



SUBMISSION ON TAURANGA CITY COUNCILS 2026-2027 DEVELOPMENT CONTRIBUTIONS POLICY

TO: Tauranga City Council (TCC)

SUBMISSION ON: 2026/2027 Development Contributions Policy

SUBMITTER: URBAN TASK FORCE FOR TAURANGA LTD (“UTF”)
PO Box 2034 Tauranga
Attention: Vicky Williamson
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1. The Urban Task Force for Tauranga (“UTF”) appreciates the opportunity to make this submission to Tauranga City Council’s Development Contributions Policy 2026-2027.
2. UTF is incorporated as a society with its purpose being to represent its members who are property professionals and funders, developers, Iwi and Hapu, and owners and managers of properties in Tauranga City. UTF seeks to provide strong and informed leadership to Local Authorities, promote and foster productive local networks around property and related issues, and to advocate for our industry by making submissions to both Central and Local Government.
3. UTF is focused on the opportunities presented by growth and unlocking these opportunities by working collaboratively and innovatively across Government, Local Government, and the private sector. UTF advocates for connected planning, connected thinking, connected governments and strong leadership.
4. Tauranga has a severe shortage of land to provide new homes for residents, and spaces for businesses to invest in. This has caused severe housing affordability issues. There is an urgent need for required infrastructure and affordable housing in Tauranga.
5. UTF’s submission is in response to TCC’s draft Development contributions Policy. Having reviewed the changes, our membership and Executive have provided feedback and comments on the draft policy which we have adopted as recommendations in this submission.

Citywide Development Contributions

6. Following a 15% increase in 2026, The Citywide Development Contributions are proposed to increase by a further 7.3%. The increase in Citywide Development Contributions will be passed on by developers to residential purchasers.
7. Recent levels of change to DC's have been unprecedented. Since 2021 DC's have increased from \$12,000 to nearly \$43,000.
8. Given the current economic downturn, the building sector is under significant financial strain. Increasing DC costs further will negatively impact on the sector and will only worsen the current Tauranga housing affordability crisis.
9. UTF requests that TCC considers:
 - Alternative finding of community infrastructure including Indoor Court facilities and other social infrastructure listed. Such infrastructure should not be DC funded as there is no nexus between the need for such facilities and new urban growth. Such infrastructure should be rates funded in an equitable and fair manner across all residential properties in the City. Adopting a more focused user pays system for such facilities should also be considered for "new" social infrastructure such as specialised court facilities.
 - Deferring further Citywide DC increases until the Governments new proposed development levy system is in place.
 - As per earlier submissions from UTF, TCC adopts alternative funding mechanisms which were set out in detail in last year's submission on TCCs Annual Plan and Development Contributions Policy.
 - Reconsideration of the appropriateness of a number of existing projects in the DC Policy which are Citywide funded. These include the continued increase each year in the Te Maunga Waste Water Treatment Plant which is located on a site recently identified as highly vulnerable to coastal inundation. This should be of significant concern to TCC. Consideration should be given to whether this site should be planned for and expanded to cater for future city growth given its vulnerability to natural hazards and significant escalations in upgrade costs. Alternative sites and options to provide wastewater infrastructure need to be explored and their feasibility assessed.
10. The decision that UTF seeks from TCC is that the above matters be considered in deliberations and decisions and that amendments be made to address the concerns which we have set out above. Specifically, UTF requests:
 - a. That any cost increases in terms of development contributions are deferring until the Governments new proposed development levy system is in place.
 - b. That TCC considers alternative funding options such as SPV's and targeted rates to more fairly apportion costs over the life of the infrastructure concerned as set out in detail in UTFs 2026 Submission on the Annual Plan and Development Contributions Policy.

- c. Reconsideration of the appropriateness of a number of existing projects in the DC Policy which are Citywide funded.

11. UTF wishes to be heard in support of our submission and intends to expand further on the matters raised above. We would also be happy to make a joint submission with others.

Ngā mihi,



Scott Adams
Chairman
28 April 2026

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