

Mā tō tātou takiwā
For our District

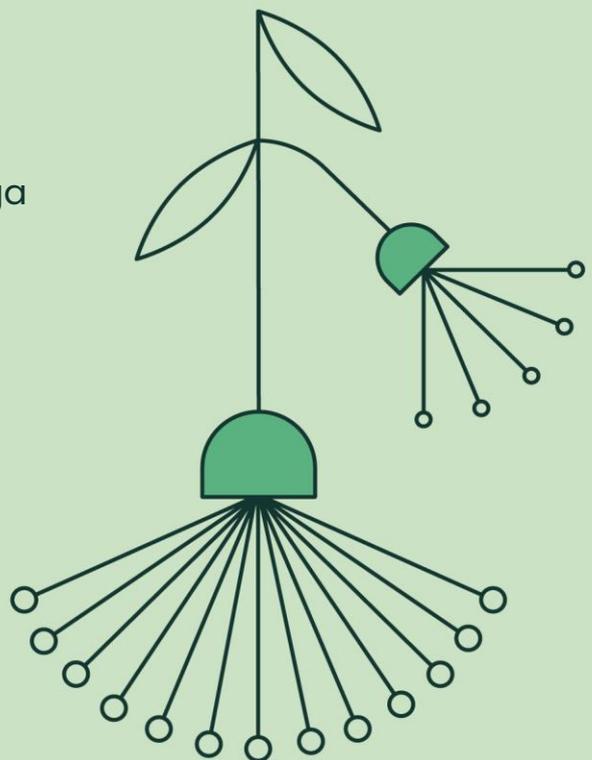
Performance and Monitoring Committee

Komiti Whakahaere

PM22-5

Thursday, 4 August 2022, 9.30am

Council Chambers, Barkes Corner, Tauranga



Performance and Monitoring Committee

Membership:

Chairperson	Cr Don Thwaites
Deputy Chairperson	Cr Murray Grainger
Members	Cr Grant Dally Cr Mark Dean Cr James Denyer Cr Monique Gray Cr Anne Henry Cr Kevin Marsh Cr Margaret Murray-Benge Deputy Mayor John Scrimgeour Cr Allan Sole Mayor Garry Webber
Quorum	6
Frequency	Six weekly

Role:

- To monitor and review the progress of the Council's activities, projects and services.

Scope:

- To monitor the operational performance of Council's activities and services against approved levels of service.
- To monitor the effectiveness of Council, community and agency service agreements / contracts.
- To monitor the implementation of Council's strategies, plans, policies and projects as contained in the Long-Term Plan or Annual Plan.
- To monitor Community Service Contract performance, set service delivery requirements and receive annual reports from service delivery contractors.
- To review and monitor agreements between Tauranga City Council and Western Bay of Plenty District Council and recommend to the respective Councils any changes to agreements, as appropriate.
- To monitor performance against the Priority One approved contract.
- To monitor performance of Council Controlled Organisations (CCO's) against their Statement of Intent, including Tourism Bay of Plenty's Statement of Intent and make recommendations to Council on matters relating to CCO's.

- To monitor the on-going effectiveness of implemented joint projects, plans, strategies and policies with Tauranga City Council.
- To monitor performance against any Council approved joint contracts with Tauranga City Council and/or other entities.
- To monitor performance and outcomes relating to:
 - seal extensions and unsealed road maintenance
 - community halls and facilities.
- To report to Council financial outcomes and recommend any changes or variations to allocated budgets.

Power to Act:

- Subject to agreed budgets and approved levels of service, to make decisions to enable and enhance service delivery performance.

Power to Recommend:

- To make recommendations to Council and/or any Committee as it deems appropriate.

Power to sub-delegate:

- The Committee 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 provided that any sub-delegation includes a statement of purpose and specification of task.

Notice is hereby given that an Performance and Monitoring Meeting will be held in the Council Chambers, Barkes Corner, Tauranga on:
Thursday, 4 August 2022 at 9.30am

Order Of Business

1	Present	5
2	In Attendance.....	5
3	Apologies	5
4	Consideration of Late Items.....	5
5	Declarations of Interest	5
6	Public Excluded Items.....	5
7	Public Forum.....	5
8	Presentations	6
	8.1 Waka Kotahi (NZTA) Tauriko Update Presentation	6
9	Reports	7
	9.1 Priority One Economic update	7
	9.2 Financial Performance and Monitoring Commttee Update as at 30 June 2022	9
	9.3 Site options for Waihī Beach Library, Service Centre and Hub	61
10	Information for Receipt	79
11	Resolution to Exclude the Public	79
	11.1 Infrastructure Operational Risk Report August 2022 Confidential.....	79

1 PRESENT**2 IN ATTENDANCE****3 APOLOGIES****4 CONSIDERATION OF LATE ITEMS****5 DECLARATIONS OF INTEREST**

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.

6 PUBLIC EXCLUDED ITEMS**7 PUBLIC FORUM**

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 contact centre request system, while those requiring further investigation will be referred to the Chief Executive.

8 PRESENTATIONS

8.1 WAKA KOTAHI (NZTA) TAURIKO UPDATE PRESENTATION

File Number: A4626373

Author: Tracy Harris, Executive Assistant

Authoriser: Gary Allis, Deputy Chief Executive & General Manager Infrastructure Group

EXECUTIVE SUMMARY

Waka Kotahi will present an overview of the details for Tauriko to the Performance and Monitoring Committee.

RECOMMENDATION

That the Executive Assistant's report dated 4 August 2022 titled 'Waka Kotahi (NZTA) Tauriko Update Presentation' be received.

9 REPORTS

9.1 PRIORITY ONE ECONOMIC UPDATE

File Number: A4626847

Author: David Pearce, Community Manager

Authoriser: Rachael Davie, General Manager Strategy and Community

EXECUTIVE SUMMARY

Western Bay of Plenty District Council (WBOPDC) has a Service Delivery Contract with Priority One. Chief Executive Nigel Tutt will be in attendance to provide Elected Members with a presentation on a broad economic update relating to our district. Priority One was unable to make the recent 'Speed Dating' Service Delivery contractors feedback session.

RECOMMENDATION

That the Community Manager's report dated 4 August 2022 titled 'Priority One Economic Update' be received.

BACKGROUND

In the current financial year, WBOPDC is investing \$189,017 into Priority One.

Priority One are targeting the following four Economic Development Outcomes:

1. Shift the industry sector mix in the Western Bay of Plenty Sub-Region to become more knowledge intensive, creating higher value jobs. This outcome is to be achieved through:
 - Targeted growth and the attraction of knowledge intensive industries;
 - The development of the innovation ecosystem via agglomeration and related specialities;
 - The growth/attraction of talent; and
 - The growth of capital networks.
2. Encourage industry scale and success in the Western Bay of Plenty Sub-Region through the understanding of key industries and economic corridors and labour markets, leading to:
 - Fit for purpose spatial planning;
 - The provision of land, infrastructure and talent; and
 - Investment for the economy to grow

3. Leveraging the education system for targeted skills via:
 - The understanding and targeting of future skill/workforce requirements in the Western Bay of Plenty Sub-Region; and
 - The development of work pathways and enablement of education systems to provide work ready talent in the Western Bay of Plenty Sub-Region.

4. Improve Māori education and workforce outcomes in the Western Bay of Plenty-Sub-region through encouraging relevant skills, pathways to employment and the success of Māori businesses/innovation.

Nigel will give his presentation and then answer any questions.

9.2 FINANCIAL PERFORMANCE AND MONITORING COMMITTEE UPDATE AS AT 30 JUNE 2022

File Number: A4637880

Author: David Jensen, Chief Financial Officer

Authoriser: James Graham, Acting General Manager Corporate Services

EXECUTIVE SUMMARY

The purpose of this report is to inform Elected Members on important issues relating to Council's finances and operational performance. It is noted that the financial information contained in this report for the year ended 30 June 2022 are unaudited and may change through the audit process for the 2022 Annual Report.

RECOMMENDATION

That the Chief Financial Officer's report dated 4 August 2022 titled 'Financial Performance and Monitoring Committee Update as at 30 June 2022' be received.

1. UNAUDITED YEAR END RESULTS

Council's unaudited surplus for the year ended 30 June 2022 was \$3.3m favourable to budget. This was primarily driven by underspends on personnel and operational projects.

Due to significant increases in construction and labour costs over the course of 2022 it is highly likely that the replacement costs of Council's assets will have increased since the last asset revaluation. Staff are working alongside external valuers to revalue Council's significant asset classes to ensure the 2021/2022 Annual Report and associated disclosures in Council's insurance plans reflect the likely replacement costs as at 30 June 2022.

2. FINANCIAL PERFORMANCE & POSITION

2.1 Operating Income

Total income for the year ended 30 June was \$125.05m. This was \$319k higher than the full year budget of \$124.73m. This is primarily driven by subsidy revenue relating to CIP-funded projects, user fee revenue and other income, being above year-to-date budget. This is offset by lower than budgeted vested assets and rate revenue.

The major variances were:

- Subsidies and Grants of \$17.26m being \$378k ahead of the full year budget of \$16.88m, due to the recognition of revenue relating to CIP-funded projects. In 2020/2021 Council received grants from Central Government which was tied to

the completion of certain projects. As the work had not been completed at the time the subsidies were received, Council was not able to book the revenue and had been holding the revenue in the balance sheet, pending completion of the capital works. Staff are assessing the full-year completion of these projects to assess whether any additional CIP-funded projects have now reached the stage where Council can recognise the revenue received from Central Government in the 2021/22 Annual Report.

- User Fees of \$8.71m being \$0.64m ahead of the full year budget of \$8.07m. This variance is primarily driven by additional animal service fees and building service fees.
- Rate Income of \$68.01m, being \$1.2m lower than the full year budget of \$69.24m due to lower than budgeted water-by-meter revenue, particularly in the western supply zone as well as lower than forecast rating unit growth through 2022.
- Other Income of \$4.07m being \$1.16m higher than the full year budget of \$2.92m driven primarily by forestry harvesting proceeds of \$978k, which are unbudgeted.

2.2 Financial Contribution Revenue

Financial Contributions were largely on budget with \$10.92m received against the full year budget of \$10.94m. A full table of revenue received is shown below.

	YTD Budget 2021	YTD Actual 2021	\$ Variance to Budget	Variance to Budget
Water Supply - Western	332,202	600,362	268,160	81 %
Water Supply - Central	783,555	642,789	(140,766)	(18)%
Water Supply - Eastern	928,850	273,131	(655,719)	(71)%
Wastewater - Waihi Beach	335,561	763,867	428,306	128 %
Wastewater - Katikati	246,162	352,228	106,066	43 %
Wastewater - Omokoroa	1,025,105	808,021	(217,084)	(21)%
Wastewater - Te Puke	251,864	77,696	(174,168)	(69)%
Wastewater - Maketu/Little Waihi	52,020	0	(52,020)	0 %
Stormwater	1,600,269	491,807	(1,108,462)	(69)%
Roading - Rural	556,532	871,890	315,358	57 %
Roading - Waihi Beach SP	19,757	100,080	80,323	407 %
Roading - Katikati SP	237,124	132,095	(105,029)	(44)%
Roading - Omokoroa SP	1,720,908	1,997,187	276,279	16 %
Roading - Te Puke SP	143,495	0	(143,495)	(100)%
Roading - Strategic	411,252	719,203	307,951	75 %
District - Reserves & Facilities	2,292,818	2,944,982	652,164	28 %
Ecological	0	149,619	149,619	100 %
Total	10,937,474	10,924,960	(12,514)	(0)%

Staff have noted that the pipeline for future developments is stable for the first six months of the 2023 financial year however, new enquiries are trending downwards. Staff are keeping a watching brief on development trends and are meeting regularly with developers in order to gauge the level of development demand.

2.3 Operating Expenditure

Total expenditure of \$104.21m was \$3.02m lower than the full year budget of \$107.23m. Council is likely to be underspent against budget at year end.

The major variances were:

- Additional Level of Service projects of \$5.7m were \$4.07m lower than the full year budget of \$9.7m.
- Personnel costs of \$26.79m being \$581k lower than the full year budget of \$27.34m. This is largely due to the timing of when open vacancies have been filled throughout the year.

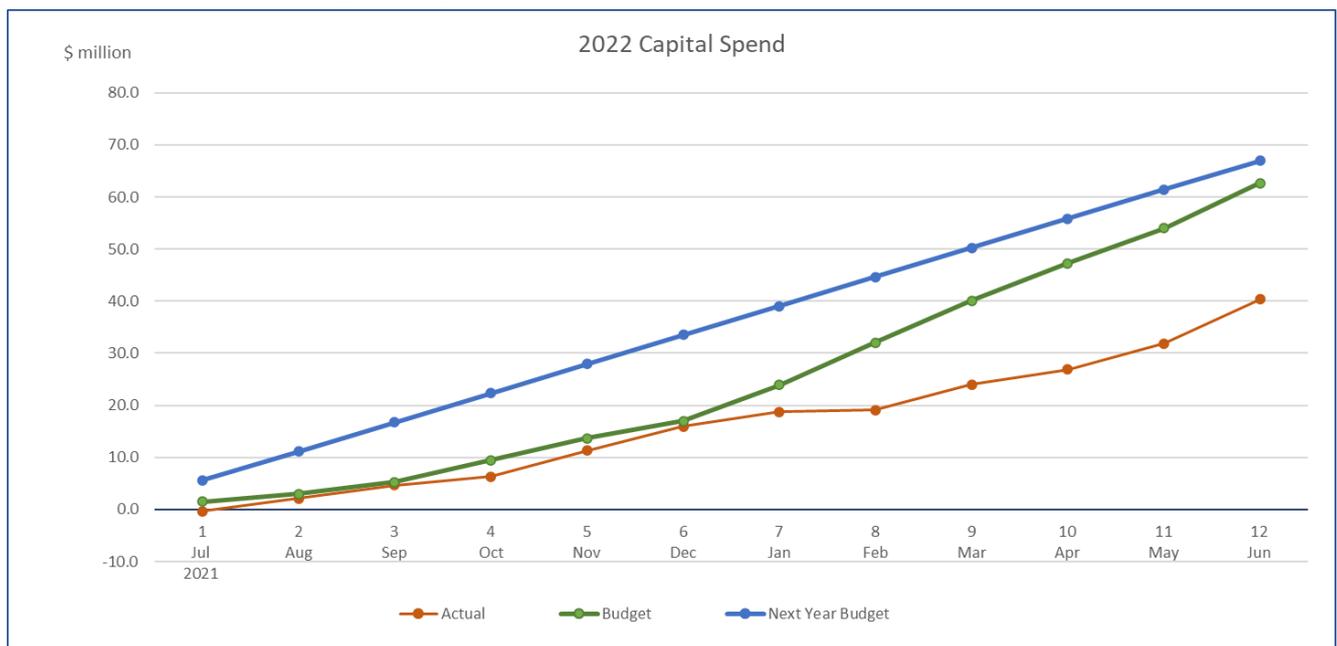
2.4 Capital Expenditure

Total capital expenditure of \$40.38m was \$22.34m lower than the full year budget of \$62.71m. This represents capital expenditure of 64% of the full year budget.

The major variances were:

- Transport capital expenditure across the district being \$13.18m lower than the full year budget.
- Water Supply capital expenditure across the district being \$1.43m lower than the full year budget.
- Stormwater capital expenditure across the district being \$1.31m lower than the full year budget.
- Recreation and Leisure capital expenditure across the district being \$3.74m lower than the full year budget.

