

Mā tō tātou takiwā  
**For our District**

## Projects and Monitoring Committee

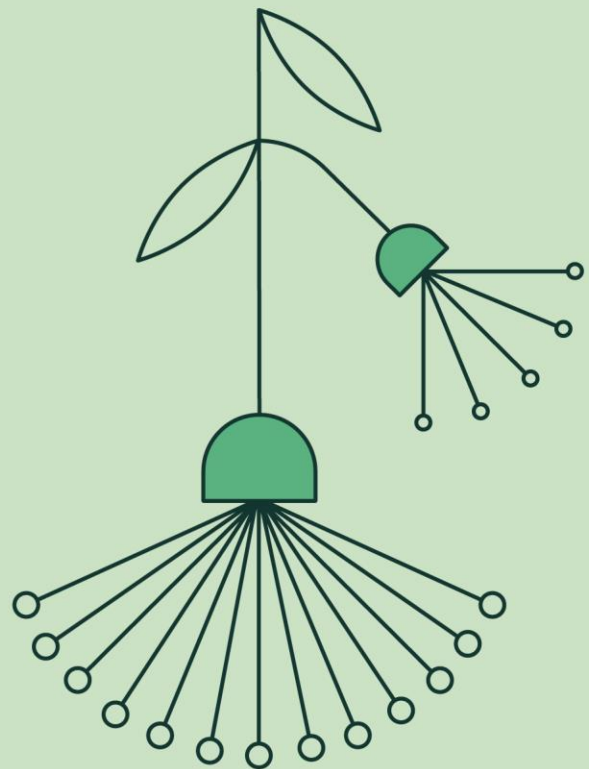
Kōmiti Whakakaupapa me Aroturuki

PMC23-2

Tuesday, 16 May 2023

On the conclusion of the Council meeting  
starting at 9.30am

Council Chambers, Barkes Corner,  
1484 Cameron Road, Tauranga



# Projects and Monitoring Committee

## Membership:

<b>Chairperson</b>	Cr Don Thwaites
<b>Deputy Chairperson</b>	Cr Allan Sole
<b>Members</b>	Cr Tracey Coxhead Cr Richard Crawford Cr Grant Dally Mayor James Denyer Cr Murray Grainger Cr Anne Henry Cr Rodney Joyce Cr Margaret Murray-Benge Deputy Mayor John Scrimgeour Cr Andy Wichers
<b>Quorum</b>	Six (6)
<b>Frequency</b>	Quarterly

## Role:

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

## Scope:

- To monitor the effectiveness of Council and agency service agreements / contracts.
- To monitor the implementation of Council's strategies, plans and policies, and projects as contained in the Long Term Plan or Annual Plan.
- To 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 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 Community Service Contract performance, set service delivery requirements and receive annual reports from service delivery contractors.
- Monitor performance against the Priority One approved contract.
- Subject to agreed budgets and approved levels of service, make decisions to enable delivery of the operational and capital programme of Council.

**Power to Act:**

To make decisions to enable and enhance service delivery performance, in accordance with approved levels of service and subject to budgets set in the Long Term Plan or any subsequent Annual Plan.

**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 Project and Monitoring Meeting will be held in the Council Chambers, Barks Corner, 1484 Cameron Road, Tauranga on: Tuesday, 16 May 2023 at On the conclusion of the Council meeting starting at 9.30am

## Order Of Business

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<b>4</b>	<b>Consideration of Late Items.....</b>	<b>5</b>
<b>5</b>	<b>Declarations of Interest .....</b>	<b>5</b>
<b>6</b>	<b>Public Excluded Items .....</b>	<b>5</b>
<b>7</b>	<b>Public Forum.....</b>	<b>5</b>
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11.1	Infrastructure Operational Risk Report May 2023 - Confidential.....	137

**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**

## 9 REPORTS

### 9.1 DEVELOPMENT TRENDS REPORT 2022 OVERVIEW

**File Number:** A5079781

**Author:** Gracie Benn, Research and Monitoring Analyst

**Authoriser:** Natalie Rutland, Environmental Planning Manager

#### EXECUTIVE SUMMARY

1. Council prepares a Development Trends report annually in partnership with Tauranga City Council. The report for 2022 has highlighted changing patterns in the Western Bay of Plenty, as well as Tauranga City. The Western Bay of Plenty District is referred to as a high urban growth area, which requires monitoring to understand the changing patterns of development. The purpose of this paper is to provide an overview of the 2022 report for information, and the full report is attached.

