topics which were discussed with Ministers, including our progress on Local Water Done Well, the impact on Council and our communities of the severe weather experienced in January and March 2026, geothermal opportunities, Regional Deal progress, advocacy for a change to the NES-DMRU to allow Council to collect financial contributions, and the impact of potential fuel shortages. These topics were all timely to discuss with the government and all of significant importance to our Council.

Local Water Done Well

Following the Council meetings on 24 March and 2 April, the path towards a multi-Council CCO is now clearly mapped and a CE, Kevin Lavery, in place to lead the establishment. It has been a long and complex process, and I want to thank staff for their work, as well as elected members for whom this has added a significant extra workload.

There is much still to do before the stand-up of the CCO with Tauranga City Council on 1 July 2027, but the clarity of direction we now have for staff who work in the waters activities of both councils is important.

I will also acknowledge the future discussions that will be had with both Tangata Whenua and Thames Coromandel District Council on working towards their joining the CCO.

Place Brand

Early work by our chosen design agency, Guardians, for the sub-regional place brand is showing considerable promise. This exercise will be completed by the end of the financial year and I look forward to the final design work being unveiled. The roll-out and promotion of the brand will be a separate workstream and this is being worked up currently.

Cyclone Vaianu

Cyclone Vaianu made landfall in our district on the afternoon of 12 April. It was accompanied by storm surges, heavy rain and strong winds. A State of Emergency was declared at 12.05pm on 11 April in order to be ready for the event and the risk to life that was apparent.

The path of the cyclone veered to the east somewhat and its effects were less than had been earlier predicted, so damage to our district and Council's infrastructure was modest. The main effects were power outages, some minor slips and a number of fallen trees blocking roads.

Minister for Emergency Management and Recovery, Mark Mitchell, visited our EOC on the afternoon that Cyclone Vaianu arrived and saw our staff in action. He thanked them for their work and dedication.

The State of Emergency was lifted at 12.08pm on 13 April. Simultaneously, a local transition period was reinstated to assist with the ongoing recovery from the damaging storm events of January and March.

I would like to add my thanks to our staff, community volunteers, iwi and marae for stepping up once more.

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11 INFORMATION FOR RECEIPT – KŌRERO TE WHIWHIA

11.1 AUDIT NEW ZEALAND ENGAGEMENT LETTERS

File Number: A7203819

Author: Lisa Player, Financial Controller

Authoriser: Adele Henderson, Acting General Manager Corporate Services/Programme Director – Water Organisation Establishment

EXECUTIVE SUMMARY

Audit New Zealand is Council's external audit service provider appointed by the Office of the Auditor General who control audit and assurance services for public entities. This report contains the Audit Engagement Letter for the audit of Western Bay of Plenty District Council (WBOPDC) Annual Report for the years 30 June 2026 to 30 June 2028, and includes the audit fee for the 2026 year. These engagement letters have been approved by Mayor James Denyer and are here for information purposes.

BACKGROUND

Annual Report Engagement

The Auditor-General has appointed Anton Labuschagne of Audit New Zealand to undertake the annual audits of Western Bay of Plenty District Council for the financial years ending 30 June 2026 to 30 June 2028.

The audit scope includes the Council's financial statements and performance information, with the objective of providing an independent audit opinion and reporting any significant matters arising from the audit.

The approved net audit fee for the 2026 financial year is \$267,507, an increase from \$259,246 in 2025. This increase primarily reflects audit staff cost pressures and is consistent with general inflationary expectations. Audit fees for the following years will be assessed at the time.

The impact of the ERP implementation and respective audit requirements is therefore expected to be reflected in the 2027 audit and may result in increased audit fees in that year.

ATTACHMENTS

1. **Western Bay of Plenty District Council Audit Engagement Letter 2026-28** [↓](#) 
2. **Western Bay of Plenty District Council Audit Proposal Letter 2026** [↓](#) 



AUDIT NEW ZEALAND
Mana Arotake Aotearoa

11 March 2026

James Denyer
Western Bay of Plenty District Council
1484 Cameron Road
Tauranga

745 Cameron Road,
Tauranga 3112
PO Box 621 Tauranga 3144
Ph 04 496 3099

Dear James

Audit Engagement Letter

This audit engagement letter is sent to you on behalf of the Auditor-General who is the auditor of all “public entities”, including Western Bay of Plenty District Council (the District Council), under section 14 of the Public Audit Act 2001 (the Act). The Auditor-General has appointed me, Anton Labuschagne, using the staff and resources of Audit New Zealand, under sections 32 and 33 of the Act, to carry out the annual audits of the District Council’s financial statements and performance information. We will be carrying out these annual audits on the Auditor-General’s behalf, for the years ending 30 June 2026 to 30 June 2028.

This letter outlines:

- the terms of the audit engagement and the nature, and limitations, of the annual audit; and
- the respective responsibilities of the governing body (the council) and me, as the Appointed Auditor, for the financial statements and performance information.