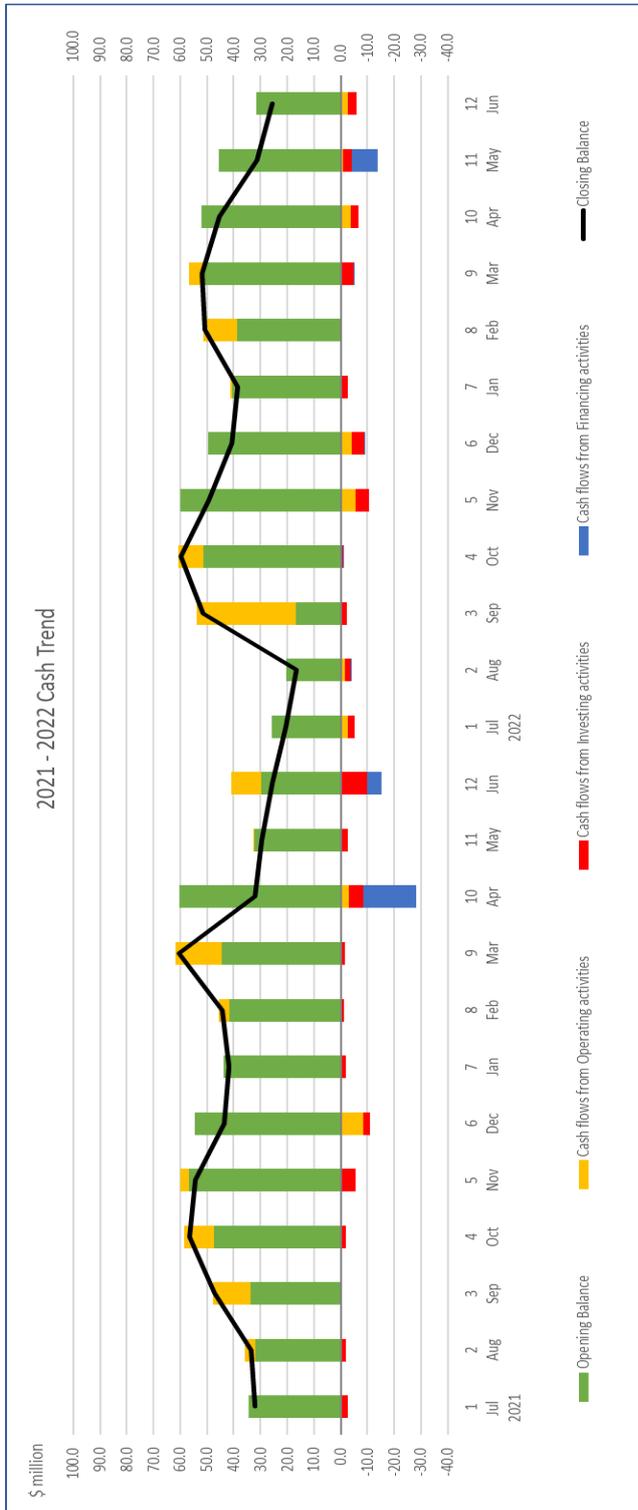
The 2021/2022 Capital Expenditure trend is shown as follows:



3. CASH FLOW FORECAST

3.1 Projected Cash Balances

At 30 June 2022, Council had a positive cash position of \$25.54m. This was comprised of \$22.64m cash and \$2.89m in short term deposits. Council’s cash trend and key drivers are shown below:



4. TREASURY UPDATE

4.1 Key Financial Ratios

Council was in compliance with all of its key financial ratios for the month ending 30 June 2022.

4.2 Interest Expense

Council's weighted cost of finance at 30 June 2022 was 3.75%, down from 3.76% at May 2022. Interest expense on external debt for the year ended 30 June 2022 of \$4.15m was \$0.47m higher than year-to-date budget of \$3.67m. This is due increases in floating interest rates over the last several months.

4.3 External Debt

Total external debt was \$80.0m as at 30 June 2022, unchanged from 31 May 2022. Net debt (being external debt of \$80.0m less cash on hand of \$25.54m) was \$54.46m as at 30 June 2022. This was \$5.87m higher than the 31 May balance of \$48.59m.

4.4 Internal Loan and Current Account Balances

Internal loan balances at 30 June 2022 totalled \$98.69m, with current account balances totalled \$3.73m. These are both consistent with the balances of 31 May 2022.

4.5 Interest Rate Swaps

The valuation of Council's interest rate swaps at 31 March 2022 was a net asset of \$876k. This is \$337k higher than the 31 May 2022 balance of \$539k, reflecting the increases in market rates through June.

At 30 June 2022 Council held interest rate swaps totalling \$81.5m. Of these, \$21m were forward start interest rate swaps. Council had 76% of total debt covered by current interest rate swaps, unchanged from May 2022.

The current swaps to 12-month net debt ratio as at 30 June 2022 sits within the recommended policy bands.

5. KEY PERFORMANCE INDICATORS AND MONITORING

5.1 Project Year End Reporting

There is a total of 456 reporting items of which 324 are projects. At the end of the June the year end projection is that 80% of projects will be on time and 60% on cost. There are 12% where final project costs cannot be predicted. There are 26 (8%) projects projected to be over cost, \$7.7m, and 63 (19%) under cost, \$9.2m.

5.2 Work Programme Summary

This section shows the overall work programme results for each of council's activities. The work programme is compiled of 456 reporting items of which 324 are projects and 132 are processes.

The financial assessment is based on whether the activity was within budget at 30 June 2022. This provides an accurate reflection of the year which was impacted by COVID-19, and resources (staff, contractors, and supplies) were difficult to obtain, hence budgets were underspent.

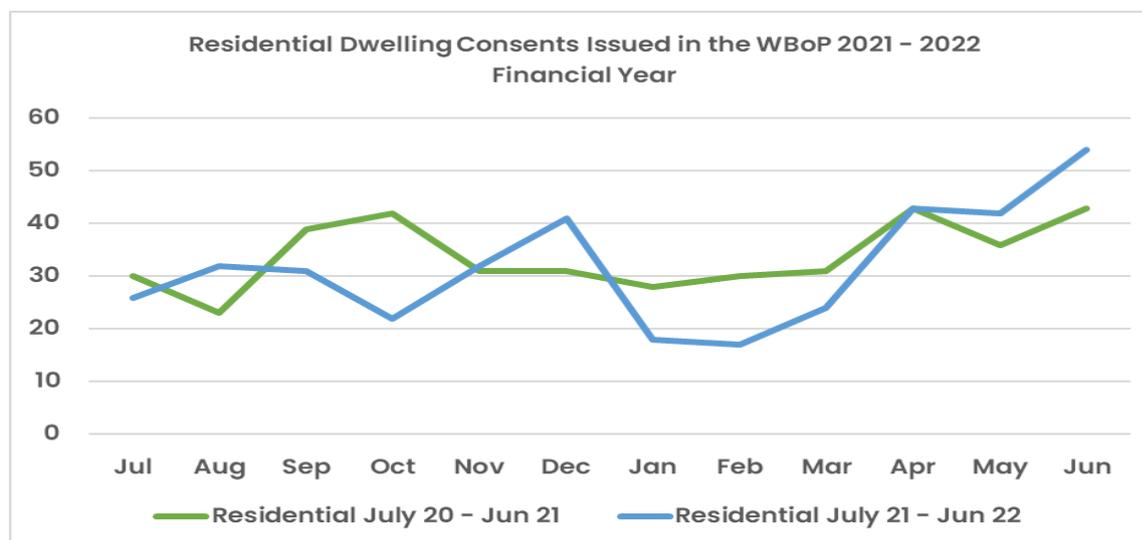
The full report is contained in **Attachment 2**.

6. GROWTH MONITORING STATISTICS

6.1 Ward and Development Trend Statistics

The Ward and Development Trends Statistics report highlights the level of subdivision activity and dwelling consents issued within the District for the June 2022 quarter.

The 2021 – 2022 June Financial year noted a yearly 224 new lots created average of 25 lots per month, compared to 18.9 lots per month for the 2020 – 2021 June financial year. Dwelling consents issued in the Western Bay of Plenty have increased in the 2022 April – June quarter compared to the same quarter in 2021 by 14%, and decreased by 3% in the last 12 months (July 21 – June 22) compared to the same period in 2020 – 2021.



The full growth monitoring statistics report has been incorporated into the Scorecard update (**Attachment 1**).

ATTACHMENTS

1. **June 2022 - Financial Information**  
2. **June 2022 - Scorecard Report**  

Statement of Financial Performance
For the 12 months ended 30 June 2022

	Year to Date				Full Year Revised Budget \$'000
	Actual \$'000	Budget \$'000	Variance Fav / (Unf) \$'000	Last Year Actual \$'000	
Costs					
Additional Levels of Service	5,667	9,736	4,069	3,826	10,312
Operating Costs	43,737	42,544	(1,194)	41,394	42,516
Personnel	26,789	27,370	581	23,098	27,370
Interest Expense	4,146	3,675	(471)	7,382	3,675
Depreciation	23,873	23,907	35	19,597	23,907
Total Costs	104,212	107,231	3,019	95,297	107,780
Income					
Financial Contributions	10,925	10,937	(13)	5,892	10,937
Interest Income - External	137	263	(125)	905	263
Other Income	4,072	2,915	1,157	4,503	2,915
Rate Income	68,013	69,241	(1,228)	63,089	69,591
Service Charges	13,694	13,783	(90)	9,990	13,783
Subsidies & Grants	17,258	16,880	378	11,996	16,880
Sundry Income	698	400	298	749	400
User Fees	8,705	8,070	635	6,740	8,418
Vested & Found Assets	1,547	2,240	(693)	5,940	2,240
Total Revenue	125,048	124,729	319	109,804	125,428
Share of Associate surplus/(deficit)	0	0	0	0	0
Surplus (Deficit)	20,837	17,499	3,338	14,508	17,647

Western Bay of Plenty District Council
Statement of Financial Position
As at 30 June 2022

	Actual 2022 \$'000	Forecast June 2022 \$'000	June 2021 \$'000
EQUITY			
Accumulated Funds	997,831	954,642	905,715
Restricted Reserves	278	283	280
Council-created Reserves	31,741	29,471	32,052
Asset Revaluation Reserves	504,506	577,953	431,251
Total Equity	1,534,357	1,562,349	1,369,298
Assets			
Current Assets			
Cash and Bank	22,638	26,634	11,349
Short Term Deposits	2,903	-	23,140
Receivables and Prepayments	5,892	14,366	12,272
Property and Investments for Resale	-	1,214	3,495
Total Current Assets	31,432	42,213	50,256
Non-current Assets			
Financial Instruments	15,353	11,519	14,865
Other Non-current Assets	1,594,717	1,649,639	1,448,252
Interest in Associates	231	3,181	212
Total Non-current Assets	1,610,301	1,664,339	1,463,330
Total Assets	1,641,733	1,706,552	1,513,586
Liabilities			
Current Liabilities			
Payables and Accruals	16,531	23,589	17,810
Employee Entitlements	2,680	3,573	2,837
Current Portion Public Debt	10,000	10,000	20,000
Derivative Financial Instrument	422	-	383
Current Portion Provisions	313	696	313
Total current Liabilities	29,946	37,858	41,343
Non-current Liabilities			
Public Debt - Term Portion	70,000	93,400	90,000
Other Term Debt	7,429	12,632	12,945
Non-current Provisions		313	
Total Non-current Liabilities	77,429	106,345	102,945
Total Liabilities	107,375	144,203	144,288
Net Assets	1,534,357	1,562,349	1,369,298

Western Bay of Plenty District Council
Cost of Service Summary
For the period ended 30 June 2022

Activity	Total Operating Revenue \$'000	Total Operating Costs \$'000	Net Cost of Service Surplus / (Deficit) \$'000	YTD Budget Surplus / (Deficit) \$'000	YTD Variance Under / (Over) \$'000	Total Budget Surplus / (Deficit) \$'000
Stormwater	5,840	4,104	1,735	2,287	(552)	2,287
Solid Waste	4,346	3,571	775	(498)	1,273	(498)
Natural Environment	747	1,057	(310)	(641)	331	(641)
Economic	324	796	(472)	(421)	(51)	(421)
Representation	460	2,851	(2,391)	(3,442)	1,051	(3,442)
Transportation	32,076	21,078	10,998	12,265	(1,267)	12,265
Recreation & Leisure	5,074	8,556	(3,482)	(4,667)	1,186	(4,667)
	48,868	42,014	6,854	4,883	1,971	4,883
Strategic Planning/Monitoring	7	1,238	(1,231)	(1,770)	540	(1,770)
Resource Management Planning	0	1,756	(1,756)	(2,312)	555	(2,312)
Infrastructure Planning	13	(16)	29	29	0	29
Sustainable Development	20	2,978	(2,958)	(4,053)	1,095	(4,053)
Western Water	5,642	4,199	1,443	1,147	296	1,147
Central Water	3,755	3,218	537	29	508	29
Eastern Water	4,757	5,136	(379)	(940)	560	(940)
Water Supply	14,154	12,553	1,601	237	1,364	237
Resource Consents	1,941	2,585	(645)	(920)	276	(920)
Building Services	4,739	5,281	(542)	(1,350)	808	(1,350)
Animal Services	769	1,188	(419)	(589)	169	(589)
Compliance & Monitoring	512	1,656	(1,144)	(1,695)	550	(1,695)
Regulatory Services	0	150	(150)	(175)	25	(175)
Regulatory	7,960	10,860	(2,900)	(4,729)	1,829	(4,729)
Information Centres	2,853	4,278	(1,426)	(2,440)	1,015	(2,440)
Community Building	178	2,128	(1,949)	(2,705)	755	(2,705)
Emergency Management	2	415	(413)	(562)	149	(562)
Community Facilities	1,211	1,302	(91)	(822)	731	(822)
Communities	4,244	8,123	(3,879)	(6,529)	2,650	(6,529)
	Total	Total	Net Cost of	YTD Budget	YTD	Total Budget
Activity	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Waihi Beach Wastewater	4,702	2,799	1,903	364	1,539	364
Katikati Wastewater	3,927	2,707	1,220	592	628	592
Omokoroa Wastewater	4,270	3,522	747	(789)	1,536	(789)
Te Puke Wastewater	3,553	1,611	1,942	1,609	333	1,609
Maketu Wastewater	615	1,436	(821)	(1,117)	295	(1,117)
Ongare Wastewater	75	227	(152)	(224)	72	(224)
Wastewater	17,140	12,301	4,839	436	4,403	436
Human Resource Services	0	429	(429)	0	(429)	0
Financial Services	740	691	49	394	(346)	394
Information Services	64	1,903	(1,839)	(1,438)	(401)	(1,438)
Corporate Assets	217	2,077	(1,860)	(1,019)	(842)	(1,019)
Corporate Services	41	3,468	(3,427)	(584)	(2,843)	(584)
Corporate Services	1,063	8,568	(7,505)	(2,646)	(4,861)	(2,646)
Treasury Operations	74	963	(889)	449	(1,338)	449
Rates Appropriation	31,519	3,863	27,656	29,435	(2,478)	29,784
Rates and Treasury	31,593	4,826	26,767	30,233	(3,466)	30,233
Total	125,048	104,214	20,837	17,499	3,338	17,855

Western Bay of Plenty District Council
Capital Expenditure Summary
For the period ended 30 June 2022

