

Mā tō tātou takiwā
For our District

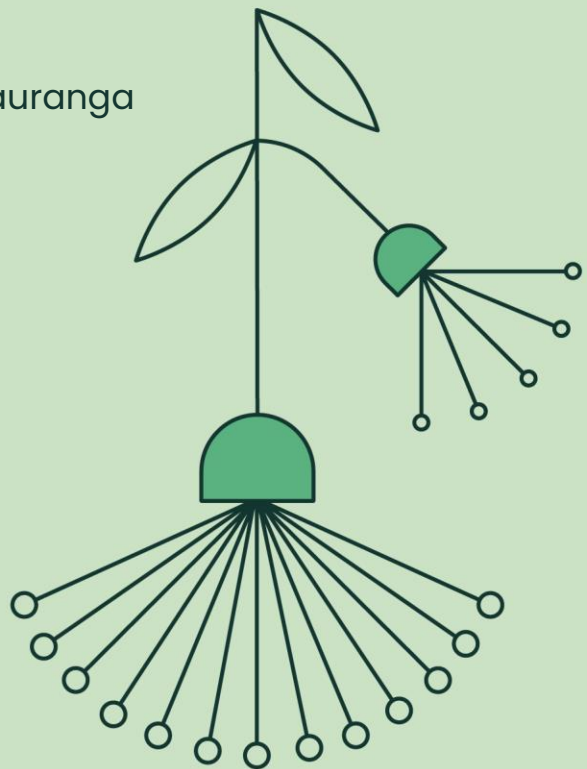
Projects and Monitoring Committee

Kōmiti Whakakaupapa me Aroturuki

PMC24-2

Tuesday, 4 June 2024, 9.30am

Council Chambers, 1484 Cameron Road, Tauranga



Projects and Monitoring Committee

Membership:

Chairperson	Cr Don Thwaites
Deputy Chairperson	Cr Allan Sole
Members	Cr Tracey Coxhead TBC 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
Quorum	Six (6)
Frequency	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.

- 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 a Projects and Monitoring Committee Meeting will be held in the Council Chambers, 1484 Cameron Road, Tauranga on: Tuesday, 4 June 2024 at 9.30am

Order Of Business

1	Karakia	5
2	Present	5
3	In Attendance	5
4	Apologies	5
5	Consideration of Late Items	5
6	Declarations of Interest	5
7	Public Excluded Items	5
8	Public Forum	5
9	Petitions	6
9.1	Rocky Cutting Road Petition	6
10	Presentations	17
11	Reports	17
11.1	Operational Risk and Scorecard Report Quarterly Update ending 31 March 2024	17
12	Information for Receipt	53
12.1	Elder Housing – Ringfenced activity update.....	53
13	Resolution to Exclude the Public	57
13.1	Ōmokoroa Transfer Pipeline	57

1 KARAKIA

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

2 PRESENT**3 IN ATTENDANCE****4 APOLOGIES****5 CONSIDERATION OF LATE ITEMS****6 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.

7 PUBLIC EXCLUDED ITEMS**8 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 relationship management system as a service request, while those requiring further investigation will be referred to the Chief Executive.

9 PETITIONS

9.1 ROCKY CUTTING ROAD PETITION

File Number: A6189036

Author: Sam Prendergast, Roding Engineer – East

Authoriser: Calum McLean, Director Transportation

EXECUTIVE SUMMARY

Concerned residents have submitted a petition to Council requesting improvements to Rocky Cutting Road. This report outlines and discusses each of the resident's concerns and requests.

RECOMMENDATION

1. That the Roding Engineer's report dated 4 June 2024 titled 'Rocky Cutting Road Petition' 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 does not approve the development and delivery of a seal widening and safety improvements project on Rocky Cutting Road independent of Council's pavement rehabilitation programme.

BACKGROUND

Under Standing Orders, Committees may receive a petition if the subject matter falls within the terms of reference for the intended meeting. The petition presented relates to the condition of Rocky Cutting Road and requests that improvements be implemented. The petition fits within the Project and Monitoring Committee's terms of reference.