The objectives of the annual audit are:

- to provide an independent opinion on the District Council’s financial statements and performance information; and
- to report on other matters that come to our attention as part of the annual audit (typically those matters will relate to issues of financial management and accountability).

We will carry out the audit in accordance with the Auditor-General’s Auditing Standards, which incorporate the Professional and Ethical Standards, the International Standards on Auditing (New Zealand), and New Zealand Auditing Standard 1 (Revised): The Audit of Service Performance Information issued by the New Zealand Auditing and Assurance Standards Board (collectively the Auditing Standards). The Auditing Standards require that we comply with ethical requirements, and plan and perform the annual audit to obtain reasonable assurance about whether the Western Bay of Plenty District Council’s financial statements and performance information are free from material misstatement. The Auditing Standards also require that we remain alert to issues of concern to the Auditor-General. Such issues tend to relate to matters of financial management and accountability.

The council's responsibilities

Our audit will be carried out on the basis that the council, as the governing body, acknowledges that it has responsibility for:

- preparing the financial statements and performance information in accordance with any applicable legal requirements and financial reporting standards;
- preparing and reporting the information required by the Local Government (Financial Reporting and Prudence) Regulations 2014 (the Regulations) and Schedule 10 of the Local Government Act 2002;
- having such internal control as determined necessary to enable the preparation of financial statements and performance information that are free from material misstatement, whether due to fraud or error; and
- providing us with:
 - access to all information relevant to preparing the financial statements and performance information such as records, documentation, and other information;
 - all other information, in addition to the financial statements and performance information, to be included in the annual report;
 - additional information that we may request from the Council for the purpose of the audit;
 - unrestricted access to council members and employees that we consider necessary; and
 - written confirmation concerning representations made to us in connection with the audit.

In addition, the council is responsible for:

- the preparation of the summary financial statements and summary performance information;
- making the audited summary financial statements and summary performance information readily available to the intended users of that information; and
- including our audit report on the summary financial statements and summary performance information in any document that contains that information and that indicates that we have reported on that information.

The council's responsibilities extend to all resources, activities, and entities under its control. We expect that the council will ensure:

- the resources, activities, and entities under its control have been operating effectively and efficiently;

- it has complied with its statutory obligations including laws, regulations, and contractual requirements;
- it has carried out its decisions and actions with due regard to minimising waste;
- it has met Parliament's and the public's expectations of appropriate standards of behaviour in the public sector in that it has carried out its decisions and actions with due regard to probity; and
- its decisions and actions have been taken with due regard to financial prudence.

We expect the council and/or the individuals within the District Council with delegated authority, to immediately inform us of any suspected fraud, where there is a reasonable basis that suspected fraud has occurred – regardless of the amount involved. Suspected fraud also includes instances of bribery and/or corruption.

The council has certain responsibilities relating to the preparation of the District Council's financial statements and performance information and in respect of financial management and accountability matters. These specific responsibilities are set out in Appendix 1. Appendix 1 also contains some additional responsibilities relating to the health and safety of audit staff. We expect members of the council to be familiar with those responsibilities and, where necessary, have obtained advice about them.

The council should have documented policies and procedures to support its responsibilities. It should also regularly monitor performance against its objectives.

Our responsibilities

Carrying out the audit

We are responsible for forming an independent opinion on whether the financial statements of the District Council:

- present fairly, in all material respects:
 - its financial position; and
 - the results of its operations and cash flows for the financial year.
- comply with generally accepted accounting practice in New Zealand in accordance with Public Benefit Entity Standards.

We are also responsible for forming an independent opinion on whether the performance information of District Council:

- provides an appropriate and meaningful basis to enable readers to assess the actual service provision for each group of activities; determined in accordance with generally accepted accounting practice in New Zealand; and

- fairly presents, in all material respects, the actual levels of service for each group of activities, including:
 - the levels of service achieved compared with the intended levels of service and whether any intended changes to levels of service were achieved; and
 - the reasons for any significant variation between the levels of service achieved and the intended levels of service.
- complies with generally accepted accounting practice in New Zealand in accordance with Public Benefit Entity Standards.

In addition to the above we are also responsible for forming an independent opinion whether:

- the statement comparing actual capital expenditure to budgeted capital expenditure for each group of activities of the District Council, has been prepared, in all material respects, in accordance with clause 24 of Schedule 10 to the Act;
- the funding impact statement for each group of activities of the District Council, has been prepared, in all material respects, in accordance with clause 26 of Schedule 10 to the Act; and
- the funding impact statement of the District Council, has been prepared, in all material respects, in accordance with clause 30 of Schedule 10 to the Act.

We are also required to report on whether the District Council has:

- complied with the information disclosure requirements of Part 3 of Schedule 10 to the Act; and
- included complete and accurate disclosures about its performance against benchmarks required by Part 2 of the Regulations.