Activity	YTD Actual \$'000	YTD Budget \$'000	YTD Variance \$'000	Full Year Budget \$'000
Transportation	16,845	30,025	13,180	30,025
Solid Waste	0	200	200	200
Recreation & Leisure	4,264	8,002	3,738	8,002
Stormwater	2,754	4,059	1,305	4,059
Economic	4	564	559	564
Sustainable Development	235	250	15	250
	24,102	43,099	18,997	43,099
Western Water	3,114	1,599	(1,515)	1,599
Central Water	2,011	4,428	2,417	4,428
Eastern Water	2,547	3,072	525	3,072
Water Supply	7,672	9,099	1,427	9,099
Information Centres	369	529	160	529
Emergency Management	0	0	0	0
Community Facilities	451	658	207	658
Communities	862	1,237	374	1,237
Waihi Beach Wastewater	2,239	448	(1,791)	448
Katikati Wastewater	1,289	420	(869)	420
Omokoroa Wastewater	1,105	3,525	2,420	3,525
Te Puke Wastewater	810	1,726	916	1,726
Maketu Wastewater	94	30	(64)	30
Ongare Wastewater	0	0	0	0
Wastewater	5,536	6,149	613	6,149
Information Services	793	1,342	549	1,342
Corporate Assets	869	1,172	304	1,183
Corporate Services	542	599	57	599
Corporate Services	2,204	3,113	909	3,124
Total Capital Expenditure	40,377	62,710	22,335	62,710

Key Performance Indicators for the Period Ended 30 June 2022

Debt Levels & Interest Costs	Year to Date - 30 June 2022		Year to Date - 31 May 2022	
	Actual (\$000)	Budget (\$000)	Actual (\$000)	Budget (\$000)
Loans Outstanding				
Current Account and other debt	3,733		3,733	
Internal Debt	98,692		99,058	
Total Debt	102,425		102,791	
		at 30 June 22		at 31 May 22
External Debt	80,000		80,000	
Other balances	22,425		22,791	
External Debt				
Term	65,000		65,000	
Current (due next 12 months)	15,000		15,000	
Total External Debt	80,000	103,400	80,000	103,400
		at 30 June 22		at 31 May 22
Total Debt to Non Current Assets	6.36%		6.41%	
Unused committed Bank Facilities	30,000		30,000	
Interest Expense	4,146	3,675 Budget	3,852	3,368 Budget
			<input checked="" type="checkbox"/>	
Swap policy limits				
Existing debt	80,000		80,000	
New debt				
Debt repayments				
Plus expected funding for projects	-		-	
12 month debt	80,000	110,000	80,000	110,000
		at 30 June 22		at 31 May 22
Current swaps	60,500		60,500	
Forward swaps	21,000		21,000	
Total Swaps	81,500		81,500	
[Current swaps / 12mth net debt]	76%	50% - 95%	76%	50% - 95%
			<input checked="" type="checkbox"/>	
Weighted cost of finance	3.75%	3.80%	3.76%	3.80%
			<input checked="" type="checkbox"/>	
Financial Ratios				
	Year to Date - 30 June 2022		Year to Date - 31 May 2022	
	Actual (\$000)	Policy Limits	Actual (\$000)	Policy Limits
Liquid Funds				
Ratio (with unused facilities)	2.04	1.10	2.30	1.10
			<input checked="" type="checkbox"/>	
Ratio (without unused facilities)	0.94	1.10	1.18	1.10
			<input checked="" type="checkbox"/>	
Liquidity Ratio	155%	110%	162%	110%
			<input checked="" type="checkbox"/>	
Working Capital Current Ratio				
Ratio (with unused facilities)	2.41	1.25	2.75	1.25
			<input checked="" type="checkbox"/>	
Ratio (without unused facilities)	1.31	1.25	1.62	1.25
			<input checked="" type="checkbox"/>	
Assets				
	Actual (\$000)	Interest Rates	Actual (\$000)	Interest Rates
Fixed Assets (cost less depreciation)	1,606,690		1,600,855	
Bank & Investments Accounts				
Bank Operating Accounts	22,638		18,506	
Investments and interest rates				
A.S.B Bank	-		-	
B.N.Z Bank	-		10,000	1.05%
A.N.Z Bank	2,903	1.00%	2,898	1.00%
Westpac	-		-	
Total Bank & Investments	25,540		31,404	
		at 30 June 22		at 31 May 22
Outstanding Debtors				
Rates	5,730		6,800	
Water	1,452		1,692	
Other	2,068		2,626	
Total Debtors	9,250		11,118	

**TREASURY REPORT FOR WESTERN BAY OF PLENTY DISTRICT COUNCIL
PERIOD ENDING 30 JUNE 2022**

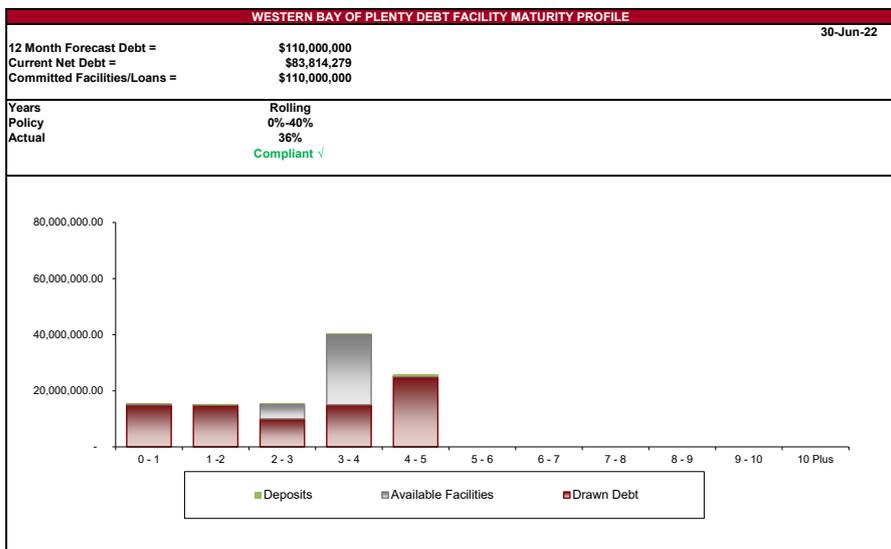
1. TOTAL DEBT AND LIQUIDITY

NZD	Available Facilities	Drawn Debt Current Month	Drawn Debt Last Month	Floating Rate Current Month	Floating Rate Last Month
Debenture Stock	\$80,000,000	\$80,000,000	\$80,000,000	3.0098%	3.0098%
Committed Facility	\$30,000,000	\$0	\$0	0.0000%	0.0000%
Total Facilities	\$110,000,000	\$80,000,000	\$80,000,000	3.0098%	3.0098%

Available Headroom \$30,000,000 \$30,000,000

Monthly Weighted Average Interest Cost (Including Hedges & Margin) 3.7491% 3.7635%

2. CONSOLIDATED FUNDING RISK

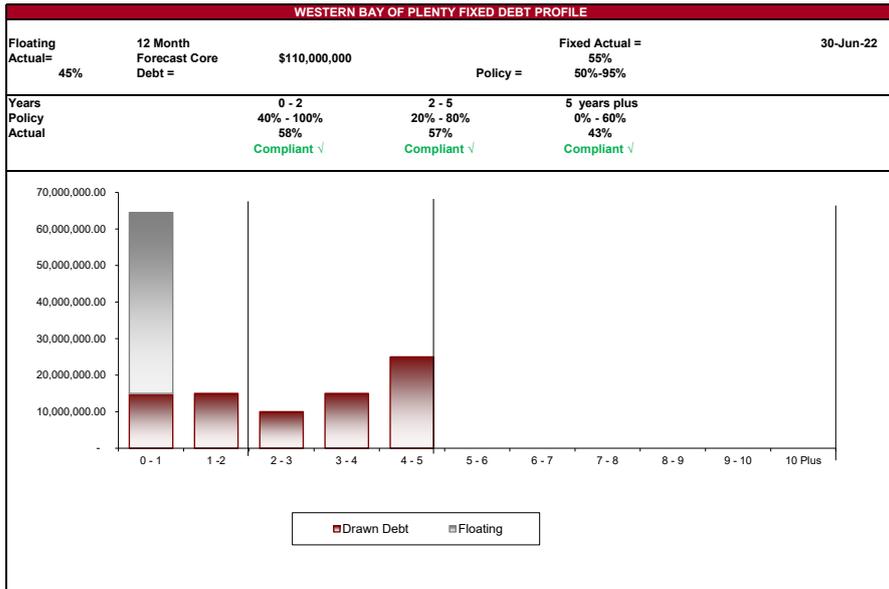


3. NEW ZEALAND INTEREST RATE MANAGEMENT

Type	Notional	Rate
Fixed Swaps	81,500,000	4.0475%
Floating Swaps	0	0.0000%
Total	81,500,000	

NZD RISK PROFILE

Policy NZD	Amount	Floating	Fixed 50%-95%	0 - 2 Yrs 40% - 100%	2 - 5 Yrs 20% - 80%	5 Yrs + 0% - 60%
Forecast 12 Mth Debt	\$110,000,000	45%	55%	58%	57%	43%



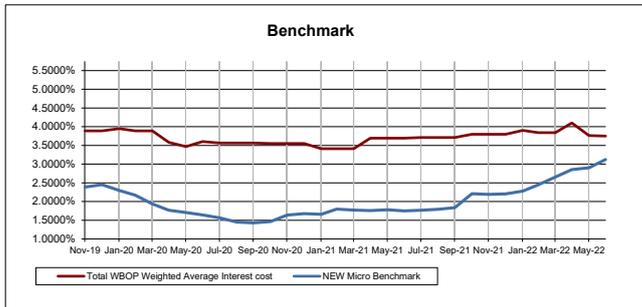
4. INVESTMENTS

Type	NZD Amount Current Month	NZD Amount Previous Month	Cpty
Short Term Operating account	\$23,282,825.17	\$18,470,827.04	ANZ
Term/Call Deposit	\$2,902,895.35	\$2,899,316.30	ANZ
Term/Call Deposit	\$0.00	\$10,000,000.00	BNZ
Term/Call Deposit	\$0.00	\$0.00	WPC
Term/Call Deposit	\$0.00	\$0.00	ASB
Term/Call Deposit	\$1,120,000.00	\$1,120,000.00	LGFA
TOTAL NZD AMOUNT	\$27,305,720.52	\$32,490,143.34	

5. COUNTERPARTY EXPOSURE

C'Party	Rating	Gross Limit MM	Swaps/Caps MM	Investments MM	Total	% of Gross Limit	C'party Exposure % of Total
ANZ	AA-	30	5.12	2.90	8.0	26.73%	60.89%
ASB	AA-	30	1.84	0.00	1.8	6.14%	13.99%
BNZ	AA-	30	3.31	0.00	3.3	11.03%	25.12%
WBC	AA-	30	0.00	0.00	0.0	0.00%	0.00%
		120	10.3	2.9	13.2	10.98%	100.00%

6. NZD BENCHMARK



	Current Month	Previous Month
WBOP Weighted Average Interest Cost (incl. Hedges)	3.7491%	3.7635%
Micro Benchmark	3.1255%	2.9021%

Composite Benchmark indicator rate	
Weighting	Rate
30%	Average 90 day bill rate for reporting month.
10%	2 year swap rate at end of reporting month.
10%	2 year swap rate, 2 year ago.
10%	5 year swap rate at end of reporting month.
10%	5 year swap rate, 5 years ago.
15%	10 year swap rate at end of reporting month.
15%	10 year swap rate, 10 years ago.
100%	

7. COMPLIANCE

Western Bay of Plenty DC has no breaches of policy

Performance & Monitoring Committee
4 August 2022

Attachment 2



Scorecard Report

Year ending 30 June 2022

Part One	Growth Monitoring Statistics	2
Part Two	Long Term Plan – activity update	6
Part Three	Internal Services – Priority Projects	36

Performance & Monitoring Committee
4 August 2022

Attachment 2

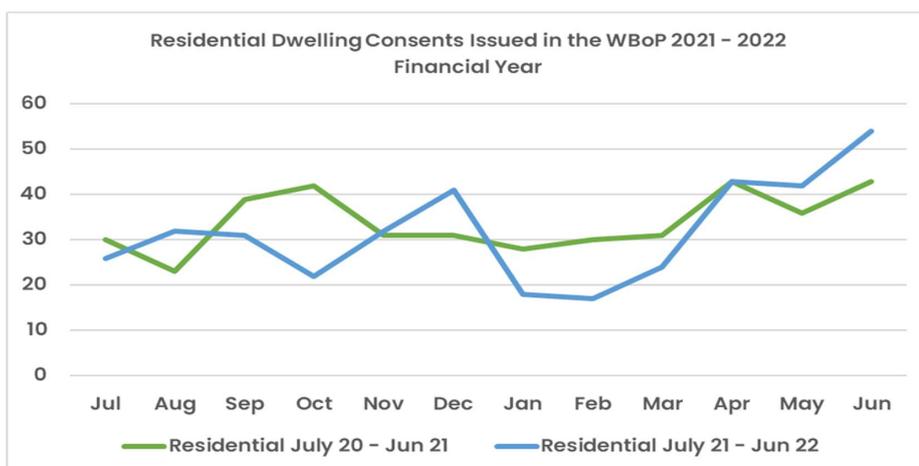
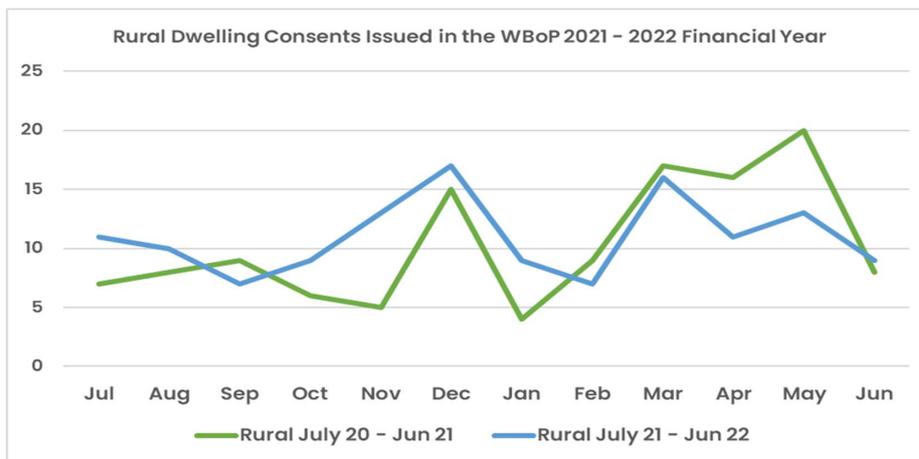
Part One Growth Monitoring Statistics at 30 June 2022

This report provides ward and district level data regarding three indicators of development in the District:

- a. Dwelling consents issued
- b. Subdivision - Additional lots created at Section 224 approval stage
- c. Additional lots proposed at subdivision application stage (Note: the actual number of lots created may change during the consent process)

a. Dwelling Consents issued by main growth areas

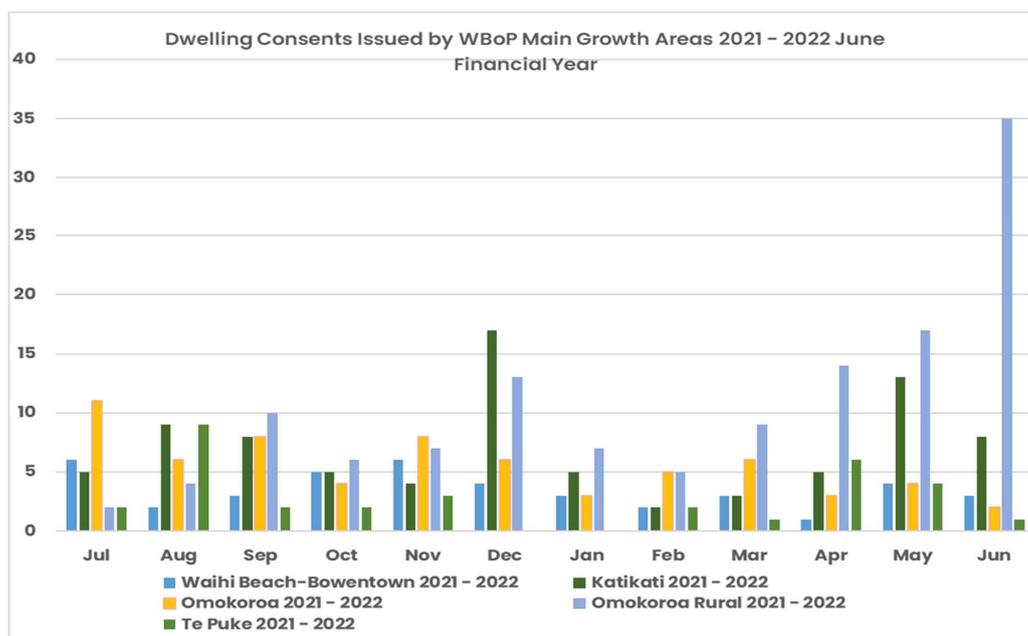
Note: main growth areas include Ōmokoroa rural (State Highway 2 to the railway line), Ōmokoroa, Te Puke, Katikati and Waihi Beach – Bowentown.