Residents of Rocky Cutting Road have submitted a petition (**Attachment 1**) detailing several concerns regarding the condition of Rocky Cutting Road and claiming that within the last two years there has been an increase in traffic volume that has resulted in near misses between trucks and speeding drivers.

The petition requests that Council undertake repairs and road improvements as follows:

1. ***"Undertake urgent, good quality road repairs to potholes and broken edges (especially approaching and exiting the narrow corner before no. 185)."***

Council's road maintenance contractor inspected the road and completed pothole and edge break repairs. Council staff undertook a further inspection and identified additional faults that had not been repaired as per Council's current levels of service. These have now been logged and are programmed to be fixed. The response time within Council's current level of service for potholes and edge break

repairs is four weeks. The contractor will continue to monitor the area for developing faults.

A section of Rocky Cutting Road, (from the sharp corner just north of property no. 185 Rocky Cutting Road to property no. 253) will be resurfaced in the next 4-5 years, which will extend the life of the pavement.

2. *“Undertake regular gutter and drain cleaning.”*

Council’s road maintenance contractor inspected the road and removed branches and other detritus from the water table. Council staff completed a further inspection and identified that detritus build-up in the kerb channel exceeded Council’s current level of service which is a response time of one week. Sweeping to clear the channels of detritus has been programmed.

3. *“Install 50km/h speed limit signs at the top and bottom of the road (it is presently open speed limit, coming off an 80km/h zone on Welcome Bay Road).”*

In April 2024, the Strategy & Policy committee adopted the Speed Management Plan (SMP) which supersedes the Speed Limits Bylaw 2020. The SMP does not propose any changes to the permanent speed limit on Rocky Cutting Road which will remain at 100kph.

4. *“Install a mirror at the Welcome Bay Rocky Cutting Road intersection to improve visibility and safety.”*

A mirror in this location is not recommended for the following reasons:

- In high-speed areas mirrors can be misleading because it is more difficult for drivers to accurately judge speed and distance.
- At night mirrors reflect headlights and can be distracting to road users.
- Mirrors are often damaged (by vandals or by accident), and reflectivity deteriorates over time from exposure to environmental conditions.
- It is difficult to achieve the optimal location/angle to address the visibility issue.

5. *“Install anti-dumping signs at strategic locations.”*

Environmental Solid Waste staff report that illegal dumping on Rocky Cutting Road has declined but that signage may be provided at strategic locations on Rocky Cutting Road. Illegal dumping includes larger items like appliances or tyres and not general litter. Council does not have a rural roadside litter pick up service.

6. *“Widen the road the corner before no. 185.”*

On this section of Rocky Cutting Road, the seal width is average 5.7m wide. On 31 December 2022, the Average Annual Daily Traffic Volume (AADT) was 400 vehicles per day (vpd) with 5% being measured as heavy vehicles. This equates to a passenger car equivalent (PCE) of 500.

Council's Development code specifies that a road with 201–500 PCE should have carriageway width of minimum 6.5m wide therefore Rocky Cutting Road does not currently comply with the Development Code. However, it is important to note that there are many roads across the district that do not comply with the Development Code because it is not economically feasible to widen every non-compliant section.

The cost of widening a 700m long section of carriageway over the 700m will be approximately \$500,000 however the cost may be greater if property acquisition is necessary to facilitate geometric widening, if retaining structures are necessary to stabilise banks, and if the works are not undertaken concurrent to pavement rehabilitation.

When a road pavement reaches the end of its life, rehabilitation work is undertaken to restore the pavement to new condition. Road widening and other safety improvements are often conducted at the same time because it is more cost effective to deliver these works under one project. Council rarely undertakes a seal widening project when the existing pavement is considered to have remaining life.

The section of Rocky Cutting Road from the sharp corner just north of 185 Rocky Cutting Road to approximately 253 Rocky Cutting Road, is programmed to be re-sealed in the next 4–5 years, however, there are no rehabilitation projects currently programmed for Rocky Cutting Road.