An audit involves obtaining evidence about the amounts and disclosures in the financial statements and performance information. How we obtain this information depends on our judgement, including our assessment of the risks of material misstatement of the District Council's financial statements and performance information, whether due to fraud or error. An audit also includes evaluating the appropriateness of accounting policies and the reasonableness of accounting estimates, as well as evaluating the overall presentation of the District Council's financial statements and performance information.

We do not examine every transaction, nor do we guarantee complete accuracy of the District Council's financial statements and performance information. Because of the inherent limitations of an audit, together with the inherent limitations of internal control, there is an unavoidable risk that some material misstatements may not be detected, even though the audit is properly planned and performed in accordance with the Auditing Standards.

During the audit, we obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District Council's internal controls. However, we will communicate to you in writing about any significant deficiencies in internal control relevant to the audit of the financial statements and performance information that we identify during the audit.

During the audit, the audit team will:

- be alert for issues of effectiveness and efficiency – in particular, how the council and the District Council have carried out their activities;
- consider laws and regulations relevant to the audit;
- be alert for issues of waste – in particular, whether the council obtained and applied the resources of the District Council in an economical manner, and whether any resources are being wasted;
- be alert for issues of a lack of probity – in particular, whether the council and the District Council have met Parliament's and the public's expectations of appropriate standards of behaviour in the public sector; and
- be alert for issues of a lack of financial prudence.

Our independence

It is essential that the audit team and Audit New Zealand remain both economically and attitudinally independent of the District Council; including being independent of management personnel and members of the council. This involves being, and appearing to be, free of any interest that might be regarded, whatever its actual effect, as being incompatible with the objectivity of the audit team and the Audit New Zealand.

To protect our independence, specific limitations are placed on us in accepting engagements with the council other than the annual audit. We may accept certain types of other engagements, subject to the requirements of the Auditing Standards. Any other engagements must be the subject of a separate written arrangement between the council and me or Audit New Zealand.

Reporting

We will issue an independent audit report that will be attached to the District Council's financial statements and performance information. This report contains our opinion on the fair presentation of the financial statements and performance information and whether they comply with the applicable reporting requirements. The audit report may also include comment on other financial management and accountability matters that we consider may be of interest to the addressee of the audit report.

In addition, we will issue an audit report that will be attached to the summary financial statements and summary performance information. This audit report will include our opinion about whether:

- the summary of the annual report represents, fairly and consistently, the information regarding the major matters dealt with in the annual report; and

- the summary statements comply with PBE FRS-43: Summary Financial Statements.

We will also issue a report that will be sent to the council. This report communicates any matters that come to our attention during the audit that, in our opinion, are relevant to the council. Typically, those matters will relate to issues of financial management and accountability. We may also provide other reports to the District Council from time to time. We will inform the council of any other reports we have issued.

Please note that the Auditor-General may publicly report matters that are identified in the annual audit, in keeping with section 21 of the Public Audit Act 2001.

Next steps

Please acknowledge receipt of this letter and the terms of the audit engagement by signing the letter in the space provided and returning a copy to me. The terms will remain effective until a new Audit Engagement Letter is issued.

If you have any questions about the audit generally or have any concerns about the quality of the audit, you should contact me as soon as possible. If, after contacting me, you still have concerns, you should contact the Director of Auditor Appointments at the Office of the Auditor-General on (04) 917 1500.

If you require any further information or wish to discuss the terms of the audit engagement further before replying, please do not hesitate to contact me.

Yours sincerely



Anton Labuschagne
Appointed Auditor
On behalf of the Auditor-General

I acknowledge the terms of this engagement and that I have the required authority on behalf of the Council.

James Denyer

Signature: _____

Date: 31/03/2026

Name: James Denyer

Title: Mayor

Appendix 1: Respective specific responsibilities of the council (as the governing body) and the Appointed Auditor