Performance & Monitoring Committee

4 August 2022

Attachment 2



Dwelling consents issued in the Western Bay of Plenty have increased in the 2022 April – June quarter compared to the same quarter in 2021 by 14%, and decreased by 3% in the last 12 months (July 21 – June 22) compared to the same period in 2020 – 2021.

In June 2022, 35 dwelling consents were issued in Omokoroa Rural consisting of two sets of multiunit dwellings (one 5x 2-storey terraced dwellings and the second 4x residential terraced dwellings including single and two storey dwellings) and duplex dwelling (3x single storey dwellings).

Katikati also included a multiunit development in June 2022 consisting of 7 dwellings. In the April to June Quarter new dwellings made up 57% of dwelling consents issued, and duplexes consist of 9% along with multi-units consisting of 18% of total new dwelling consents issued in the Western Bay.

It is predicted from these figures, that the Western Bay will continue to see multi-units and duplex dwellings due to catering for more dwelling typologies to suit more people (young couples, single occupant housing, retirees).

Performance & Monitoring Committee
4 August 2022

Attachment 2

b. Subdivision - S224 Lots Created over the last 3 Financial Years



In the 2021 – 2022 financial year, there were 300 new lots created compared to 227 in the same period for 2020 –2021 (32% increase). Omokoroa Rural had 141 new lots created, compared to residential zones in the Western Bay having a 25 lot average over the year.

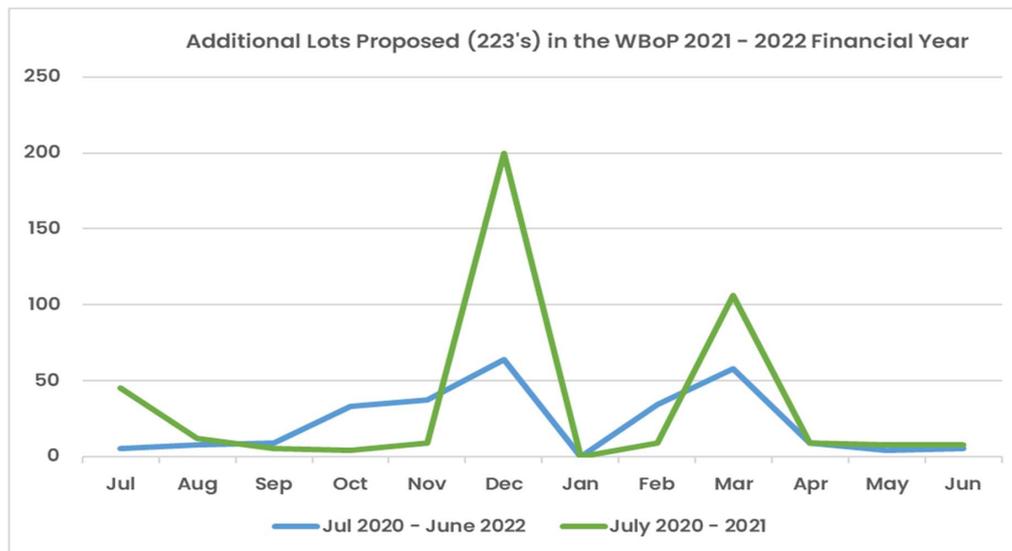
Over the April – June quarter, the average number of new lots in the Western Bay was 29, compared to 27 in the January – March quarter. In April, 34 out of 41 new lots created were from Classic Developments (247 lot subdivision in Kaimai Views, Omokoroa). In June there were 14 new lots created in Katikati at Mural Dr (41 lot subdivision). In future, it is expected to see a small remaining number of 224's coming through for Mural Drive.

The 2021 – 2022 June Financial year noted a yearly 224 new lots created average of 25 lots per month, compared to 18.9 lots per month for the 2020 – 2021 June financial year. It is assumed that the Western Bay is going to see an increase of new lots created due to applications in Te Puke (Dunlop Road, MacLaughlin Drive) and Omokoroa (Prole Road) being submitted/in progress of being submitted.

Performance & Monitoring Committee
4 August 2022

Attachment 2

c. Additional lots proposed (s223's)



In the April to June 2022 Quarter, there were 18 additional lots proposed whereas in the same 2021 quarter 25 were proposed (28% decrease in 2022 compared to 2021). Overall, there was a 56% decrease in additional lots proposed in the last 12 months compared to the same period in 2020 -2021. There were no residential 223's proposed in June, although in April, 8 were proposed in Katikati, 7 which were apart of an 8 lot subdivision and an additional one which was apart of a 3 lot subdivision. In future, it is expected that 223's will come through in the 2022 - 2023 in Te Puke due to the Dunlop Road, Seddon Street and MacLaughlin Drive applications, and Prole Road in Omokoroa.

Performance & Monitoring Committee
4 August 2022

Attachment 2

Part Two Long Term Plan – activity update

Project year end forecast

There is a total of 456 reporting items of which 324 are projects. At the end of the June the year end projection is that 80% of projects will be on time and 60% on cost. There are 12% where final project costs cannot be predicted. There are 26 (8%) projects projected to be over cost, \$7.7m, and 63 (19%) under cost, \$9.2m.

Work Programme Summary

This section shows the overall work programme results for each of council's activities. The work programme is compiled of 456 reporting items of which 324 are projects and 132 are processes.

The work programme assessment for each activity is based on the following

Legend	MET	PARTIAL MET	NOT MET
Non Financial	90 – 100%	75 – 89%	0 – 74%

The financial assessment is based on whether the activity was within budget at 30 June 2022. This provides an accurate reflection of the year which was impacted by COVID-19, and resources (staff, contractors, and supplies) were difficult to obtain, hence the budgets were underspent.

Key Measures

The results shown for key measures are interim results. They are subject to the audit process and may vary from the final results in the Council's annual report.

Performance & Monitoring Committee
4 August 2022

Attachment 2**Representation**

Year end assessment	Work programme	Financial	
Key measures	Target	Result	Narrative
Percentage of meetings attended by Elected Members and Community Board members.			
- Elected Members at Council and committee meetings.	≥80%	91%	
- Community Board Members at Community Board meetings.	≥80%	93%	
Level of satisfaction with representation provided by elected members:			Key reasons for dissatisfaction include lack of transparency and consultation.
- Community	≥60%	46%	
- Māori	≥60%	37%	

Financial

	Actual YTD (\$,000)	Budget YTD (\$,000)	Annual Revised Budget (\$,000)	% Annual budget (\$,000)
Operating costs	1,890	2,526	2,526	75%
Income received	(460)	(462)	(3)	100%
Capital expenditure	0	20	20	0

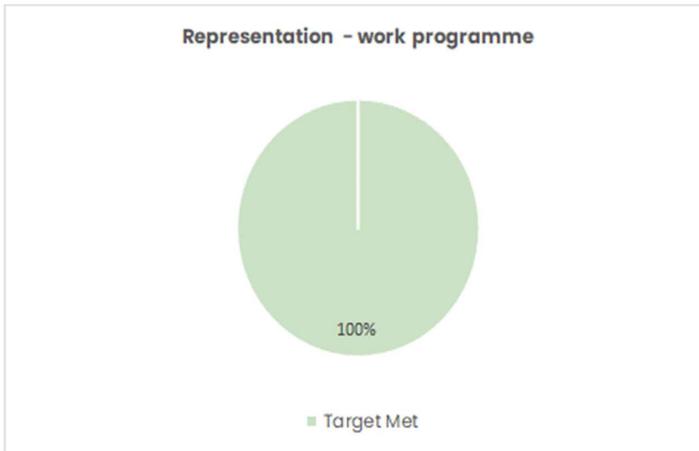
Key Deliverables

Project Number	Project Name	Update
2504	Triennial Elections	Electoral officer appointed and staff have attended Electoral Officers training. Project team identified and tasks allocated.

Performance & Monitoring Committee
4 August 2022

Attachment 2

Work programme result



Projects year end projection – 30 June 2022

On time forecast

On time	Not on time
3	0

Scope change

No change	Yes there is a change
3	0

Cost forecast

On target	Over budget (number & value)	Under budget (number & value)	Too early to predict
2		1 \$20,000	

Performance & Monitoring Committee

4 August 2022

Attachment 2**Planning for the Future**

Year end assessment	Work programme	Financial
---------------------	----------------	-----------

Key measures	Target	Result	Narrative
Plans, strategies and policies are developed or reviewed in accordance with Council-approved programme.	100%	100%	
Level of resident satisfaction with the impact of growth on: <ul style="list-style-type: none"> - Range of housing choices - Personal safety - The time taken to travel around your area - Employment opportunities - Road safety - Overall pleasantness of your local area 	≥70%	66%	Key reasons for dissatisfaction include time taken to travel around the district, range of housing choices and overall pleasantness of the area.

Financial

	Actual YTD (\$,000)	Budget YTD (,000)	Annual Revised Budget (\$,000)	% Annual budget (\$,000)
Operating costs	2,266	3,078	3,078	74%
Income received	(20)	(13)	(13)	153%
Capital expenditure	235	250	250	94%

Key Deliverables

Project Ref.	Project Name	Update
3541	Resource Management – District Plan Review	An online hub, Your Place, Tō Wāhi website, for communication and engagement on the District Plan Review project and other resource management topics such as housing in Te Puke and Ōmokoroa. The first round of public engagement for the District Plan Review. Place based public engagement on environmental topics are planned for 6 weeks through June–July.
2522	SmartGrowth Implementation	Work has continued with the Priority Development Areas, particularly with partner Councils pursuing various Government funds for infrastructure provision. The Housing

Performance & Monitoring Committee

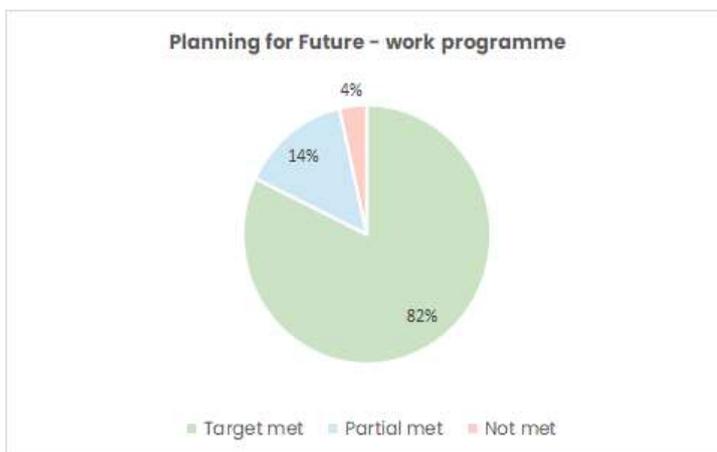
4 August 2022

Attachment 2

Project Ref.	Project Name	Update
		and Business land assessment required under the NPS Urban Development is undertaking the business component to add to the housing work already completed. The programme of work required for the Joint Spatial Plan and Future Development Strategy, and for the Iwi Spatial Plan have been scoped. SG is looking to employ additional resources to assist with all these projects.
3464	Natural Hazards Collaborative Planning	<p>This coastal erosion study relates to Waihi Beach, Matakana Island (open coast), Maketu, Little Waihi, Pukehina, Otamarakau and rural areas of the Tauranga Harbour that were not previously studied. The consultants have completed the site visits, coastal erosion assessments and final draft technical reports and maps which are currently being reviewed/finalised.</p> <p>This project was subject to variations in early 2022. One variation was to make further changes to the draft coastal erosion maps at Waihi Beach to take into account new information from a recent storm event which caused significant erosion. The other variation was to make further changes to various draft coastal erosion maps across the district to take into account new evidence showing vertical land movement (in some cases land is rising a significant amount over the next 100 years to the extent that it may reduce the inland extent of coastal erosion).</p> <p>The Bay of Plenty Regional Council is due to provide the final reports/maps to WBOPDC in July 2022. Council will then be required to organise the public release / use of the information.</p>
3538	Wellbeing Plan Implementation of Agreed Actions	<p>Katikati / Waihi Beach: Live Well Waihi Beach continues to go from strength to strength. There are three key workstreams sustainability, accessibility and predator free. Some highlights are the Green Room sustainability initiative - supported by Tourism Bay of Plenty and Tourism New Zealand, this programme is supporting 20 local businesses with practical planning to be more sustainable. The Matariki dawn viewing, and breakfast was also very successful. This was led by Te-Whanāu-a-Tauwhao and Waihi Beach School. Under the predator free workstream, a pest trap library has been set up in collaboration with Waihi Beach Environmental Society. The group are also collaborating with other communities in Whakamarama and Matua who also have trap libraries, to share processes and protocols.</p>

Performance & Monitoring Committee

4 August 2022

Attachment 2**Work programme result****Not met project**

Project ID	Project name	Narrative
2942	Resource Management – Structure Plans Ōmokoroa Stage 3	The application for the Streamlined Planning Process (SSP) has been withdrawn. Proceeding with Intensified Streamlined Planning Process (ISPP).

Project year end projection – 30 June 2022

On time forecast

On time	Not on time
18	4

Scope change

No change	Yes there is a change
22	

Cost forecast

On target	Over budget (number & value)	Under budget (number & value)	Too early to predict
15	5 \$40,000	1 \$153,500	1

11

Performance & Monitoring Committee
4 August 2022

Attachment 2**Communities**

Year end assessment	Work programme	Financial
---------------------	----------------	-----------

Key measures	Target	Result	Narrative
Number of activity performance measures achieved (Community Building, Community Facilities, Libraries & Service Centres)	≥70%	67%	This result is the culmination of a number of level of service measures. COVID-19 impacted the deliver of library services. As a result, programme and customer targets were impacted.
Level of resident satisfaction with Community Services based on a two yearly survey. This includes community development, library services and cemeteries.	≥80%	72%	Key reasons for dissatisfaction were lack of visibility for community development, library book collection and cemetery maintenance.

Financial

	Actual YTD (\$,000)	Budget YTD (\$,000)	Annual Revised Budget (\$,000)	% Annual budget (\$,000)
Operating costs	8,123	10,231	10,231	79%
Income received	(4,247)	(3,705)	(3,705)	115%
Capital expenditure	862	1,237	1,237	70%

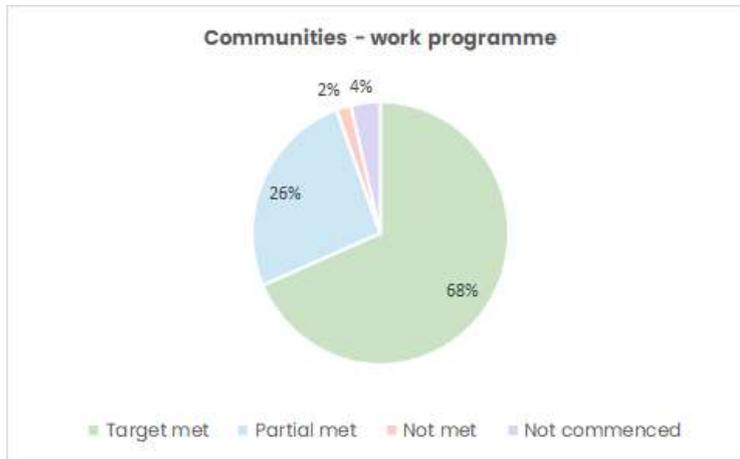
Key Deliverables

Project Ref.	Project Name	Update
2800	Property – Pensioner Housing Capital	Beach Road Katikati – build of new units has commenced. Completion time scheduled for early 2023.
3321	Waihi Beach Library building	Key information captured from stakeholder meetings, QS report and internal stakeholder meetings. Concept plans being developed for two sites.
3553	CCTV Management	CCTV Fund applications have been called for and the process is being worked through to identify new CCTV camera locations within the District.