#### RECOMMENDATION

1. That the Research and Monitoring Analyst's report dated 16 May 2023 titled 'Development Trends Report Overview 2022' be received.
2. That the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.
3. That the Projects and Monitoring Committee receives the Development Trends Report as set out in **Attachment 1** of the agenda report.

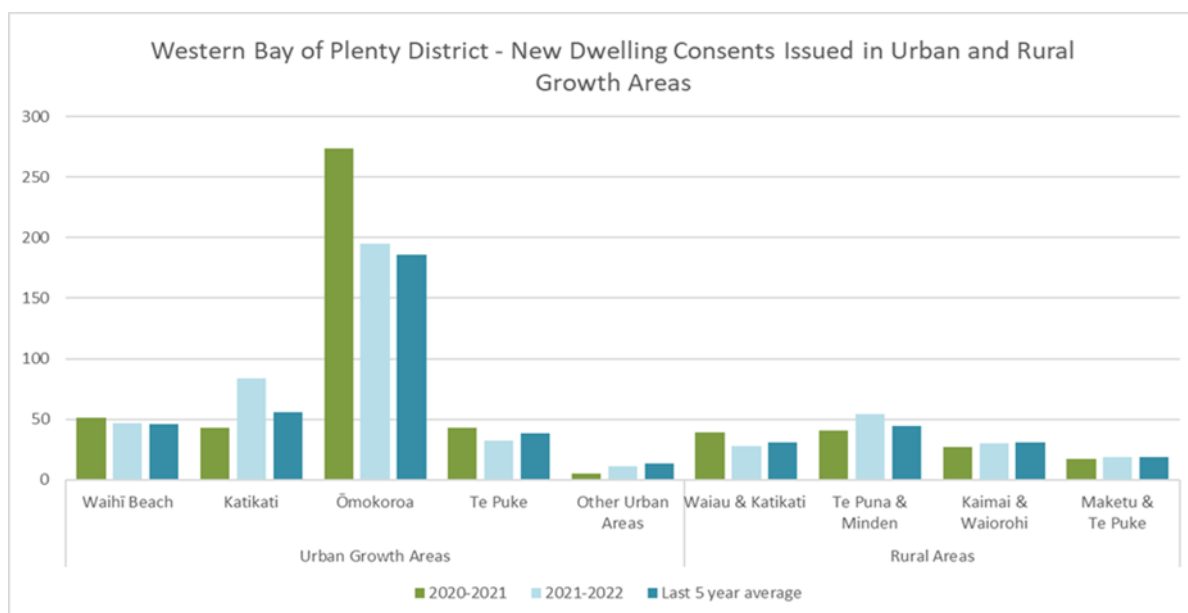
#### BACKGROUND

2. This background provides some of the key statistics from the Development Trends Report set out in **Attachment 1**.

#### Dwelling Consents Issued:

3. The 2021/2022 year had a total of 500 dwelling consents issued (DCI) in Western Bay of Plenty District compared to 540 in the 2020/2021 period. This means the District had a 7% decrease in DCI's, whereas Tauranga City had a larger decrease of 15% for the 2021/2022 period.
4. Overall, there were 189 more dwelling consents issued in the Western Bay of Plenty District compared to the SmartGrowth projection as at 30 June 2022. Katikati saw a 95% increase in dwelling consents issued, whereas other Urban Growth Areas such as Waihi Beach – Athenree, Ōmokoroa and Te Puke all declined by 8–29 percent.
5. The District's rural areas all increased in DCI's excepting the Waiau/Katikati area (includes Waiau, Tahawai and Aongatete), which declined by 11 dwelling consents

issued. The Te Puna/Minden area (which includes Pahoia) had the largest increase of 13 DCI's in comparison to the previous period.



### New Lots Created at s224 Stage:

6. Council's s224 stage is the final stage of Council subdivision approval, which enables new land titles to be issued. New lots created at 's224 stage' is a common term referred to within development communities.
7. In comparison to the 2020/2021 - 2021/2022 years, new lots created at s224 stage increased by 33% overall for the District from 227 new s224 lots to 303 s224 lots.
8. Within Urban Growth Areas, Waihi Beach / Athenree (26), Katikati (64) and Ōmokoroa (39) saw an increase in s224 lots created, whereas Te Puke declined in s224 lots created for the year (21).
9. Other residential areas include Maketū, Pongakawa (which includes Paengaroa) and Pukehina Beach, however there were no s224 lots created in these areas excepting one in Maketū.
10. In rural areas across the District, there was a 34% decrease in comparison to the previous year however, the rural areas of the Maketū and Te Puke ward (Otago, Rangiora and Pongakawa) had 16 new lots created in 2020/2021 and 2021/2022, which was neither an increase or decrease.