Responsibilities of the council	Responsibility of the appointed auditor
Responsibilities for the financial statements and performance information	
<p>You are required by legislation to prepare financial statements and performance information in accordance with legal requirements and financial reporting standards.</p> <p>You are also responsible for preparing and reporting the information required by the Local Government (Financial Reporting and Prudence) Regulations 2014 (the Regulations) and Schedule 10 of the Local Government Act 2002.</p> <p>You must also ensure that any accompanying information in the annual report is consistent with that reported in the audited financial statements and performance information.</p> <p>You are required by legislation to prepare the financial statements and performance information and provide that information to us before the statutory reporting deadline. It is normal practice for you to set your own timetable to comply with statutory reporting deadlines. To meet the reporting deadlines, we are dependent on receiving the financial statements and performance information ready for audit and in enough time to enable the audit to be completed. "Ready for audit" means that the financial statements and performance information have been prepared in accordance with legal requirements and financial reporting standards, and are supported by proper accounting records and complete evidential documentation.</p>	<p>We are responsible for carrying out an annual audit, on behalf of the Auditor-General. We are responsible for forming an independent opinion on whether the District Council's financial statements:</p> <ul style="list-style-type: none"> • present fairly, in all material respects: <ul style="list-style-type: none"> ○ the financial position; and ○ the results of the operations and cash flows for the financial year. • comply with generally accepted accounting practice in New Zealand in accordance with Public Benefit Entity Standards. <p>We are also responsible for forming an independent opinion on whether the performance information:</p> <ul style="list-style-type: none"> • provides an appropriate and meaningful basis to enable readers to assess the actual service provision for each group of activities; determined in accordance with generally accepted accounting practice in New Zealand; and • fairly presents, in all material respects, the actual levels of service for each group of activities, including: <ul style="list-style-type: none"> ○ the levels of service achieved compared with the intended levels of service and whether any intended changes to levels of service were achieved; and ○ the reasons for any significant variation between the levels of service achieved and the intended levels of service. • complies with generally accepted accounting practice in New Zealand in accordance with Public Benefit Entity Standards.

Responsibilities of the council	Responsibility of the appointed auditor
	<p>In addition to the above we are also responsible for forming an independent opinion whether:</p> <ul style="list-style-type: none"> • the statement comparing actual capital expenditure to budgeted capital expenditure for each group of activities of the District Council, has been prepared, in all material respects, in accordance with clause 24 of Schedule 10 to the Act; • the funding impact statement for each group of activities of the District Council, has been prepared, in all material respects, in accordance with clause 26 of Schedule 10 to the Act; and • the funding impact statement of the District Council, has been prepared, in all material respects, in accordance with clause 30 of Schedule 10 to the Act. <p>We are also required to report on whether the District Council has:</p> <ul style="list-style-type: none"> • complied with the information disclosure requirements of Part 3 of Schedule 10 to the Act; and • included complete and accurate disclosures about its performance against benchmarks required by Part 2 of the Regulations. <p>We will also read the other information accompanying the financial statements and performance information and consider whether there are material inconsistencies with the audited financial statements and performance information.</p> <p>Materiality is one of the main factors affecting our judgement on the areas to be tested and on the timing, nature, and extent of the tests and procedures performed during the audit. In planning and performing the annual audit, we aim to obtain reasonable assurance that the financial statements and performance information do not have material misstatements caused by either fraud or error. Material misstatements are differences or omissions of amounts and disclosures that, in our judgement, are likely to influence the audit report addressee’s overall understanding of the financial statements and performance information.</p>

Responsibilities of the council	Responsibility of the appointed auditor
	<p>If we find material misstatements that are not corrected, they will be referred to in the audit opinion. The Auditor-General's preference is for you to correct any material misstatements and avoid the need for them to be referred to in the audit opinion.</p> <p>An audit also involves evaluating:</p> <ul style="list-style-type: none"> • the appropriateness of accounting policies used and whether they have been consistently applied; • the reasonableness of the significant accounting estimates and judgements made by those charged with governance; • the appropriateness of the content and measures in any performance information; • the adequacy of the disclosures in the financial statements and performance information; and • the overall presentation of the financial statements and performance information. <p>We will ask you for written confirmation of representations made about the financial statements and performance information. In particular, we will seek confirmation that:</p> <ul style="list-style-type: none"> • the adoption of the going concern basis of accounting is appropriate; • all material transactions have been recorded and are reflected in the financial statements and performance information; • all instances of non-compliance or suspected non-compliance with laws and regulations have been disclosed to us; and • uncorrected misstatements noted during the audit are immaterial to the financial statements and performance information. <p>Any representation made does not in any way reduce our responsibility to perform appropriate audit procedures and enquiries.</p>

Responsibilities of the council	Responsibility of the appointed auditor
	<p>We will ensure that the annual audit is completed by the reporting deadline or, if that is not practicable because of the non-receipt or condition of the financial statements and performance information, or for some other reason beyond our control, as soon as possible after that.</p> <p>The work papers that we produce in carrying out the audit are the property of the Auditor-General. Work papers are confidential to the Auditor-General and subject to the disclosure provisions in section 30 of the Public Audit Act 2001.</p>
Responsibilities for the accounting records	
<p>You are responsible for maintaining accounting and other records that:</p> <ul style="list-style-type: none"> • correctly record and explain the transactions of the District Council; • enable you to monitor the resources, activities, and entities under your control; • enable District Council's financial position to be determined with reasonable accuracy at any time; • enable you to prepare financial statements and performance information that comply with legislation (and that allow the financial statements and performance information to be readily and properly audited); and • are in keeping with the requirements of the Commissioner of Inland Revenue. 	<p>We will perform sufficient tests to obtain reasonable assurance as to whether the underlying records are reliable and adequate as a basis for preparing the financial statements and performance information.</p> <p>If, in our opinion, the records are not reliable or accurate enough to enable the preparation of the financial statements and performance information and the necessary evidence cannot be obtained by other means, we will need to consider the effect on the audit opinion.</p>
Responsibilities for accounting and internal control systems	
<p>You are responsible for establishing and maintaining accounting and internal control systems (appropriate to the size of the District Council), supported by written policies and procedures, designed to provide reasonable assurance as to the integrity and reliability of financial and performance information reporting.</p>	<p>The annual audit is not designed to identify all significant weaknesses in your accounting and internal control systems. We will review the accounting and internal control systems only to the extent required to express an opinion on the financial statements and performance information.</p> <p>We will report to you separately, on any significant weaknesses in the accounting and internal control systems that come to our notice and that we consider may be relevant to you. Any such report will provide constructive recommendations to assist you to address those weaknesses.</p>