Work programme result

Performance & Monitoring Committee
4 August 2022

Attachment 2



Not met project

Project ID	Project name	Narrative
3185	Radio Frequency Identification Technology for the District Libraries	New RFID technology installed at both the new Ōmokoroa Library and the Waihi Beach library late September.

Project year end projection – 30 June 2022

On time forecast

On time	Not on time
34	7

Scope change

No change	Yes there is a change
39	2

Cost forecast

On target	Over budget (number & value)	Under budget (number & value)	Too early to predict
31	1 \$35,000	4 \$161,000	5

Performance & Monitoring Committee
4 August 2022

Attachment 2**Regulatory**

Year end assessment	Work programme	Financial
---------------------	----------------	-----------

Key measures	Target	Result	Narrative
Number of successful legal challenges or mediation settlements (exclude weather tightness claims)	0	1	Legal challenges and mediation settlements: Resource consents 0 Building consents 1
Percentage of service requests that are complaints about Council's processes for: <ul style="list-style-type: none"> - Animal Control - Health and Licensing - District Plan and Bylaw Compliance - Building - Resource Consents Compliance and Enforcement 	≤3%	0.35%	12 complaints were lodged out of a total 3462 service requests.

Financial

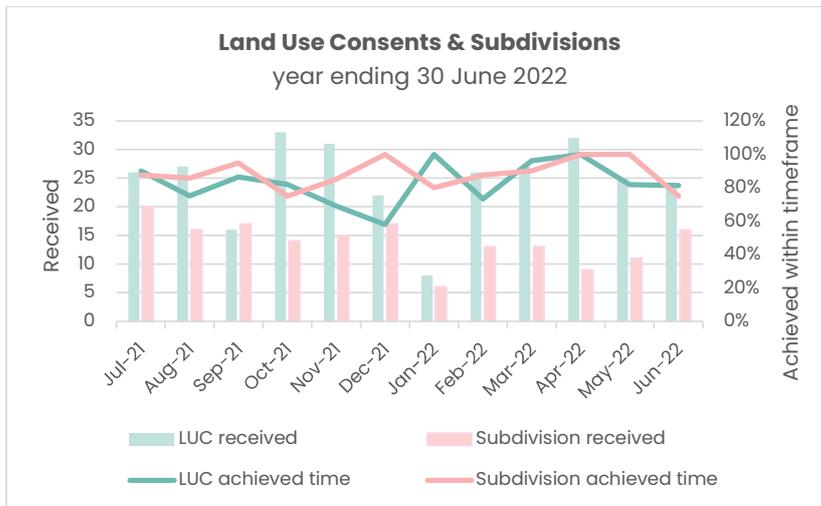
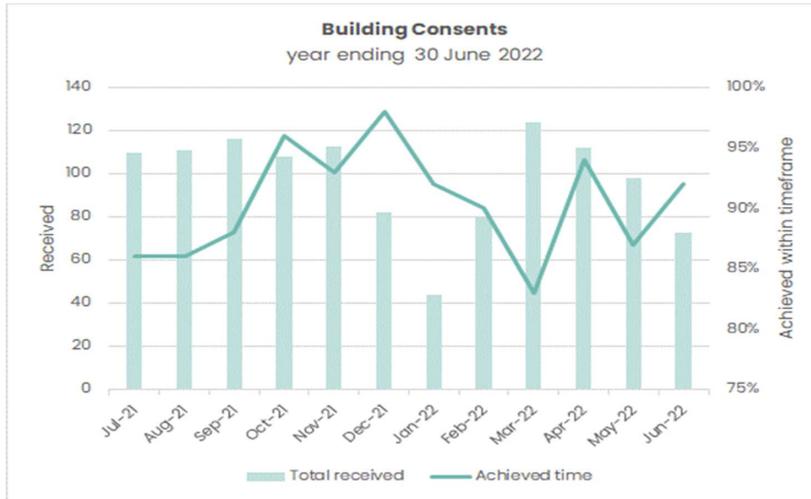
	Actual YTD (\$,000)	Budget YTD (\$,000)	Annual Revised Budget (\$,000)	% Annual budget (\$,000)
Operating costs	10,860	12,226	12,226	89%
Income received	(7,960)	(7,498)	(7,498)	106%

Performance & Monitoring Committee
4 August 2022

Attachment 2

Key Deliverables

Processing Resource Consents and Building Consents within statutory timeframes.

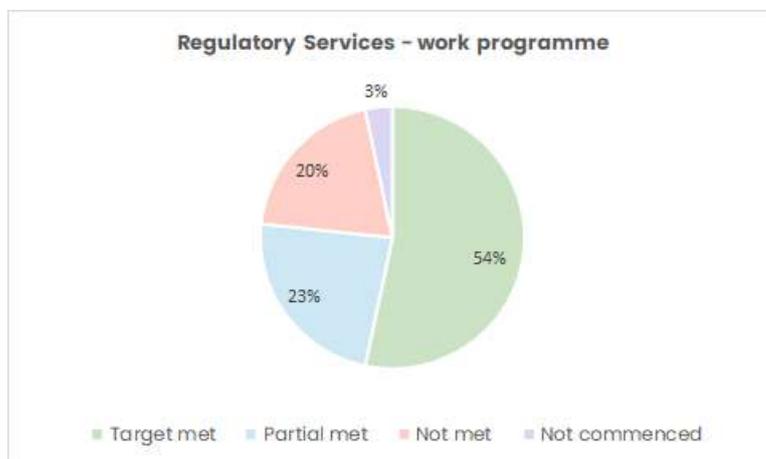


Performance & Monitoring Committee

4 August 2022

Attachment 2

Work programme result



Not met projects

Project ID	Project name	Narrative
1785	Environmental Consents – Land Use Applications	82% (181/221) were processed within 20 working days.
1787	Environmental Consents – Subdivision Applications	85% (130/152) of subdivision consents processed within 20 working days. 62% (75/121) of Section 223 Survey Plan Approvals processed within 10 working days. Of note 33 applications were 1 working day over which would have seen 108/121 (89%) performance.
1791	Environmental Consents – Appeals & Judicial Review	Land use consent for G&T Developments (707 Pukehina Parade) was settled by Consent Order following a decline decision from the Independent Commissioner/ District Plan Committee hearing.
2783	Building Services – Applications & Plan Checking	84% of building consents were issued within 20 working days due to our inability to fill processing roles. This percentage should improve over the next few months as we are seeing a minor decrease in applications, and we have created additional contractor capacity.
3339	Environmental Consents – Project Information	1196/1287 (92.9%) have been processed within 10 working days. Average 12 working days. Volumes remain up on the previous year
3477	Building Services – Requests for Further Information	66.93% of RFI's were issued within 15 working days which although does not meet target this is an improvement from the previous 55%

Performance & Monitoring Committee
4 August 2022

Attachment 2**Project year end projection – 30 June 2022**

On time forecast

On time	Not on time
2	4

Scope change

No change	Yes there is a change
5	1

Cost forecast

On target	Over budget (number & value)	Under budget (number & value)	Too early to predict
1	0	2 \$76,000	3

Performance & Monitoring Committee

4 August 2022

Attachment 2**Recreation and Open Spaces**

Year end assessment	Work programme	Financial
---------------------	----------------	-----------

Key measures	Target	Result	Narrative
The percentage of recreational facilities that have an average to excellent grading of equal to or less than 3 (1 excellent, 5 very poor) as identified in the NZ Park and Recreation Asset Grading manual.	≥90%	96%	
Increasing overall resident satisfaction with recreation and open spaces facilities and amenities.	≥80%	73%	Key reason for dissatisfaction is the lack of facilities across the district.

Financial

	Actual YTD (\$,000)	Budget YTD (\$,000)	Annual Revised Budget (\$,000)	% Annual budget (\$,000)
Operating costs	8,556	8,524	8,524	100%
Income received	(5,074)	(3,857)	(3,857)	131%
Capital expenditure	4,264	8,002	8,002	53%

Key Deliverables

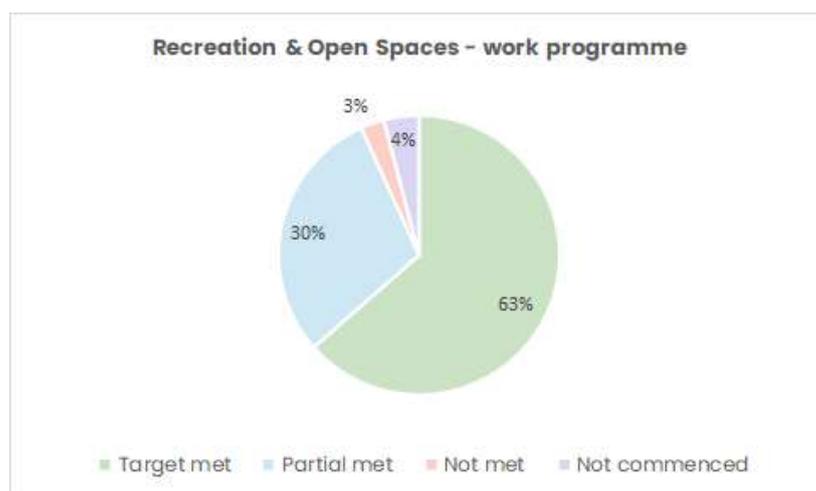
Project Number	Project Name	Update
244912	Reserves – District Wide Acquisition Funding	Land purchases delayed as expenditure subject to land purchase negotiations.
289815	Reserves – TECT All Terrain Park Roothing	Approximately 3km of main arterial road have been sealed together with three main car parks. Remaining areas will be sealed when adjacent forestry operations are completed. Sealing will greatly reduce the ongoing maintenance and vastly improve road safety within the Park.
326107	Pools – Te Puke New Indoor Swimming Pool Facility	A multi-criteria analysis tool has been developed to help with assessing potential new pool location – approximately 10 locations are being evaluated
345601	Reserves – Waihi Beach Skatepark Upgrade	Staff will continue to progress planning for the skatepark upgrade, subject to third party input/funding (the user group seems to have been inactive for a significant time).
354301	Reserves – Waitekohekohe Reserve Concept Plan	The initial development of carparking and trails for horse riding and mountain biking has been completed.

Performance & Monitoring Committee

4 August 2022

Attachment 2

Project Number	Project Name	Update
	Implementation	

Work programme result**Not met projects**

Project ID	Project name	Narrative
2129	Reserves – Katikati Moore Park Development	Works delayed due to other project priorities and COVID-19 related delays.
2193	Park Road (Katikati) Reserve	Project not commenced due to staff resources.

Project year end projection – 30 June 2022

On time forecast

On time	Not on time
52	17

Scope change

No change	Yes there is a change
68	1

Cost forecast

On target	Over budget (number & value)	Under budget (number & value)	Too early to predict
33	8 \$467,693	18 \$1,539,232	10

Performance & Monitoring Committee

4 August 2022

Attachment 2**Stormwater**

Year end assessment	Work programme	Financial
---------------------	----------------	-----------

Key measures	Target	Result	Narrative
The number of times per annum flooding occurs outside identified flood-prone urban areas during the one-in-50 year or less storm event.	≤3	0	
Level of resident satisfaction with Council's stormwater system	≥65%	69%	Key reasons for dissatisfaction include better drainage and need for more maintenance.

Financial

	Actual YTD (\$,000)	Budget YTD (\$,000)	Annual Revised Budget (\$,000)	% Annual budget (\$,000)
Operating costs	983	1,197	1,197	82%
Income received	(5,840)	(6,625)	(6,625)	88%
Capital expenditure	2,754	4,059	4,059	68%

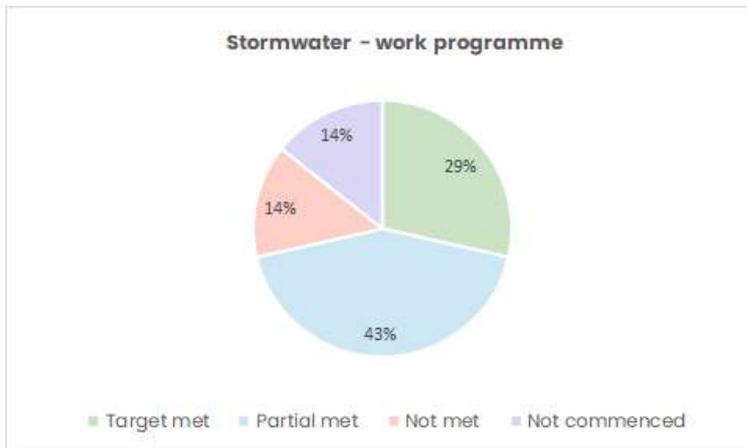
Key Deliverables

Project Number	Project Name	Update
226353	Waihi Beach 2 Mile Creek West Bank	Consent complete, project tendered but not yet let. Land negotiations holding up letting of the tender.
226602	Stormwater - Te Puke Area 3 Structure Plan	This project is about 95% completed with some minor parts still outstanding, e.g. access road surface improvements and Dunlop Rd surface reinstatement. The stormwater connection to 83 Dunlop Rd sub-division and the wetland planting has been completed. The system is effectively working. The outstanding items should be done by the end of this month.
317201	Ōmokoroa Structure Plan – Stormwater Industrial	Project delayed due to land and design issues. To commence in 2022/23 year.

Performance & Monitoring Committee
4 August 2022

Attachment 2

Work programme result



Not met projects

Project ID	Project name	Narrative
2263	Stormwater – Waihi Beach	Delays with 2 Mile Creek project due to landowner agreements. Contract awarded and physical works due to start in the 2023 financial year. Delays with Pio Shores pump station upgrades due to supply of material. Physical works started and project to be completed in 2023 financial year.
3196	Stormwater – Comprehensive Stormwater Consents	Late resource consenting costs received from BOPRC. Additional monitoring equipment required to be purchased due to new resource consents. Upgrade to stormwater infrastructure in Ōmokoroa to meet requirements, linked to roading project. Shortfall in funding will be covered by savings in other projects.

Performance & Monitoring Committee
4 August 2022

Attachment 2

Project year end projection – 30 June 2022

On time forecast

On time	Not on time
7	6

Scope change

No change	Yes there is a change
12	1

Cost forecast

On target	Over budget (number & value)	Under budget (number & value)	Too early to predict
5	3 \$4,580,000	3 \$125,000	2

Performance & Monitoring Committee

4 August 2022

Attachment 2**Transportation**

Year end assessment	Work programme	Financial
---------------------	----------------	-----------

Key measures	Target	Result	Narrative
The change from the previous financial year in the number of fatalities and serious injury crashes on the local road network, expressed as a number.	≤0	-2	The results for the year ending June 2022
- Fatal crashes	≤0	-4	Fatal crashes: 4
- Serious injury crashes			Serious Injury crashes: 15
			This is a total reduction of 6 crashes from the previous year.
Level of satisfaction with our transportation networks (roads, cycling and walkways)	≥60%	54%	Key reasons for dissatisfaction is road maintenance and need for more walkways and cycleways.