### Dwelling Typology:

11. The most popular typology of dwellings consented in the District were standalone dwellings consisting of 77.8% of total dwellings consented, followed by terrace dwellings (7.8%), duplex dwellings (7.4%) and lastly minor dwellings (7.0).

12. It is expected in future, the District will see more range of dwelling typologies due to new Medium Density rules proposed through Plan Change 92 which affects Ōmokoroa and Te Puke.

**Industrial Zoned Land:**

13. Vacant areas of industrial zoned land in the District exist in Katikati, Ōmokoroa, Te Puke, Rangiora and Paengaroa, the largest amount of vacant land is situated in Rangiora with 289.97ha available. The largest uptake of industrial land is in Te Puke with 23.90ha., there is remaining vacant land in Te Puke of 117.81ha.

**Housing Affordability:**

14. The average selling price in the Western Bay of Plenty (12 month rolling average) increased from \$833,875 (June 2021) to \$1,114,423 (June 2022), reflecting a 33.6% increase overall. The average dwelling rent price also increased in the District by 27.1% to \$541 in the July 2021 to June 2022 period. These dwelling sales and rent prices were sourced from Ministry of Housing and Urban Development (MHUD).

**Land Availability by Urban Growth Uptake:**

15. Within the Western Bay of Plenty's Urban Growth Areas, which include Waihi Beach – Bowentown / Athenree, Katikati, Ōmokoroa and Te Puke, Ōmokoroa has the largest remaining capacity available for urban growth uptake, followed by Te Puke. As at June 2022, Ōmokoroa (includes Stage 1-3) has remaining capacity for 2,565 dwellings, Te Puke has 1,580, Katikati has 1,560 and Waihi Beach – Bowentown / Athenree has remaining capacity for 430 dwellings. Waihi Beach – Bowentown / Athenree has the lowest remaining capacity due to coastal inundation areas.

**SIGNIFICANCE AND ENGAGEMENT**

16. The Local Government Act 2002 requires a formal assessment of the significance of matters and decision in this report against Council's Significance and Engagement Policy in order to guide decision on approaches of engagement and degree of options analysis. In making this formal assessment it is acknowledged that all reports have a high degree of importance to those affected by Council decisions.
17. In terms of the Significance and Engagement Policy this decision is considered to be of low significance because there is no decision required beyond receiving the completed report and this is not considered to have any significant impact on residents of the District.



**ENGAGEMENT, CONSULTATION AND COMMUNICATION**

<b>Interested/Affected Parties</b>	<b>Completed/Planned Engagement/Consultation/Communication Or Insert/refer to/attach to report Engagement Plan</b>		
Name of interested parties/groups	This is a monitoring report for information only, there is no requirement for community engagement or consultation.		
Tangata Whenua	This is a monitoring report for information only, there is no requirement for community engagement or consultation.		Planned
General Public	This is a monitoring report for information only, there is no requirement for community engagement or consultation.		Completed

**ISSUES AND OPTIONS ASSESSMENT**

<b>Insert summary resolution required</b>	
<b>Reasons why no options are available. Section 79 (2) (c) and (3) Local Government Act 2002</b>	<b>Legislative or other reference</b>
There are no other practicable options for Council to consider aside from receiving the completed report, which provides statistics and trends.	

**STATUTORY COMPLIANCE**

18. The report satisfies obligations for Council to monitor Development Trends as part of the SmartGrowth partnership. It also plays a role in informing Council planning processes.

**FUNDING/BUDGET IMPLICATIONS**

19. The report has been produced within existing budgets and resources as part of the annual work programme.

**ATTACHMENTS**

1. **2022 SmartGrowth Development Trends report** 

# SmartGrowth Development Trends Technical Report 2022





































































































































































































## 9.2 OPERATIONAL RISK AND SCORECARD REPORT QUARTERLY UPDATE ENDING MARCH 2023

**File Number:** A5312668

**Author:** Tracy Harris, Executive Assistant, Infrastructure Group

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

### EXECUTIVE SUMMARY

The purpose of this report is to present the Scorecard report for the 3<sup>rd</sup> quarter ending 31 March 2023, and to advise on current capital projects, operational issues, property proposals, and trending across the Council activities.