If widening works were to be undertaken along Rocky Cutting Road, this funding would need to be diverted from other projects.

SIGNIFICANCE AND ENGAGEMENT

In terms of the Significance and Engagement Policy this decision is considered to be of low significance because it will only affect the residents and road users of Rocky Cutting Road.

ENGAGEMENT, CONSULTATION AND COMMUNICATION

Interested/Affected Parties	Planned Engagement/Consultation/Communication		
Name of interested parties/groups	Rocky Cutting Road residents and ratepayers.	Planned	
Tangata Whenua	Waitaha, Ngāti Pūkenga, Ngāi te Rangi – Ngā Pōtiki		

General Public	N/A		
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ISSUES AND OPTIONS ASSESSMENT

Option A	
That the Projects and Monitoring Committee does <u>not</u> approve the development and delivery of a seal widening and safety improvements project on Rocky Cutting Road independent of Council's pavement rehabilitation programme.	
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: <ul style="list-style-type: none"> • It will not be necessary to divert funding from other projects. Disadvantages: <ul style="list-style-type: none"> • Rocky Cutting Road residents are likely to be dissatisfied with the outcome. • Rocky Cutting Road will continue to be non-compliant with the Development Code. • The risk of collisions on this section of Rocky Cutting Road will not be reduced.
Costs (including present and future costs, direct, indirect, and contingent costs).	Rocky Cutting Road will continue to be maintained within the existing levels of service at approximately \$10,000 per annum.
Option B	
That the Projects and Monitoring Committee approves the development and delivery of a seal widening and safety improvements project on Rocky Cutting Road independent of Council's pavement rehabilitation programme.	
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: <ul style="list-style-type: none"> • Rocky Cutting Road residents are likely to be satisfied with the outcome. • The risk of collisions on this section of Rocky Cutting Road will be reduced. • Following the project, Rocky Cutting Road will meet the width requirements within the Development code.

	<p>Disadvantages:</p> <ul style="list-style-type: none"> • There is currently no funding available for a seal widening project on Rocky Cutting Road. It would be necessary to divert funding from other projects. • Due to the nature and rural environment of Rocky Cutting Road, the widening project will hold significant cost.
Costs (including present and future costs, direct, indirect, and contingent costs).	<p>Estimated cost of \$700,000 to widen a 700m section of carriageway to 6.5m. Estimate includes allowance for retaining structures and property purchase.</p>

STATUTORY COMPLIANCE

The recommendation(s) meets:

- *Land Transport Management Act 2003*

FUNDING/BUDGET IMPLICATIONS

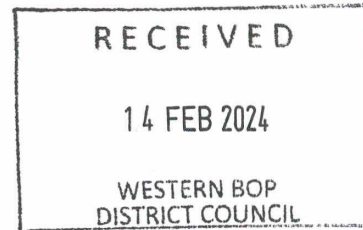
Budget Funding Information	Relevant Detail
	There is currently no funding available for a seal widening project on Rocky Cutting Road. It would be necessary to divert funding from other projects.

ATTACHMENTS

1. **Rocky Cutting Road Petition**  

Petition for Improvements on Rocky Cutting Road

To: Western Bay District Council, Tauranga City
From: The Residents of Rocky Cutting Rd, Waitao
Date: August 2023

**Background:**

In the past two years, there has been a marked increase in the number of traffic near-misses on Rocky Cutting Rd, especially involving trucks and speeding drivers.

Drivers are often forced onto the road verge, sometimes damaging tires and wheels.

We believe it is only a matter of time before a serious accident occurs.

The road has also fallen into significant disrepair.

The Council has patched the potholes and broken edges on a regular basis; but the repairs seldom last more than a few weeks.

The recent subsidences in the road have been caused in part by blocked gutters and drains.

There has also been a marked increase in the number of people dumping rubbish on the side of the road. It is usually left to the residents to clean it up.