Responsibilities of the council	Responsibility of the appointed auditor
Responsibilities for preventing and detecting fraud and error	
<p>The responsibility for the prevention and detection of fraud and error rests with you, through the implementation and continued operation of adequate internal control systems (appropriate to the size of the District Council) supported by written policies and procedures.</p> <p>We expect you to formally address the matter of fraud, and formulate an appropriate policy on how to minimise it and (if it occurs) how it will be dealt with. Fraud also includes bribery and corruption.</p> <p>We expect you to consider reporting all instances of actual, suspected, or alleged fraud to the appropriate law enforcement agency, which will decide whether proceedings for a criminal offence should be instituted. We expect you to immediately inform us of any suspected fraud where you, and/or any individuals within the District Council with delegated authority have a reasonable basis that suspected fraud has occurred – regardless of the amount involved.</p>	<p>We design our audit to obtain reasonable, but not absolute, assurance of detecting fraud or error that would have a material effect on the financial statements and performance information. We will review the accounting and internal control systems only to the extent required for them to express an opinion on the financial statements and performance information, but we will:</p> <ul style="list-style-type: none"> • obtain an understanding of internal control and assess its ability for preventing and detecting material fraud and error; and • report to you any significant weaknesses in internal control that come to our notice. <p>We are required to immediately advise the Office of the Auditor-General of all instances of actual, suspected, or alleged fraud.</p> <p>As part of the audit, you will be asked for written confirmation that you have disclosed all known instances of actual, suspected, or alleged fraud to us.</p> <p>If we become aware of the possible existence of fraud, whether through applying audit procedures, advice from you, or management, or by any other means, we will communicate this to you with the expectation that you will consider whether it is appropriate to report the fraud to the appropriate law enforcement agency. In the event that you do not report the fraud to the appropriate law enforcement agency, the Auditor-General will consider doing so, if it is appropriate for the purposes of protecting the interests of the public.</p>

Responsibilities of the council	Responsibility of the appointed auditor
Responsibilities for compliance with laws and regulations	
<p>You are responsible for ensuring that the District Council has systems, policies, and procedures (appropriate to the size of the District Council) to ensure that all applicable legislative, regulatory, and contractual requirements that apply to the activities and functions of the District Council are complied with. Such systems, policies, and procedures should be documented.</p>	<p>We will obtain an understanding of the systems, policies, and procedures put in place for the purpose of ensuring compliance with those legislative and regulatory requirements that are relevant to the audit. Our consideration of specific laws and regulations will depend on a number of factors, including:</p> <ul style="list-style-type: none"> • the relevance of the law or regulation to the audit; • our assessment of the risk of non-compliance; and • the impact of non-compliance for the addressee of the audit report. <p>The way in which we will report instances of non-compliance that come to our attention will depend on considerations of materiality or significance. We will report to you and to the Auditor-General all material and significant instances of non-compliance.</p> <p>We will also report to you any significant weaknesses that we observe in internal control systems, policies, and procedures for monitoring compliance with laws and regulations.</p>
Responsibilities to establish and maintain appropriate standards of conduct and personal integrity	
<p>You should at all times take all practicable steps to ensure that your members and employees maintain high standards of conduct and personal integrity. You should document your expected standards of conduct and personal integrity in a “Code of Conduct” and, where applicable, support the “Code of Conduct” with policies and procedures.</p> <p>The expected standards of conduct and personal integrity should be determined by reference to accepted “Codes of Conduct” that apply to the public sector.</p>	<p>We will have regard to whether you maintain high standards of conduct and personal integrity – particularly in matters relating to financial management and accountability. Specifically, we will be alert for significant instances where members and employees of the District Council may not have acted in accordance with the standards of conduct and personal integrity expected of them.</p> <p>The way in which we will report instances that come to our attention will depend on significance. We will report to you and to the Auditor-General all significant departures from expected standards of conduct and personal integrity that come to our attention during the audit.</p>