### RECOMMENDATION

That the Executive Assistant, Infrastructure Group's report, dated 16 May 2023, titled 'Operational Risk and Scorecard Report Quarterly Update Ending March 2023' be received.

### BACKGROUND

#### SCORECARD REPORT

The Scorecard report for the 9 months to 31 March 2023 is attached. The executive summary of that report notes trends and provides commentary. The first section of the Scorecard provides growth monitoring statistics and additional lots. Part two provides a summary on progress with the work programme. Note this Scorecard Report does not include financial information as that is being reported to the Audit and Risk Committee.

We are interested in feedback on the format of the Scorecard report and the information that it contains to make changes to provide the level and type of performance reporting that the Committee requires. We note that improved detail is required in the narrative in each section and this will be improved in the next iteration.

#### OPERATIONAL RISK AND STATUS TABLE

The operational risk table has been developed to show:

- Project or activity;
- Brief description of the risk and why it has arisen;
- Type of risk (e.g., timing, financial, service delivery);
- Project or topic status update;
- Items that the Committee needs to be aware of; and
- Traffic light system:

**Green:** Operational item, for information;

**Orange:** Potential to escalate, Council needs to be aware; and

**Red:** High risk, Council direction may be required.

This is an up-to-date status and forward-looking report and may supersede the comments in the Scorecard Report.

Additional information and topics may be provided at the meeting.

TOPIC AND DESCRIPTION	RISK TYPE	RISK LEVEL
<p><b>Storm Damage</b></p> <p>The storm damage repairs, and reinstatement programme is reported in a separate report within the agenda. The programme is expected to occur over the next two financial years.</p>	<p>Financial</p> <p>Reputational</p> <p>Timing</p>	
<p><b>Emergency Management</b></p> <p>The current weather event of 30 April and 1 May and 9/10 May is being monitored by our Emergency Management team and they will escalate to an IMT if required.</p>	<p>Reputational</p> <p>Health &amp; Safety</p> <p>Weather</p>	
<p><b>2 Mile Creek Bank Protection</b></p> <p>The project has been let to Beach Contractors. Based on the tender price the total project cost will be in the vicinity of \$2.5M which is well within budget. The next steps for the team will be to submit environmental plans to BOPRC and the aim is to begin physical works before the Fish Passage season begins 1<sup>st</sup> August and all works must stop till 30 November.</p>	<p>Timing</p> <p>Weather</p>	
<p><b>No.4 Road Bridge</b></p> <p>The temporary Bailey bridge was procured, installed, and opened for public use on 15 March 2023.</p> <p>Professional services work has commenced on the planning and investigations for a permanent bridge replacement. This work is expected to include options around location, bridge form and cost estimates.</p>	<p>Financial</p> <p>Timing</p>	
<p><b>Te Puna Station Road Closure</b></p> <p>Te Puna Station Road has been closed due to both over and under slips occurring in the Anniversary Weekend storm event. The under-slips occurred in an event last year and slipped further this event. An assessment is being made of the options to either reinstate a one lane section or to close the road to vehicular traffic while retaining the cycleway. There are different financial, community and traffic implications for each option.</p>	<p>Traffic flows</p> <p>Financial</p> <p>Community implications</p>	

<p>Works will be undertaken during May to make the site safer for pedestrians and cyclists, and to prevent unauthorised vehicular access. These include:</p> <ul style="list-style-type: none"> <li>• Installation of concrete barriers at extents of road closure.</li> <li>• Clearance of slip spoil from carriageway.</li> <li>• Installation of fence around under-slips.</li> <li>• Hydroseeding of slip faces (to prevent further erosion).</li> </ul>		
<p><b>Capital Expenditure</b></p> <p>A review of all the capital projects has been undertaken to assess the likely performance for the year. At this stage the assessment is that the capex will be around 80% of the full year target however this is continually impacted by the significant periods of rain. The expenditure includes budgeted items, additional expenditure approved by Council and projects with unbudgeted external funding.</p> <p>The wet weather to date in the construction season is having an impact on the roading programme. Road pavements cannot be constructed in the wet, and they need several fine days to dry before sealing. To date a significant portion of the construction season has been lost. The storm event and clear up has diverted design and construction resources.</p>	<p>Weather Financial Weather related contract claims</p>	
<p><b>Roading Maintenance</b></p> <p>The storm event has required the routine maintenance roading crews to be used on event response and clean up. This means that the routine road maintenance is behind, and the Operational Performance measures are not expected to be met for April and May. The priority for the crews is safety items and the busiest roads.</p> <p>The Committee will be workshopping the LOS and contract performance</p>	<p>Reputation Customer satisfaction</p>	
<p><b>Grass Mowing and Vegetation</b></p> <p>The favourable seasonal growing conditions meant that the mowing crews were unable to keep up with the grass growth and maintain the agreed levels of service. This affects both roading and reserves.</p> <p>The priority sites were agreed with the contractors. Priorities are active reserves and higher use sites.</p> <p>The cooler weather that slows grass growth has not yet happened and the grass growth and ability to mow is still an issue.</p>	<p>Customer satisfaction Reputational</p>	
<p><b>Elder Housing</b></p> <p>The site at Heron Cres has been cleared. 4 units were demolished and 7 have been removed and stored for future use. Civil works on the site has commenced. Council has endorsed the initial concept design for replacement</p>	<p>Timing Financial</p>	