Petition:

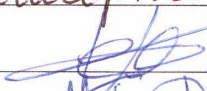
This petition respectfully requests the WBDC to:

In the short term:

- Undertake urgent, good quality road repairs to potholes and broken edges (especially approaching and exiting the narrow corner before 185))
- Undertake regular gutter and drain cleaning
- Install 50km/h speed limit signs at the top and bottom of the road (it is presently open speed limit, coming off an 80km/h zone on Welcome Bay Rd).
- Install a mirror at the Welcome Bay Rocky Cutting road intersection to improve visibility and
- safety.
- Install anti-dumping signs at strategic locations

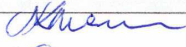


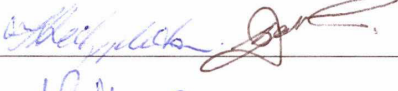
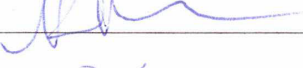


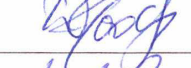
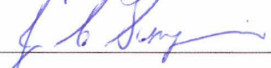

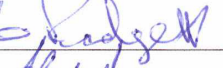
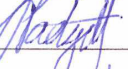
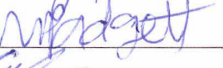



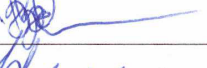





In the medium term:

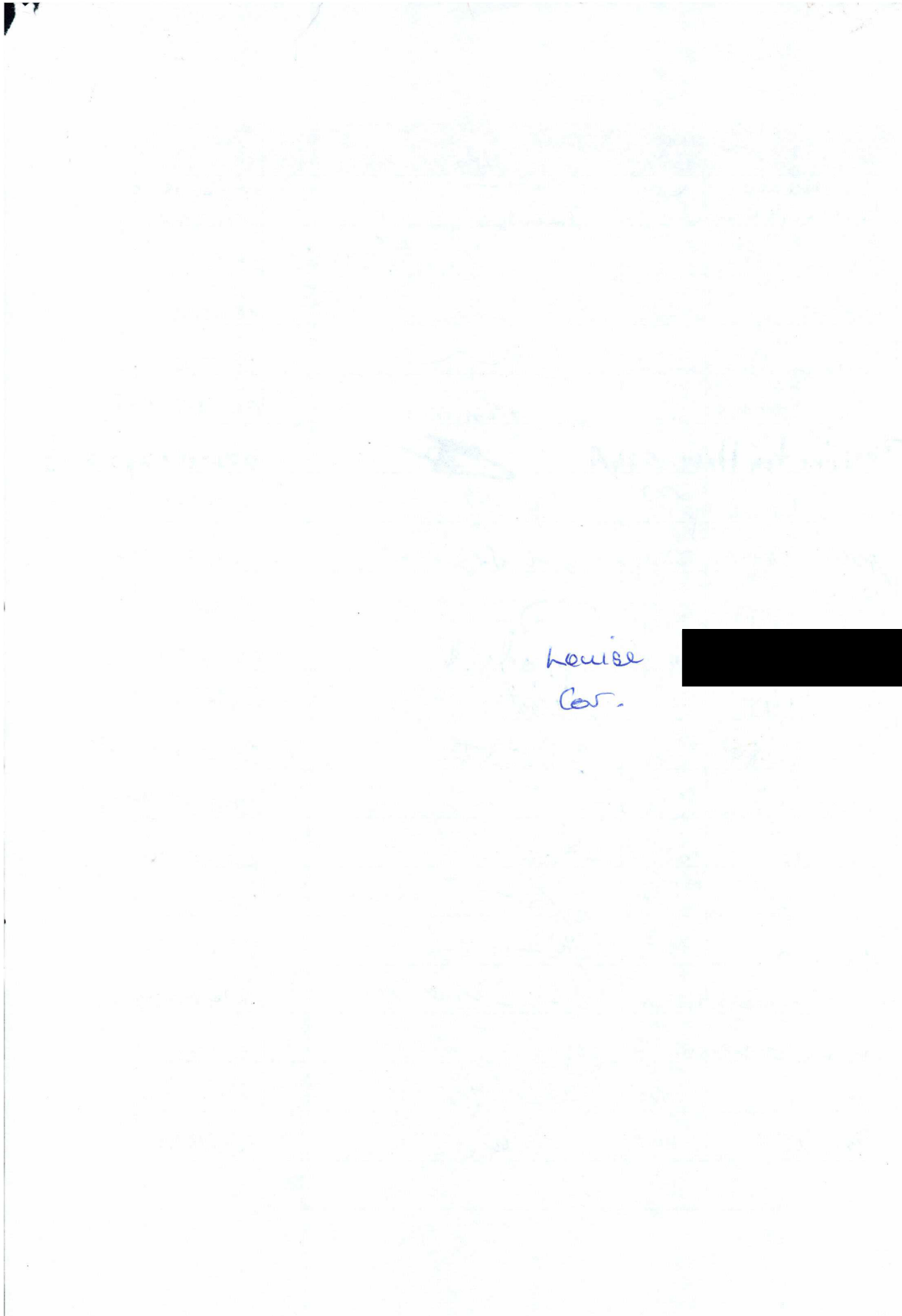
- Widen the road at the corner before no.185