Responsibilities of the council	Responsibility of the appointed auditor
	<p>The Auditor-General, on receiving a report from us, may, at his discretion and with consideration of its significance, decide to conduct a performance audit of, or an inquiry into, the matters raised. The performance audit or inquiry will be subject to specific terms of reference, in consultation with you. Alternatively, the Auditor-General may decide to publicly report the matter without carrying out a performance audit or inquiry.</p>
<p>Responsibilities for conflicts of interest and related parties</p>	
<p>You should have policies and procedures to ensure that your members and employees carry out their duties free from bias.</p> <p>You should maintain a full and complete record of related parties and their interests. It is your responsibility to record and disclose related-party transactions in the financial statements and performance information in accordance with generally accepted accounting practice.</p>	<p>To help determine whether your members and employees have carried out their duties free from bias, we will review information provided by you that identifies related parties, and will be alert for other material related-party transactions. Depending on the circumstances, we may enquire whether you have complied with any statutory requirements for conflicts of interest and whether these transactions have been properly recorded and disclosed in the financial statements and performance information.</p>
<p>Responsibilities for publishing the audited financial statements on a website</p>	
<p>You are responsible for the electronic presentation of the financial statements and performance information on the District Council’s website. This includes ensuring that there are enough security and controls over information on the website to maintain the integrity of the data presented.</p> <p>If the audit report is reproduced in any medium, you should present the complete financial statements, including notes, accounting policies, and any other accountability statements.</p>	<p>Examining the controls over the electronic presentation of audited financial statements and performance information, and the associated audit report, on your website is beyond the scope of the annual audit.</p>

Responsibilities of the council	Responsibility of the appointed auditor
Responsibilities under the Health and Safety at Work Act 2015	
<p>We expect you to work with us to ensure the health and safety of our audit staff.</p> <p>You must ensure, so far as is reasonably practicable, the health and safety of our audit staff while they are on your premises, or otherwise engaging with you on their audit work. We expect you to provide a safe and healthy work environment, which includes, but is not limited to, providing:</p> <ul style="list-style-type: none"> • information, training instruction, and supervision to protect them from work related health and safety risks, including inductions on workplace emergency evacuation procedures; • suitably designed workstations that support and maintain an ergonomically correct body posture, including adequate lighting and ventilation; • adequate welfare facilities, such as appropriate bathroom and washing amenities, suitable drinking water, and rest facilities; • appropriately labelled and equipped first-aid kits; • personal protective equipment (PPE) when all other control measures can't adequately eliminate or minimise risks to a worker's health and safety; and • protection from offence conduct such as aggressive slurs and/or behaviours, physical assaults or threats, intimidation, ridicule or mockery, insults, or put-downs. <p>We expect you to work with us to resolve any health and safety concerns related to our audit staff.</p>	<p>The Auditor-General and Audit New Zealand take seriously their responsibility to provide a safe working environment for audit staff. Under the Health and Safety at Work Act 2015, as a person conducting a business or undertaking (PCBU), we will make arrangements with you to keep our audit staff safe while they are working at your premises or otherwise engaging with you on their audit work.</p> <p>We will obtain an understanding of health and safety systems, policies, and procedures put in place for the purpose of ensuring compliance with legislative and regulatory requirements.</p> <p>We will take reasonable care of our own health and safety, and we will take reasonable care that what we do or do not do does not adversely affect the health and safety of other people.</p> <p>We will co-operate with the workplace health and safety policies and procedures of the Western Bay of Plenty District Council and comply with any reasonable instructions given.</p> <p>We will monitor the health and safety of our audit staff (in particular, to ensure you are providing the things listed under your responsibilities to ensure a safe and healthy work environment for our audit staff when they are on your premises), and we may advise someone at your premises (such as a Chief Financial Officer and/or a health and safety representative) if we have a health and safety concern related to our audit staff. We will work with you to resolve any health and safety concerns related to our audit staff.</p>



AUDIT NEW ZEALAND
Mana Arotake Aotearoa

11 March 2026

James Denyer
Mayor
Western Bay of Plenty District Council
1484 Cameron Road
Tauranga 3143

Ref: EN/LA/3-0051/T933
Copy: Director Auditor Appointments
Office of the Auditor-General
PO Box 3928
Wellington 60140

Dear James

Proposal to conduct the audit of Western Bay of Plenty District Council on behalf of the Auditor-General for the 2026, 2027 and 2028 financial years

1 Introduction

The Auditor-General proposes to appoint me to carry out the audit of your organisation for the next three years. As required by the Office of the Auditor-General (OAG), I set out below information relating to the audit for the three financial years ending 30 June 2026, 2027 and 2028. The purpose of this proposal is to provide information on:

- the statutory basis for the audit and how audit fees are set;
- the entities covered by this proposal;
- key members of the audit team;
- the hours we plan to spend on the audit and reasons for any change in hours;
- our proposed fee for the audit for the financial year ending 30 June 2026 and reasons for any change. ***Given the ongoing changes in the sector, we will agree the fees for the financial years ending 30 June 2027 and 30 June 2028 at a future date;***
- assumptions relating to the proposed audit fees, including what we expect of your organisation;
- what the OAG Audit Standards and Quality Support (ASQS) fee provides;
- certification required by the Auditor-General; and
- our commitment to conduct the audit in accordance with the Auditor-General's Auditing Standards.