<p>units, with some conditions subject to a successful funding application from Ministry of Housing and Urban Developments Affordable Housing Fund.</p> <p>An onsite information session will be held on 30 May.</p>		
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**ATTACHMENTS**

- 1. Scorecard Report Quarterly Update Period Ending March 2023**  

































































## 10 INFORMATION FOR RECEIPT

### 10.1 STORM DAMAGE ACROSS THE DISTRICT UPDATE

**File Number:** A5314431

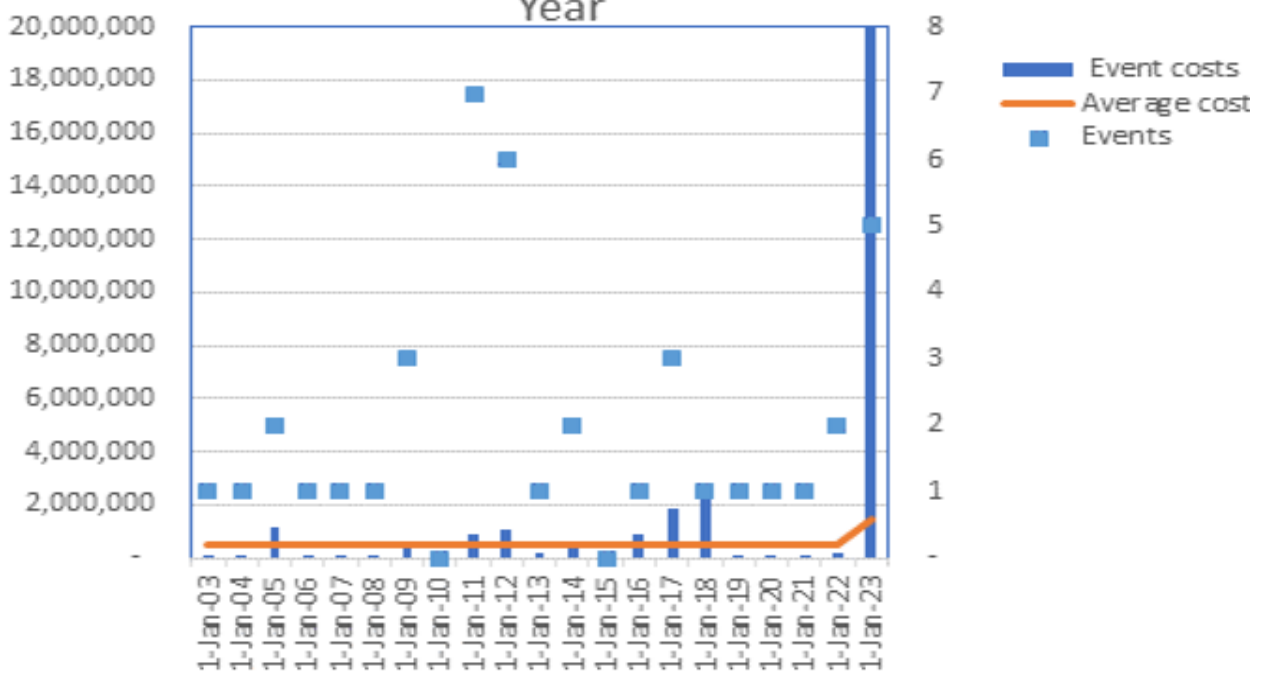
**Author:** Jim Paterson, Transportation Manager

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

#### EXECUTIVE SUMMARY

The year’s most recent storm events have estimated remedial costs totalling \$20M.