Financial

	Actual YTD (\$,000)	Budget YTD (\$,000)	Annual Revised Budget (\$,000)	% Annual budget (\$,000)
Operating costs	10,019	11,260	11,260	89%
Income received	(32,076)	(35,876)	(35,876)	89%
Capital expenditure	16,845	30,025	30,025	56%

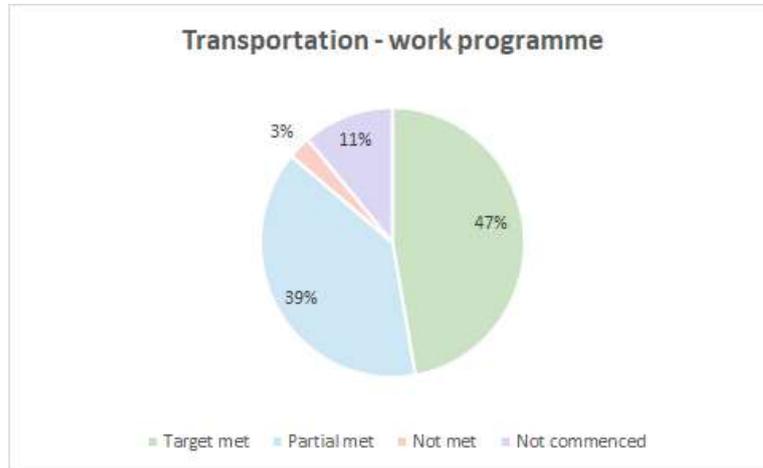
Key Deliverables

Project Number	Project Name	Update
210413	Transportation – Minor Capital Rooding Improvements	Improvement works in association with asset renewals are ongoing but have been adversely affected by COVID-19 and resource availability.
2834	Transportation – One Network Maintenance Contract	The current contract has been extended a further two years. Delivery has been impacted by COVID-19 and available resources. Despite a difficult year the level of service has generally been achieved. A number of pavement rehabilitation have not achieved the desired standards and are expected to be reworked in the upcoming construction season.
3030	Ōmokoroa Rooding Structure Plan – Southern Industrial Area	Parts of the project has been delayed due to land and design issues

Performance & Monitoring Committee
4 August 2022

Attachment 2

Work programme result



Not met projects

Project ID	Project name	Narrative
3510	Transportation – Capital Network Improvements	Project impacted by COVID-19 and resourcing delays.

Project year end projection – 30 June 2022

On time forecast

On time	Not on time
19	15

Scope change

No change	Yes there is a change
31	3

Cost forecast

On target	Over budget (number & value)	Under budget (number & value)	Too early to predict
21	1 \$1,200,000	4 \$582,679	8

Performance & Monitoring Committee
4 August 2022

Attachment 2**Water Supply**

Year end assessment	Work programme	Financial
---------------------	----------------	-----------

Key measures	Target	Result	Narrative
For the three supply zones the percentage of Council's treated water supply with a Ministry of Health grading as per the New Zealand Drinking Water Standards 2005 (revised 2018). - B or better for treatment - B or better for distribution	100% 100%	100% 100%	
Level of resident satisfaction with the quality of Council's water supply	≥80%	72%	Key reasons for dissatisfaction includes staining caused by silica and mineral and level of chemicals in water. Taste and smell is also a factor.

Financial

	Actual YTD (\$,000)	Budget YTD (\$,000)	Annual Revised Budget (\$,000)	% Annual budget (\$,000)
Operating costs	6,341	6,313	6,313	100%
Income received	(14,154)	(14,141)	(14,141)	100%
Capital expenditure	5,125	6,027	6,027	85%

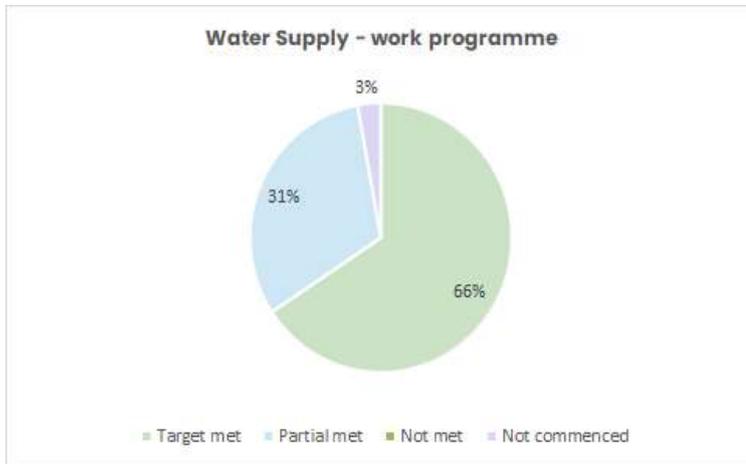
Key Deliverables

Project Number	Project Name	Update
243307	Water – Ōmokoroa Structure Plan	Project has been delayed and will be carried onto next financial year.
243320	Water – Central Additional Bore	Exploration drilling completed. Pump test results to be analysed. Drilling to commence on a monitoring and production bore.
243335	Water – Central Additional Reservoir	Delayed due to consenting reservoir.
287112	Water – Eastern Alternative Supply	Progress delayed, waiting on Regional Council.
3524	Water – Treatment Plant Monitoring Equipment (CIP)	Complete

Performance & Monitoring Committee
4 August 2022

Attachment 2

Work programme result



Project year end projection – 30 June 2022

On time forecast

On time	Not on time
21	11

Scope change

No change	Yes there is a change

Cost forecast

On target	Over budget (number & value)	Under budget (number & value)	Too early to predict
13	7 \$298,430	9 \$4,012,397	3

Performance & Monitoring Committee

4 August 2022

Attachment 2**Natural Environment and Sustainable Living**

Year end assessment	Work programme	Financial
---------------------	----------------	-----------

Key measures	Target	Result	Narrative
Percentage of projects funded through Community Matching Fund that are completed.	≥90%	100%	
Percentage of residents who perceive the environment attributes monitored have improved or are being maintained <ul style="list-style-type: none"> - Quality of streams and rivers - The quality of harbours and estuaries - The air quality - The amount of noxious weeds - The protection of historic places - The general level of cleanliness in your area - The amount and quality of native plants and animals 	≥75%	74%	Key reasons for dissatisfaction are the water quality, increase in weeds and debris and air pollution.

Financial

	Actual YTD (\$'000)	Budget YTD (\$,000)	Annual Revised Budget (\$'000)	% Annual budget (\$'000)
Operating costs	1,079	1,154	1,154	93%
Income received	(747)	(573)	(573)	130%
Capital expenditure	0	0	0	0

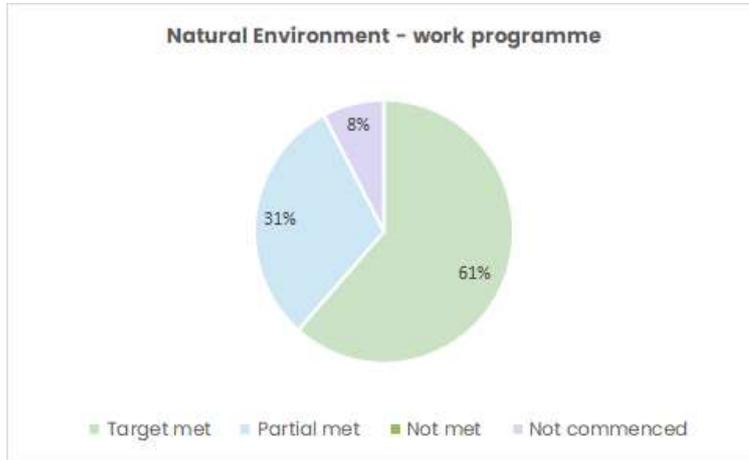
Key Deliverables

Project Number	Project Name	Update
357901	Environmental Programmes – Multi-Agency	Contracts managed appropriately.

Performance & Monitoring Committee
4 August 2022

Attachment 2

Work programme result



Project year end projection – 30 June 2022

On time forecast

On time	Not on time
9	3

Scope change

No change	Yes there is a change
11	1

Cost forecast

On target	Over budget (number & value)	Under budget (number & value)	Too early to predict
7	1 \$18,232	3 \$66,000	1

Performance & Monitoring Committee
4 August 2022

Attachment 2**Wastewater**

Year end assessment	Work programme	Financial
---------------------	----------------	-----------

Key measures	Target	Result	Narrative
Compliance with resource consents for each wastewater scheme:			Katikati wastewater treatment plant is still having issues. Design improvements and desludging underway to address issues.
- Katikati	≥90%	70%	
- Maketu/Little Waihi	≥94%	≥94%	
- Te Puke	≥90%	≥90%	
- Waihi Beach	≥97%	≥97%	
- Ongare Point	≥95%	≥95%	
Level of resident satisfaction with Councils reticulated wastewater disposal system	≥90%	90%	Key reason for dissatisfaction is the cost of the service.

Financial

	Actual YTD (\$,000)	Budget YTD (\$,000)	Annual Revised Budget (\$'000)	% Annual budget
Operating costs	5,868	5,744	5,744	102%
Income received	(17,140)	(13,982)	(13,982)	123%
Capital expenditure	5,536	6,149	6,149	90%

Key Deliverables

Project Number	Project Name	Update
225632	Te Puke Wastewater Plant upgrade	Design programme delayed.
317301	Ōmokoroa Structure Plan - Wastewater	Some projects delayed due to land and design issues.
3556	Marae on site wastewater systems (CIP)	Ongoing marae assistance to enable OSET installations to meet deadline June 2022.
3554	Te Puna Marae reticulation (CIP)	Completed
3526	Te Puna Village (CIP)	Completed
226033	Waihi Beach reticulation to Anzac Bay (CIP)	Completed

Performance & Monitoring Committee
4 August 2022

Attachment 2

Work programme result



Not met projects

Project ID	Project name	Narrative
226001	Wastewater – Waihi Beach Treatment Pump Station Renewal	Project impacted by lack of resources (internal and external). Project could not be delivered.

Project year end projection – 30 June 2022

On time forecast

On time	Not on time
20	9

Scope change

No change	Yes there is a change
29	0

Cost forecast

On target	Over budget (number & value)	Under budget (number & value)	Too early to predict
17	3 \$1,078,159	7 \$1,972,800	2

Performance & Monitoring Committee

4 August 2022

Attachment 2**Solid Waste**

Year end assessment	Work programme	Financial
---------------------	----------------	-----------

Key measures	Target	Result	Narrative
Percentage of waste recycled or recovered as estimated by solid waste two yearly audit. The audit will be undertaken as per the Solid Waste Analysis protocol issued by Ministry of the Environment.	≥33%	No audit due to introduction of kerbside collection	Kerbside collection introduced in July 2021. The audits are no longer required. Kerbside results reveal: 7376 tonnes of waste collected 44.7% recycled
Percentage level of customer satisfaction with household rubbish disposal methods.	≥80%	67%	Key reasons for dissatisfaction are the need for more recycling options and transfer stations.

Financial

	Actual YTD (\$,000)	Budget YTD (\$,000)	Annual Revised Budget (\$'000)	% Annual budget
Operating costs	1,048	1,665	1,665	63%
Income received	(1,614)	(1,635)	(1,635)	99%
Capital expenditure	0	200	200	0

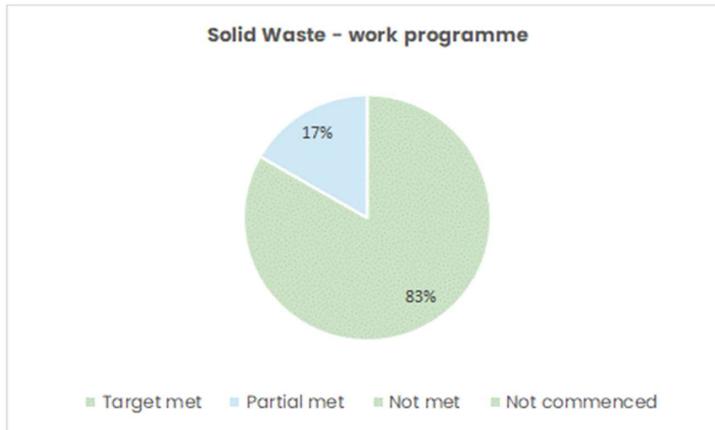
Key Deliverables

Project Number	Project Name	Update
348501	Kerbside Collection	New kerbside waste collection service has proved very successful. Recycling trailers has been commissioned as a suitable solution for rural recycling.

Performance & Monitoring Committee
4 August 2022

Attachment 2

Work programme result



Project year end projection – 30 June 2022

On time forecast

On time	Not on time
5	1

Scope change

No change	Yes there is a change
6	0

Cost forecast

On target	Over budget (number & value)	Under budget (number & value)	Too early to predict
5	0	0	1

Performance & Monitoring Committee

4 August 2022

Attachment 2**Economic Development**

Year end assessment	Work programme	Financial
---------------------	----------------	-----------

Key measures	Target	Result year to date	Narrative
Percentage of economic contracts where key contract requirements have been achieved. Key service delivery contracts held by Priority One, Tourism BOP, Te Puke Economic Development Group, EPIC Te Puke, Katch Katikati and Waihi Beach Events & Promotions	≥90%	100%	
Level of resident satisfaction with our role in promoting employment and business opportunities within the sub-region.	≥65%	52%	

Financial

	Actual YTD (\$,000)	Budget YTD (\$,000)	Annual Revised Budget (\$,000)	% Annual budget
Operating costs	778	744	744	105%
Income received	(324)	(367)	(367)	88%
Capital expenditure	4	564	564	1%

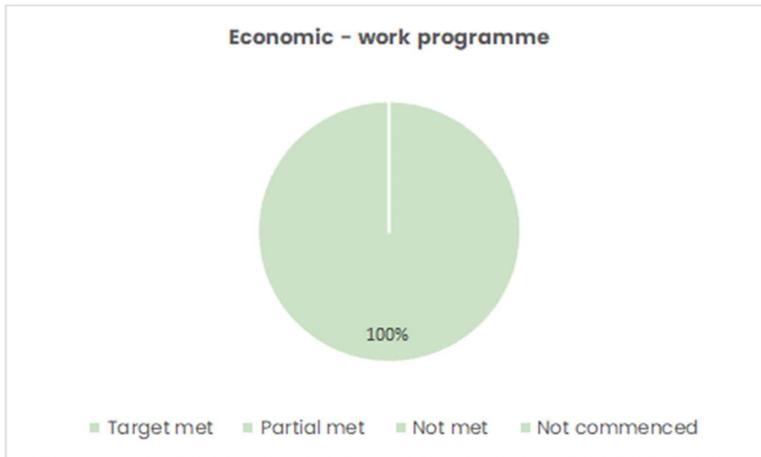
Key Deliverables

Project Number	Project Name	Update
298901	Economic Services Contract – Tourism BOP	Good recent work to support the promotion of walkways and cycleways across our district. All key performance measure were met in the 12-month period.
3022	District Town Centre Development – Te Puke	Opportunities to enhance the Te Puke town centre are being sought. Extensive refurbishment of the toilet block is nearly complete.
313505	Property – Waihi Beach Town Centre Development	Town Centre planning still underway. Still looking for opportunities to purchase land as required. Work on the preferred location for the library is progressing.