2 Statutory basis for the audit and how audit fees are set

The audit of your organisation is carried out under section 15 of the Public Audit Act 2001, which states that “the Auditor-General must from time to time audit the financial statements, accounts, and other information that a public entity is required to have audited”.

Fees for audits of public entities are set by the Auditor-General under section 42 of the Public Audit Act 2001. The Auditor-General has asked auditors to ensure that the audit hours included in their proposals reflect the time that is required to complete a quality public sector audit efficiently, and that the fees proposed are reasonable.

Your Audit, Risk and Finance Committee and I have the opportunity to reach agreement first and recommend those fees for approval. The Auditor-General, with assistance from the OAG, will set audit fees directly only if we fail to reach agreement.

There is much that the Council can itself do to ensure the efficiency and effectiveness of the audit. This includes being well prepared for audit, having good systems and controls, and ensuring staff are available to assist the auditors as they carry out their audit work.

Our proposed audit fees are set out in this letter and include an estimate of the reasonable cost of disbursements (including travel and accommodation where necessary).

3 Entities covered by this proposal

This proposal covers the audit of Western Bay of Plenty District Council.

A separate engagement letter and fee proposal will be provided for the Debenture Trust Deed audit.

4 Key members of the audit team

Appointed Auditor Anton Labuschagne

Audit Manager Mariska Koekemoer

In accordance with normal professional practice, the key members of the audit team named in this proposal are subject to change. For example, a change made to comply with the Auditor-General’s independence requirements.

5 Estimated audit hours

We have prepared a one-year fee budget with the budgeted fees for the two outer years of this proposal to be prepared and negotiated with you following completion of the 2026 audit.

We estimate that the following hours will be required to carry out this year’s audit (compared to the budgeted and actual data from the previous financial year):

Audit team member	2025 budget	2025 actual*	2026
Appointed auditor	75	143	75
Audit manager	115	252	115
Audit staff	855	1,326	855
Information systems	25	34	25
Tax specialists	2	0	2
Other specialists	8	0	8
Total audit hours	1080	1,755	1080

5.1 Reasons for changes in audit hours

There have been no changes in audit hours from last year.

6 Proposed audit fees

Our proposed fees for this year's audit (compared to budgeted and actual data from the previous financial year) is:

Structure of audit fees	2025 budget fees	2025 actual fees charged (*)	2026
	\$	\$	\$
Net audit fee (excluding OAG ASQS charge and disbursements)	259,246	259,246	267,507
Recoveries	-	20,000	-
OAG ASQS charge	22,431	22,431	22,421
Total audit fee (excluding disbursements)	281,677	301,677	289,928
Estimated disbursements	1,500	1,899	2,000
Total billable audit fees including ASQS and disbursements	283,177	303,576	291,928

The audit fees allow for the audit team to carry out specific tasks identified in the OAG Sector Brief and for the OAG Audit Standards and Quality Support fees.

We have also estimated the reasonable cost of disbursements (including travel and accommodation where necessary). Disbursement costs are indicative only and will be charged on an actual and reasonable basis.

6.1 Reasons for changes in audit fees

In table 5.1 we showed the factors that have resulted in a change of audit hours. The cost impacts of those changes are shown in the table below.

Reasons for increased or decreased audit fees compared to previous period budgeted fees	2026
Predicted staff salary cost movements	8,251
Total (decrease)/increase in audit fees	8,251

Assumptions relating to our audit fee

You are responsible for the production of your financial statements and anything else that must be audited. Our proposed audit fees are based on the assumption that:

- you will provide to us, in accordance with the agreed timetable, the complete information required by us to conduct the audit;
- your staff will provide us with an appropriate level of assistance;
- your organisation's annual report (including financial statements and statements of service performance) will be subject to appropriate levels of quality review by you before being submitted to us for audit;
- your organisation's financial statements will include all relevant disclosures;
- we will review up to two sets of draft annual reports, one printer's proof copy of the annual report, and one copy of the electronic version of the annual report (for publication on your website);
- there are no significant changes to the structure and/or scale of operations of the entities covered by this proposal (other than as already advised to us);
- there are no significant changes to the accounting standards or the financial reporting framework that require additional work;
- there are no significant changes to auditing standards that require additional work other than items specifically identified in the tables above; and
- there are no significant changes to the agreed audit arrangements that change the scope of, timing of, or disbursements related to, this audit.