Name	House number	Signature	Phone
Louise Prastin		Louise Prastin	
Con Verwa			
Amy Tewhet		Amy Tewhet	
Heather Rickland		Heather Rickland	
Jeff Dwyer		Jeff Dwyer	
C. Martelletti		C. Martelletti	
LAIO MARIANI		LAIO MARIANI	
Nicole Haack		Nicole Haack	
Santa Carro		Santa Carro	
D. Hindmarsh		D. Hindmarsh	
N. BERRUMAN		N. BERRUMAN	
S. O'Brien		S. O'Brien	
Rhys Roberts		Rhys Roberts	
Ali Forlong		Ali Forlong	
Diane Goodridge		Diane Goodridge	
Brett VanHusen		Brett VanHusen	
Nicola vanHusen		Nicola vanHusen	
H. Leonard		H. Leonard	
L. Leonard		L. Leonard	
Matt Appleton		Matt Appleton	
M. TEN HAVE		M. TEN HAVE	

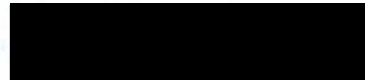
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Name	House number	Signature	Phone
Ian Manson			
Ian + Leigh Mans			
Eric Wolters			
Keith Appleton			
Robyn Robb			
May Portman			
Pauline ten Ha			
Dianne Goodridge			
Jackie Simpson			
Nigel Simpson			
Greg Padgett			
Susan Padgett			
Megan Padgett			
Grant Digrise			
Sue Fever			
Barry Hagen			
Ben Booth			
Ian Summers			
Anna Jane Hett-Pettho			
Cade Booth			
PHILIP BOOTH			
Jordan Smith			



Louise
Cor.



10 PRESENTATIONS

11 REPORTS

11.1 OPERATIONAL RISK AND SCORECARD REPORT QUARTERLY UPDATE ENDING 31 MARCH 2024

File Number: A6265619

Author: Rod Barnett, Management Accountant

Authoriser: Cedric Crow, General Manager Infrastructure Services

EXECUTIVE SUMMARY

The purpose of this report is to present the Scorecard report for Quarter 3 ending 31 March 2024, and to advise the Projects and Monitoring Committee on Infrastructure and Regulatory matters.

RECOMMENDATION

That the Management Accountant's report, dated 4 June 2024 titled 'Operational Risk and Scorecard Report Quarterly Update Ending 31 March 2024' be received.