Performance & Monitoring Committee
4 August 2022

Attachment 2

Work programme result



Project year end projection – 30 June 2022

On time forecast

On time	Not on time
12	0

Scope change

No change	Yes there is a change
12	0

Cost forecast

On target	Over budget (number & value)	Under budget (number & value)	Too early to predict
11	0	1 \$139,371	0

Performance & Monitoring Committee

4 August 2022

Attachment 2**Part 3 – Internal Services – Strategic Priorities**

The Future Ready Together initiative was adopted by the Audit and Risk Committee December 2021. The 12 key initiatives for the 2021/22 financial year are identified below with progress updates

Project ID	Key project	Progress update
3604	HR systems upgrade	Vendor demonstrations to occur over the next month. Also, considering 'tenanted agreement' option with an established provider.
3461	Project & Change Management methodology	Project delayed, Project Manager (contractor) commenced April 2022. Project progressing with the definition of the entry and discovery phase
353301	Customer Relationship Management	Following an evaluation of all the factors vital to a successful implementation, the staff team have requested that Datascape reschedule our implementation. We are now waiting to confirm a Go-Live date in August – instead of late July as initially planned.
3533	Enterprise Resource Planning (ERP)	Project on hold until 2022.
3603	Rates Revaluation System	Completed, successfully transferred from one system to the new system.
3398	Telephone system MS Teams Integration	Genesys PureCloud introduced a different way of working; outstanding requirements identified and work underway.
3548	Corporate – Sustainability Initiative	Council committed to the Toitū programme. Audit scheduled for August/September 2022.

Financials

	Actual YTD (\$,000)	Budget YTD (\$,000)	Annual Revised Budget (\$,000)	% Annual budget
Operating costs	23,444	22,592	22,592	104%
Income received	(1,140)	(1,393)	(1,393)	82%
Capital expenditure	(676)	3,106	3,106	122%

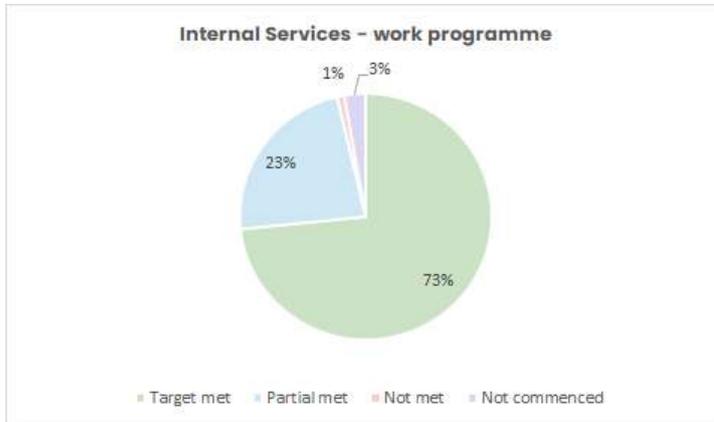
NOTE: Revenue from land sale has resulted in a credit balance for capital.

35

Performance & Monitoring Committee
4 August 2022

Attachment 2

Work programme result



Not met projects

Project ID	Project name	Narrative
3595	Develop Leadership Capability	The development of the leadership competency framework has been delayed due to COVID-19 and other initiatives taking priority i.e., Workforce Planning and Diversity and Inclusion strategies.

Project year end projection – 30 June 2022

On time forecast

On time	Not on time
38	7

Scope change

No change	Yes there is a change
45	0

Cost forecast

On target	Over budget (number & value)	Under budget (number & value)	Too early to predict
35	1 \$6,090	6 \$426,000	3

Performance & Monitoring Committee
4 August 2022

Attachment 2

Technology Update

Updates for IT initiatives not included in the strategic initiatives above.

Initiative	Narrative
Digital Enablement Programme (3415)	Findings of eastern stocktake of digital services complete by Venture Centre.
Resource Consent Online and Process Automation Systems (3404)	Delivery of final features to be delivered by Datacom before project completed.
Asset Management – Three Waters Collaboration Project (3590)	<p>The Three Waters Collaboration Project has now concluded with TCC and WBOPDC working together on operational improvements to asset information and supporting processes. These ongoing data and process improvement tasks are planned with Watercare ahead of each 12-week cycle and are selected, refined and completed via two-week sprints.</p> <p>The project has generated significant intangible value for each council with strong working relationships with Watercare and key DIA employees, as well as technical & operational learnings now significantly influencing the future National Water Reform strategy from a data & digital perspective.</p>

9.3 SITE OPTIONS FOR WAIHĪ BEACH LIBRARY, SERVICE CENTRE AND HUB

File Number: A4645066

Author: Sara Elvin, Project Manager

Authoriser: Gary Allis, Deputy Chief Executive & General Manager Infrastructure Group

EXECUTIVE SUMMARY

The purpose of this report is for the Performance and Monitoring Committee to approve the Community Centre site as the preferred location for the new Waihī Beach Library, Service Centre and Hub, to note the increase in the estimate and to bring forward the timing for the detailed design.

The architects 'Jigsaw' will be attending the meeting with staff to present the concept plan and to answer questions – refer **Attachment 1**.

RECOMMENDATION

1. That the Project Manager's report dated 4 August 2022 titled 'Site options for Waihī Beach Library, Service Centre and Hub' 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 Beach Road (adjacent to the Community Centre) is adopted as the site for the new Waihī Beach library, service centre and hub.
4. That the Committee notes that the concept design includes utilisation of the existing library space as part of the community hub.
5. That the Performance and Monitoring Committee recommend that the planned expenditure of \$205,600 in the 2023–2024 financial year is bought forward to the 2022–2023 financial year to proceed with the full design.
6. That the new Waihī Beach library, service centre and hub project be referred to the Annual Plan and Long Term Plan Committee for a review of the construction timing and the budget.

BACKGROUND

The first community engagement on potential sites for the new Waihī Beach Library Service Centre and Hub took place in late 2021, on seven sites that were initially identified.

The project was identified in the 2021–2023 Long Term Plan (LTP) and had an approved budget of \$2,500,000.

December 2021: Staff updated elected members on phase 1 community engagement. Of the 575 pieces of feedback received via the online survey, the petition and email, the most popular sites were:

- Beach Road option of expansion/utilisation of Community Centre carpark - 211
- Beach Road Community Centre Reserve - 107
- Wilson Road Te Mata Reserve - 74

Most of the feedback received centred around concerns that a new facility must not result in reduced car parking availability, should be close by the community centre and school and not too far from the village town centre. There was clear high-level support for an alternative option at the Community Centre car park site.

March 2022: Staff updated elected members on the sites most preferred by the local community and the common themes of the feedback received.

April 2022: Staff instructed and received a Quantity Surveyor (QS) Bulk and Location report on three sites; Wilson Road Te Mata Reserve, Beach Road Reserve and Beach Road carpark adjacent to the Community Centre.

May 2022: Staff met with key stakeholders – the Community Centre Committee and the Principal Waihi Beach Primary School to hear what concerns and ideas they had in relation to the potential sites.

June 2022: Staff instructed and received an initial architect's concept plan for two of the sites – Wilson Road Te Mata Reserve and Beach Road adjacent to the community Centre. The brief for the Wilson Road site included provision of hub space that would be utilised as a bookable space and a space for a local group. This was required as part of the provisional agreement relating to the land transfer.

July 2022: Staff met with the Community Centre Committee for a second time to confirm their level of comfort with a combined facilities approach. The concept plans and the recommended direction have been shared with the Waihi Beach Community Board. An updated QS report was received with revised cost estimates based on current market costs which are above the original budget.

ANAYLSIS

Through the community and staff feedback it has become clear that the preferred option is the Beach Road site as it can achieve the most desirable outcome for all parties. While this site has increased in cost from the initial estimates these can be explained as follows:

- The building size has needed to increase for the additional requirements identified through briefing and community engagement. Including the opportunity to include and share the new facility with the local primary school at the Beach Road.
- The square meter (m²) rate identified in the LTP (\$6,250) is similar to the numbers we are seeing for the Beach Road site.

- LTP budget (\$2,500,000) was for construction cost on a bare piece of land. Analysing the additional costs – add additional site-specific works (new/replacement carparking, site preparation etc.), FF&E fitout, community centre refresh and contingency and escalation (approx. 30%) the estimated budget for the preferred site (Beach Road) sits where we would expect it to sit – refer to the QS Assessment Report (**Attachment 2**).
- In 2017/2018 Katikati Library cost \$4000/m² plus additional costs e.g., FF&E, landscaping, site preparation etc.
- Fine tuning the design through a detailed design process will reduce the contingent risk (approx. 30%) on the project.

SIGNIFICANCE AND ENGAGEMENT

In terms of the Significance and Engagement Policy this decision is considered to be of low significance because in addition to the initial community-wide engagement there has been key stakeholder involvement with the process to date.

ENGAGEMENT, CONSULTATION AND COMMUNICATION

Interested/Affected Parties	Completed/Planned Engagement/Consultation/Communication	
Name of interested parties/groups	The Waihi Beach Community Centre Committee. The Principal, Waihi Beach Primary School.	Completed
Tangata Whenua	Te Whanau A Tauwhao Ki Otawhiwhi Ngati Te Wai	
General Public	Wider Waihi Beach community	

ISSUES AND OPTIONS ASSESSMENT

Option A	
<p>Beach Road adjacent to the Community Centre. This option is a new facility on the carpark opposite the front of the community centre and hall. It would be visually connected to the centre building and make use of the (community centre) space the library currently utilises. Would require an upgrade to allow better access to kitchen facilities and the public toilets. Has potential to introduce a new shared operating model.</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>Advantages:</p> <p>High community support, particularly by groups currently operating in or near the site.</p> <p>Potential to provide an opportunity for place-making, joined up planning that crosses boundaries e.g., school/Education Board and Council, shared responsibilities for safe access, technology and resources.</p>

	<p>Viability of services and facilities for the future – flexible spaces to meet current identified needs, but able to be reinvented for future needs.</p> <p>Supporting existing community initiatives – under utilised shared working space and community space/kitchen in the community centre.</p> <p>Improving existing community facilities – potential to upgrade toilet facilities and to digitally enable space in the community centre could be utilised for Community Board and other meetings requiring remote participation.</p> <p>Building stronger community relationships – capitalise on the goodwill and energy by working together to assist with costs relative to administrating a facility, could be both financial and people resources.</p> <p>Supporting the local school and community– partner and collaborate to deliver on NZ Public Libraries framework “Literacy for all, for life” 2020–2025.</p> <p>Provide a platform for the future in terms of partnerships and service delivery with external agencies e.g., AA example in Te Puke.</p> <p>Disadvantages: Eliminates the opportunity to provide a new community facility nearer the business and retail communities and new developments.</p> <p>Loss of potential partnership with a local community group in terms of co-location.</p>
<p>Costs (including present and future costs, direct, indirect and contingent costs).</p>	<p>Main new library/service centre: \$6,565,000</p> <p>Community Centre upgrade: \$297,000</p> <p>Total: \$6,862,000</p> <p>The estimate is above the existing budget and the AP/LTP Committee will need to consider the budget and timing.</p>
<p>Other implications and any assumptions that relate to this option (Optional – if you want to include any information not covered above).</p>	<p>Risks and challenges (as identified in QS report) include the existing severe constraints associated with the NZ construction industry – capacity pressures, supply chain disruption and rapid and excessive price increases.</p>

Option B	
Wilson Road Te Mata Reserve. This would take advantage of the offer of land by a local group in exchange for dedicated space in the new facility.	
Assessment of advantages and disadvantages including impact on each of the four well-beings: <ul style="list-style-type: none"> • Economic • Social • Cultural • Environmental 	Advantages: Provides an opportunity to provide a new facility alongside of other new local developments and within walking distance of the business and retail part of the village. Provides an opportunity to partner and co-locate with a local community group. Disadvantages: Site constraints – flooding, size and shape impact on design options. Higher cost option. High expectation for dedicated space from partner group impact on space usability.
Costs (including present and future costs, direct, indirect and contingent costs).	\$8,671,000
Other implications and any assumptions that relate to this option (Optional – if you want to include any information not covered above).	Risks and challenges (as identified in QS report) include the existing severe constraints associated with the NZ construction industry – capacity pressures, supply chain disruption and rapid and excessive price increases.

Budget Funding Information	Relevant Detail	
Current approved budget:	2023-2024	\$205,600
	2024-2025	\$2,364,400
	2025-2026	\$257,000

ATTACHMENTS

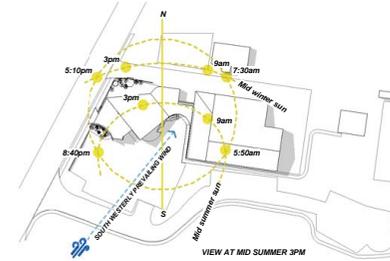
1. **2022-08-04 – Concept Plan Waihi Beach Community Centre – Beach Road**  
2. **2022-08-04 – QS Assessment – Waihi Beach Library Refined Bulk and Location Options 15 July 2022 DRAFT**  

SITE INFORMATION

LEGAL DESCRIPTION
 Street Address: 108 Beach Road, Waihi Beach
 Legal Description: Lot 1 DPS 65226
 Zoning: Rural / Reserve

CLIMATIC AND ENVIRONMENTAL
 Wind Region: A
 Wind Zone: Very High
 Exposure/Corrosion Zone: D
 Earthquake Zone: Zone 1
 Rain Intensity: 110 - 120
 Climate Zone: 2