Our fee specifically excludes the following:

- costs associated with the audit of out of cycle revaluation of property, plant and equipment.

- costs associated with review and/or audit of greenhouse gas emissions or climate change disclosures contained in audited information.
- costs associated with the impact of changes resulting from the Government's Local Water Done Well programme.
- changes to the annual report or financial statements resulting from regulatory or legislative changes.

If the scope and/or amount of work changes significantly, we will discuss the issues and any implications for our audit costs and your audit fees with you and the OAG at the time.

7 What the OAG ASQS fees provides

Parliament has indicated that it expects the cost of annual audits under the Public Audit Act (including an OAG ASQS fees) to be funded by public entities.

The OAG ASQS fees partially fund a range of work that supports auditors and entities, including:

- development and maintenance of auditing standards;
- technical support for auditors on specific accounting and auditing issues;
- ongoing auditor training on specific public sector issues;
- preparation of sector briefs to ensure a consistent approach to annual audits;
- development and maintenance of strategic audit plans; and
- carrying out quality assurance reviews of all auditors, and their audits and staff on a regular (generally, three-year) cycle.

Appointed Auditors are required to return the OAG ASQS fees portion of the total audit fee, to the OAG.

8 Certifications required by the Auditor-General

We certify that:

- the undertakings, methodology, and quality control procedures that we have declared to the OAG continue to apply;
- our professional indemnity insurance policy covers this engagement; and
- the audit will be conducted in accordance with the terms and conditions of engagement set out in the audit engagement agreement and schedules.

9 Conclusion

As the Appointed Auditor, I am committed to providing you and the Auditor-General with the highest level of professional service. I intend to work with you, the OAG, and the Auditor-General in a partnership environment to resolve any issues that may arise.

If you require any further information, please do not hesitate to contact me.

Please counter-sign this letter (below) to confirm that you, and the governing body of your organisation, agree with its contents. This letter will then form the basis for a recommendation to the Auditor-General on the audit fee that should be set. The schedules of audit hours and fees will also be incorporated into my audit engagement agreement with the Auditor-General to carry out the audit of your organisation as the agent of the Auditor-General.

Yours sincerely



Anton Labuschagne
Appointed Auditor
Audit New Zealand

I accept the audit fees for the financial year ending 30 June 2026 as stated above.

Full name:	<u>James Denyer</u>	Position:	<u>Mayor</u>
Authorised signature:	<u><i>James Denyer</i></u>	Date:	<u>30/03/2026</u>
Entity name:	<u>Western Bay of Plenty District Council</u>		

Actions to take when agreement has been reached:

- 1 Make a copy of this signed proposal and keep it for your file.
- 2 Send the original to: Anton Labuschagne
745 Cameron Road
Tauranga

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

RESOLUTION TO EXCLUDE THE PUBLIC

RECOMMENDATION

That the public be excluded from the following parts of the proceedings of this meeting.

The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48 of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
12.1 – Confidential Minutes of the Council Meeting held on 26 February 2026	<p>s7(2)(a) – the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons</p> <p>s7(2)(i) – the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	s48(1)(a)(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
12.2 – Confidential Minutes of the Council Meeting held on 19 March 2026	<p>s7(2)(a) – the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons</p> <p>s7(2)(b)(ii) – the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or</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>who is the subject of the information</p> <p>s7(2)(c)(i) - the withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely to prejudice the supply of similar information, or information from the same source, and it is in the public interest that such information should continue to be supplied</p> <p>s7(2)(f)(ii) - the withholding of the information is necessary to maintain the effective conduct of public affairs through the protection of Council members, officers, employees, and persons from improper pressure or harassment</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>s7(2)(j) - the withholding of the information is necessary</p>	
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	<p>to prevent the disclosure or use of official information for improper gain or improper advantage</p>	
<p>12.3 – Confidential Minutes of the Council Meeting held on 2 April 2026</p>	<p>s7(2)(a) – the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons</p> <p>s7(2)(i) – the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	<p>s48(1)(a)(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>12.4 – Title Purchase of 163 Lochhead Rd, subdivision for Reserve purposes and sale of balance Lot(s)</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)(c)(ii) – the withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely otherwise to damage the public interest</p> <p>s7(2)(i) – the withholding of the information is necessary to enable Council to carry on,</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>

	without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	
12.5 - 25-1026 Transportation Cyclic and Routine Maintenance and Emergency Response	<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)(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
12.6 - 26-1004 Transportation Poripori Road Slip Remediation Project	<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)(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
12.7 - 2026 Statute Barred Rates	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including	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

	that of deceased natural persons	information for which good reason for withholding would exist under section 6 or section 7
12.8 - Appointment of independent member to the Audit, Risk and Finance Committee	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons	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
12.9 - (10.3 - Attachment 3) Local Water Done Well Board of Directors Recruitment	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information	s48(1)(a)(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