Annual Emergency Events and Works Costs by Year



The 10-year average annual roading cost for storm response activities cost is \$605,000. The current financial year 2022/2023 is an exception to this and is already estimated to cost more than \$20M.

**RECOMMENDATION**

That the Transportation Manager's report, dated 16 May 2023, titled 'Storm Damage Across the District Update' be received.

**BACKGROUND**

In the current 2022/2023 financial year, the District has experienced four significant storm events, the most recent occurring during the Auckland Anniversary weekend (January) and a week later from Cyclone Gabrielle.

These storm events affecting the roading network and property access have resulted in high rainfall and/or wind events producing flooding, washouts, under and over land slips, tree falls blocking roads and downing power lines.

Council's roading service providers (WestLink) have responded to roading incidents initially to make the sites safe and then to assess the works required to reinstate access and the roads normal level of service.

Costs for this extra ordinary activity fall on Council and Waka Kotahi under the current roading contract conditions. Council's default co-funding of 51% increases to 71% when the annual costs increase above 10% of the roading programme.

The Government has recently committed to fund initial emergency works response activity to 91% up to June 2023 due to the cyclone's impact on the upper North Island's local roading network.

Examples of the recent network damage include the loss of bridge 83 on No. 4 Road, under slips on Rocky Cutting Road, Wairoa Road washout, bridge approach scour on Washer Road, Te Puna Station Road river erosion as well as ongoing over slips, large land movement on Lund Road and increased maintenance requirements i.e., blocked culverts.

Some of the most significant responses have been:

- The upgrading of the private access roadway for No. 4 Road residents and businesses.
- The procurement and installation of a temporary Waka Kotahi Bailey bridge on No. 4 Road.
- Repairs to the Washer Road bridge approach scour while the East Coast Main Trunk Railway was closed due to the train derailment on Anniversary weekend.
- Reopening Oropi Road after the permanent repairs to reinstate the carriageway damage and,
- Reopening Wairoa Road and Lund Road once the temporary works were completed.

The list of the network's current emergency work sites, the date of the event and the estimated costs is attached for information.

### GOING FORWARD

The remaining under slip sites that meet the qualifying Waka Kotahi funding criteria will be investigated, designed, and constructed over the coming year.

Council have procured planning and investigation services for the optioneering for the Bridge 83 replacement.

### BRIDGE PROGRAMME

#### **Four Months April – June 2023:**

Investigations are likely to include Tangata Whenua consultation and community input over the bridge location and type, planning questions, preliminary consent discussion on levels, discussion with WaKa Kotahi on single or two-lane bridge, MCA on options, preliminary estimate, perhaps high-level early contractor involvement.

#### **Two months – December or February 2024:**

Decision report to be submitted to Council on options.

#### **Six Months March – August 2024:**

Consenting, specimen design, ECI, procurement.

#### **Twelve Months – September 2025:**

Construction – timing might be around kiwifruit harvest and whether the Bailey Bridge can stay operational during construction.

Overall, the best-case scenario is two years from the bridge being washed out to the completion of a new bridge.

### ATTACHMENTS

1. **Storm Event Sites in the District Map** 
2. **Storm Event Sites in the District Data** 









**10.2 SOLID WASTE UPDATE****File Number: A5326410****Author: Kerrie Little, Operations Manager****Authoriser: Gary Allis, Deputy Chief Executive & General Manager Infrastructure Group****EXECUTIVE SUMMARY**

To provide an update on kerbside collection and the solid waste activity.

**RECOMMENDATION**

That the Operations Manager's presentation dated 16 May 2023, titled 'Solid Waste Update' be received and the information noted.

**BACKGROUND**

Council has requested an update on the solid waste activity with an emphasis on kerbside. This will take the form of a presentation with time for questions.

The presentation will include the following:

- Increase in Service
- Additional Roads added to the Service
- Mixed Recycling Contamination
- Bin Presentation Rates
- Performance and Operational Updates
- Service Delivery days
- Recycling Education
- Kerbside Bin checks.
- New PAYT Tags.
- Community-Led Resource Recovery
- Recycle Centre statistics.



## 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:

<b>General subject of each matter to be considered</b>	<b>Reason for passing this resolution in relation to each matter</b>	<b>Ground(s) under section 48 for the passing of this resolution</b>
11.1 - Infrastructure Operational Risk Report May 2023 - 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