SITE HAZARDS
 Isolated areas are subject to Flood Hazard



ENVIRONMENTAL DIAGRAM
 Scale: 1:1000



SITE LOCATION PLAN
 Scale: 1:250

216170222 9:57:55 am

IS 10/2020
 A Feedback Amendments

05.07.22

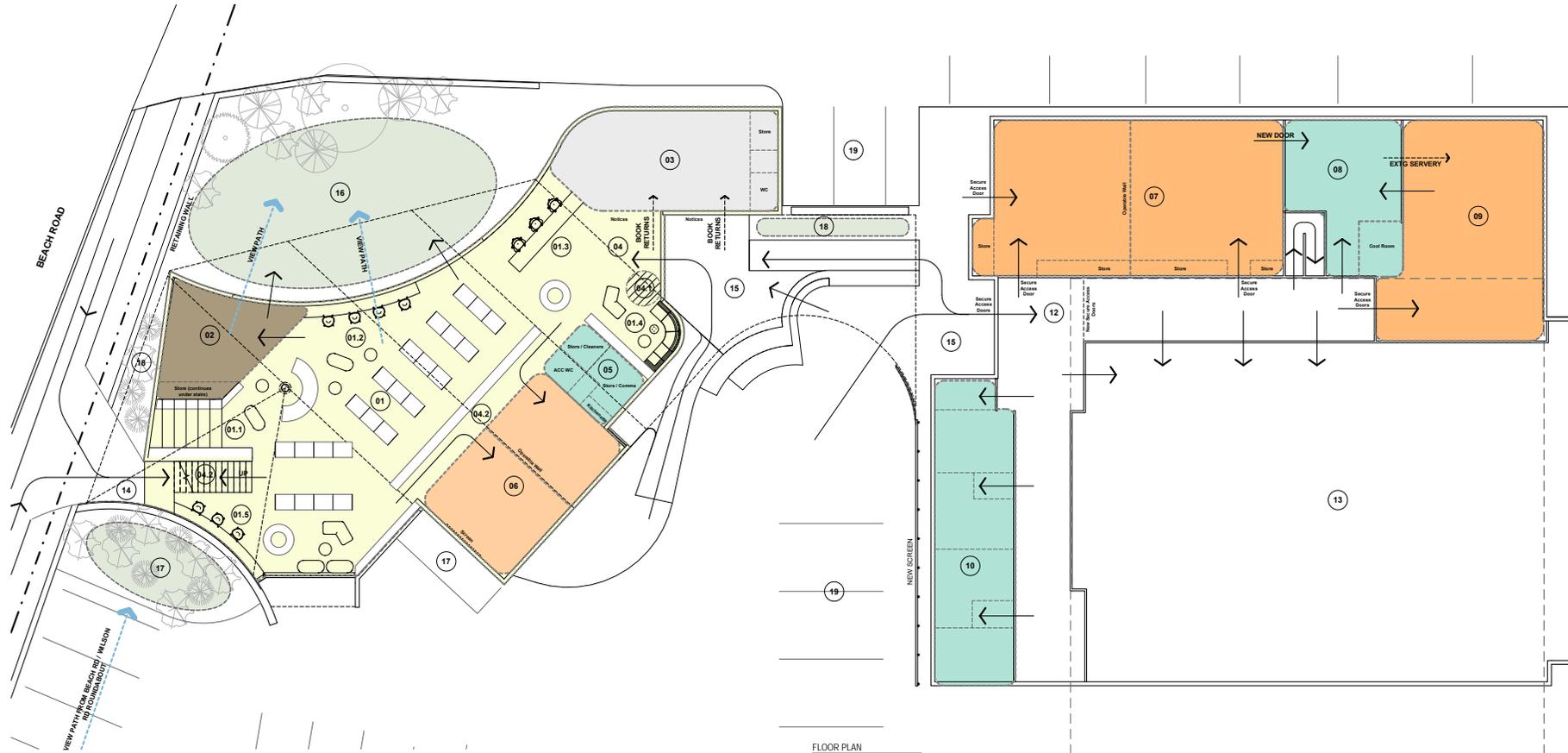


WAIHI BEACH LIBRARY &
 COMMUNITY HUB OPTIONS
 STUDY - BEACH RD

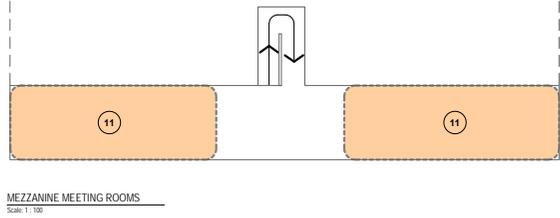
SITE LOCATION PLAN

PROJECT NO. 25524
 SCALE (AT A1) As
 indicated

SK-200 A



FLOOR PLAN
Scale: 1:100



MEZZANINE MEETING ROOMS
Scale: 1:100

ROOM SCHEDULE			
01	Library:	227m ²	
01.1	- Childrens Library with reading steps		
01.2	- Computer Stations		
01.3	- Library Service		
01.4	- Waiting / magazines		
01.5	- Computer / work Stations		
02	Programme Room (with storage)	31m ²	
03	Library Office (kitchenette / toilet / store / 3 x workstations / 1 x hotdesk / work table / book sorting table / book return cupboards / lockers)	60m ²	
04	Main Entrance Foyer	19m ²	
04.1	Self Checkout	25m ²	
04.2	Circulation	20m ²	
05	Service Zone (1 x Accessible Toilet / Comms / Cleaners / Storage / Kitchenette)	58m ²	
06	Medium flexible meeting room with operable wall		
TOTAL NEW LIBRARY BUILDING FLOOR AREA		440m²	
07	Hub with Operable wall	125m ²	
08	Existing Kitchen (with new access to room 07)	42m ²	
09	Large flexible meeting room	88m ²	
10	Existing Toilets Shared with Community Hall (Male Toilets & Change Room / Female Toilets & Change Room / Accessible Unisex Toilet)	64m ²	
11	Existing Mezzanine Meeting Rooms x 2	60m ²	
TOTAL COMMUNITY HUB FLOOR AREA		379m²	
EXISTING SPACES EXCLUDED FROM COMMUNITY HUB SCOPE			
12	Foyer		
13	Community Hall		
EXTERNAL			
14	Street Entrance		
15	Combined Covered Entry		
16	Landscaped Courtyard		
17	Garden		
18	Carparking		

21617022 9:58:03 am

15 10/2020
A Feedback Amendments 05.07.22
B Elevations to QS 13.07.22



WAIHI BEACH LIBRARY & COMMUNITY HUB OPTIONS STUDY - BEACH RD

FLOOR PLAN

PROJECT NO. J5524
SCALE (AT A1) 1:100

SK-201 B



21/07/2022 9:58:04 am

18 10/201
A Feedback Amendments

06.07.22

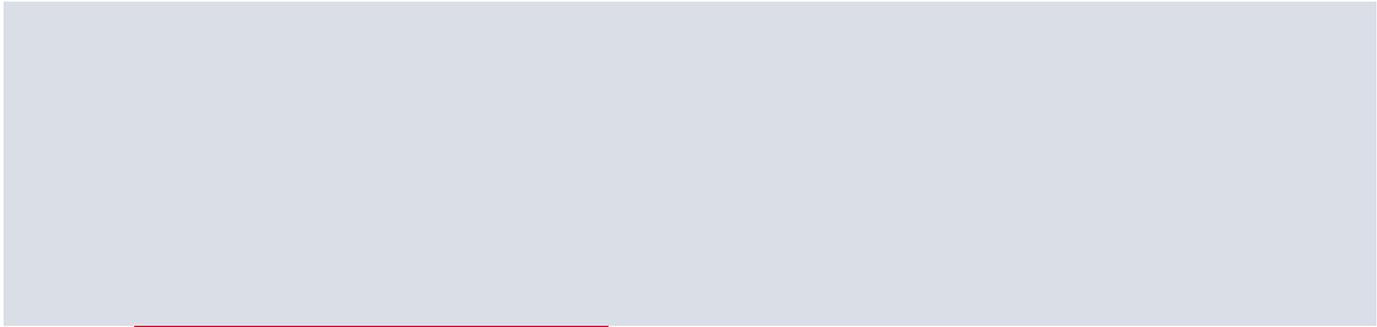


WAIHI BEACH LIBRARY &
COMMUNITY HUB OPTIONS
STUDY - BEACH RD

VIEWS

PROJECT NO. 25524
SCALE (AT A1)

SK-202 A



REFINED BULK AND LOCATION JULY 2022

WAIHI BEACH LIBRARY



WAIHI BEACH LIBRARY

REFINED BULK AND LOCATION JULY 2022



PROJECT DETAILS

Basis of Estimate

This estimate has been prepared utilising a combination of measured bulk quantities, elemental rates and analysis from similar projects and priced at rates which in our opinion are current in the market.

Documents

The following documents have been used in the preparation of this Estimate:

Jigsaw Architects Waihi Beach Library and Community Options Study - Beach Road - SK-201 rev B, SK-202 rev -, SK-203 rev B and SK-204 rev B

Jigsaw Architects Waihi Beach Library and Community Options Study - Wilson Road - SK-101 rev A, SK-102 rev -, SK-103 rev A and SK-104 rev A

Items Specifically Included

Shallow Foundations with 1.5m Undercut
 Level Rise of 2.0m for Wilson Road Option
 Level Rise of 0.80m for Beach Road Option
 Design Development
 Escalation
 Design Fees
 Consents and Insurances
 FF&E

Contingency

Items Specifically Excluded

Deep Foundations
 Services Infrastructure
 WBOPDC Internal Costs
 Migration and Decanting
 Artwork
 Greenstar Rating
 Removal of hazardous waste
 Unforeseen Ground Conditions
 Finance Costs
 Legal Costs
 Land Costs
 G.S.T.

Potential Risk Items

CURRENT MARKET CONCERNS

The construction industry within New Zealand is severely constrained and is facing significant challenges.

Much of this stems from the impact of COVID-19 global pandemic, and the subsequent rebound of economies worldwide as consumer demand surges. The levels of government stimulus packages have been unprecedented, as countries seek to buy their way out of economic recession.

Currently challenges facing New Zealand extend to:

- Rapid and excessive price increases

WAIHI BEACH LIBRARY

REFINED BULK AND LOCATION JULY 2022



PROJECT DETAILS

- Capacity pressures and Contractor/Subcontractor's appetite generally
- Supply chain disruption (skilled labour and material supply)
- On-going threat of COVID-19 disruption and market volatility
- Strong and enduring market resilience... for the moment
- Unsustainable conditions giving rise to business risks

WAIHI BEACH LIBRARY

REFINED BULK AND LOCATION JULY 2022



LOCATION SUMMARY

GFA: Gross Floor Area
Rates Current At April 2022

Ref	Location	GFA m ²	GFA NZD/m ²	Total Cost NZD
A	WILSON ROAD			8,671,000
B	BEACH ROAD			
B1	Main Library			6,565,000
B2	Community Hall Upgrade			297,000
	B - BEACH ROAD			6,862,000
ESTIMATED TOTAL COST				15,533,000

WAIHI BEACH LIBRARY

REFINED BULK AND LOCATION JULY 2022



LOCATION ELEMENTS/MAIN HEADING ITEM

A WILSON ROAD

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate NZD	Total Cost NZD
SP	Site Preparation				
2	Strip site ready for construction including removal of vegetation	m ²	1,300	50.0	65,000
17	Allowance for site retaining	Item			96,000
18	Bulk fill to raise levels	m ³	1,900	85.0	161,500
28	Site ground risk	Item			175,000
	SP - Site Preparation				497,500
GFA	GFA Rate				
38	Wilson Road Library	m ²	526	5,300.0	2,787,800
	GFA - GFA Rate				2,787,800
DG	Drainage				
22	Allowance for drainage	Item			30,000
	DG - Drainage				30,000
XW	External Works				
3	Car park and vehicle access	m ²	733	175.0	128,275
4	Widen footpath and parallel parking bay	m ²	240	435.0	104,400
5	Dedicated access path	m ²	99	120.0	11,880
6	Upgrade bridge	Item			100,000
7	Extend culvert	Item			100,000
31	Raised building frontage paving/concrete, ramps and stairs	m ²	54	2,100.0	113,400
16	Allowance for landscaping	Item			25,000
	XW - External Works				582,955
SU	Sundries				
19	Allowance for sundries	Item			195,000
	SU - Sundries				195,000
PG	Preliminaries				
20	Preliminary and General	Item			491,000
	PG - Preliminaries				491,000
MG	Margins				
21	Main Contractor's Margin	Item			321,000
	MG - Margins				321,000
DD	Design Development				
14	Design development / bulk and location risk @ 7.5%	Item			391,000
	DD - Design Development				391,000
ES	Escalation				
9	Escalation for Three Years @ 14.3%	Item			801,000
	ES - Escalation				801,000

REFINED BULK AND LOCATION JULY 2022

B10960-2 Printed 15 July 2022 2:26 PM

Page 4 of 8

WAIHI BEACH LIBRARY

REFINED BULK AND LOCATION JULY 2022



LOCATION ELEMENTS/MAIN HEADING ITEM

A WILSON ROAD (continued)

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate NZD	Total Cost NZD
DF	Design Fees				
10	Design and Management Fees @ 15%	Item			959,000
					DF - Design Fees
					959,000
CI	Consents & Insurances				
11	Planning, Consents, Levies and Insurances @ 2.5%	Item			184,000
29	WBOPDC Internal costs	Item			Excl.
					CI - Consents & Insurances
					184,000
FE	F.F. & E.				
12	FF&E, AV and ICT	Item			250,000
24	Allowance for cultural narrative	Item			50,000
					FE - F.F. & E.
					300,000
CN	Contingencies				
13	Project Contingency @ 15%	Item			1,131,000
15	Rounding	Item			(255)
					CN - Contingencies
					1,130,745
WILSON ROAD					8,671,000

WAIHI BEACH LIBRARY

REFINED BULK AND LOCATION JULY 2022



LOCATION ELEMENTS/MAIN HEADING ITEM

B BEACH ROAD

B1 Main Library

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate NZD	Total Cost NZD
SP	Site Preparation				
27	Strip site ready for construction including removal of vegetation	m ²	860	20.0	17,200
25	Allowance for minor site retaining	Item			24,000
18	Bulk fill to raise levels	m ³	450	85.0	38,250
28	Site ground risk	Item			175,000
	SP - Site Preparation				254,450
GFA	GFA Rate				
1	Beach Road Library	m ²	442	4,900.0	2,165,800
42	Community Hall Toilet Upgrade	m ²	63	2,100.0	132,300
	GFA - GFA Rate				2,298,100
DG	Drainage				
22	Allowance for drainage	Item			30,000
	DG - Drainage				30,000
XW	External Works				
3	Car park and vehicle access	m ²	450	175.0	78,750
30	EV for ground improvements for car parking	m ³	675	170.0	114,750
8	Building frontage paving/concrete	m ²	124	550.0	68,200
16	Allowance for landscaping	Item			50,000
	XW - External Works				311,700
SU	Sundries				
19	Allowance for sundries	Item			145,000
	SU - Sundries				145,000
PG	Preliminaries				
20	Preliminary and General	Item			365,000
	PG - Preliminaries				365,000
MG	Margins				
21	Main Contractor's Margin	Item			238,000
	MG - Margins				238,000
DD	Design Development				
14	Design development / bulk and location risk @ 7.5%	Item			295,000
	DD - Design Development				295,000
ES	Escalation				
9	Escalation for Three Years @ 14.3%	Item			606,000
	ES - Escalation				606,000
DF	Design Fees				
10	Design and Management Fees @ 15%	Item			727,000
	DF - Design Fees				727,000

REFINED BULK AND LOCATION JULY 2022

B10960-2 Printed 15 July 2022 2:26 PM

Page 6 of 8

WAIHI BEACH LIBRARY

REFINED BULK AND LOCATION JULY 2022



LOCATION ELEMENTS/MAIN HEADING ITEM

B BEACH ROAD

B1 Main Library (continued)

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate NZD	Total Cost NZD
CI	Consents & Insurances				
11	Planning, Consents, Levies and Insurances @ 2.5%	Item			139,000
29	WBOPDC Internal costs	Item			Excl.
	CI - Consents & Insurances				139,000
FE	F.F. & E.				
12	FF&E, AV and ICT	Item			250,000
24	Allowance for cultural narrative	Item			50,000
	FE - F.F. & E.				300,000
CN	Contingencies				
13	Project Contingency @ 15%	Item			856,000
15	Rounding	Item			(250)
	CN - Contingencies				855,750
MAIN LIBRARY					6,565,000

WAIHI BEACH LIBRARY

REFINED BULK AND LOCATION JULY 2022



LOCATION ELEMENTS/MAIN HEADING ITEM

B BEACH ROAD

B2 Community Hall Upgrade

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate NZD	Total Cost NZD
GFA	GFA Rate				
41	Community Hall Upgrade	m ²	263	540.0	142,020
	GFA - GFA Rate				142,020
SU	Sundries				
19	Allowance for sundries	Item			7,000
	SU - Sundries				7,000
PG	Preliminaries				
20	Preliminary and General	Item			18,000
	PG - Preliminaries				18,000
MG	Margins				
21	Main Contractor's Margin	Item			12,000
	MG - Margins				12,000
DD	Design Development				
14	Design development / bulk and location risk @ 7.5%	Item			13,000
	DD - Design Development				13,000
ES	Escalation				
9	Escalation for Three Years @ 14.3%	Item			27,000
	ES - Escalation				27,000
DF	Design Fees				
10	Design and Management Fees @ 15%	Item			33,000
	DF - Design Fees				33,000
CI	Consents & Insurances				
11	Planning, Consents, Levies and Insurances @ 2.5%	Item			6,000
29	WBOPDC Internal costs	Item			Excl.
	CI - Consents & Insurances				6,000
CN	Contingencies				
13	Project Contingency @ 15%	Item			39,000
15	Rounding	Item			(20)
	CN - Contingencies				38,980
COMMUNITY HALL UPGRADE					297,000



RLB.com

AFRICA | AMERICAS | ASIA | EUROPE | MIDDLE EAST | OCEANIA



10 INFORMATION FOR RECEIPT**11 RESOLUTION TO EXCLUDE THE PUBLIC****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
11.1 - Infrastructure Operational Risk Report August 2022 Confidential	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