BACKGROUND

SCORECARD REPORT

The Scorecard report for the period ending 31 March 2024 is attached, refer **Attachment 1**. 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>Transportation Maintenance Activity</p> <p>Progress continues with the short-term maintenance and delivery strategy. Cyclic and emergency resources are well established and there has been a 40% reduction (on average) in customer requests. Capital programmes have been developed and procured, and the resurfacing and pavement rehabilitation packages are largely complete. Both Opex and Capex budgets are expected to be fully expended.</p> <p>Staff are still working on the close out of the previous ONMC contract. Challenges relating to design information and data sharing may impact next year's seal extension, LCLR and resilience projects. Design is well underway for the 24/25 resurfacing and pavement rehabilitation programmes and procurement is expected to commence in July.</p> <p>The S17a review has been completed and the recommendations adopted by Council. Further workshops with elected members will be required to work through levels of service, contract models and performance frameworks. Staff are currently developing a procurement strategy which will be submitted to NZTA (Waka Kotahi) for endorsement.</p> <p>The Transportation team has been reorganised and has a new structure. Recruitment of vacant positions will commence in June.</p>	<p>LCLR – Underspend</p> <p>Design Delays</p>
<p>No. 1 Road Pavement Rehabilitation and Seal Widening (RP300 – 1930)</p> <p>Progress has been impeded by the failure of the ONMC contractor to provide copies of electronic data relating to the project. All site investigation and survey work activities have been completed.</p> <p>Design and consenting activities are well advanced and will be completed once the stormwater design has been approved by BoPRC and appropriate mitigation has been agreed with affected landowners. Engagement with BoPRC and affected landowners is progressing well.</p>	<p>Supplier Availability</p> <p>Service Delivery</p> <p>Timing</p>

<p>The risk of further pavement deterioration will be mitigated by the application of additional heavy maintenance treatments prior to the onset of winter.</p> <p>Upon completion of the design and consenting, staff will workshop the phasing and programme. This will focus on delivering the works in one or two seasons, with heavy consideration given to traffic management and delays.</p>	
<p>No. 4 Road Bridge Reinstatement</p> <p>Progress has been impeded by failure of ONMC contractor to provide copies of electronic data relating to the project.</p> <p>All site investigation and survey activities have been completed.</p> <p>Development of the design is progressing well, and activities required for consenting project have commenced.</p> <p>The location of the new bridge has been changed to the west-side of the Bailey bridge to overcome technical challenges such as:</p> <ul style="list-style-type: none"> • Geometrical alignment • Impact on road users during construction • Future operation and maintenance hazards • Construction duration <p>There is not expected to be a significant impact on cost.</p>	<p>On-Track</p>
<p>SH2 Omokoroa Road Interim Intersection Upgrade</p> <p>Works</p> <p>Physical works has started with the removal of trees and some site clearance. The project team is working on methodology, programme, and procurement. The project team has had a reset with Council taking a greater lead with the external utilities' conversations and procurement/phasing of works. Further consultations will be undertaken wants the procurement strategy is finalised and there is a commitment from the external utilities.</p> <p>Land Purchase</p> <p>Two land parcels are required. Staff are in discussion with the owners' agents around details and costs.</p> <p>Stormwater Discharge</p>	<p>Land Purchase</p> <p>Network Utility (PowerCo)</p> <p>Consents</p>

The project requires a stormwater discharge consent from BOP Regional Council now and land is required for a treatment pond. Staff are progressing discussions with landowners for acquisition of land. This is causing a delay.

Property Access/Procurement

The alternative Youngson Road property access is currently unresolved, and the designers have been tasked to look at feasibility of alternatives based on the affected landowners' feedback.

Overhead Power Supply

There is a risk associated with the relocation of the existing overhead power lines, which are conflicting with the planned earthworks, as they may require temporary relocation into private properties. PowerCo are working on designs for the temporary relocation of overhead lines, the planned undergrounding of existing lines and working with Council to secure a potential new substation site on Omokoroa Road. Unfortunately, PowerCo has indicated a 12-week delay which has significantly impacted the project.

Fibre Optics

There is a risk of relocating the three fibre optics cables. Council and Beca is working with all three providers to obtain a commitment to relocating the cables.

Waihi Beach Stormwater

Significant progress has been made on the maintenance programme and most activities has been completed. Sites are in the concept and design phase, as agreed with the community liaison group. Modelling continues to assist with option analysis, concept design and feasibility. Regular meetings are held with the Community liaison group to ensure we are developing a joint approach. Once the modelling is complete, staff will need to workshop with elected members – modelling vs levels of service. Staff are now ready to have a workshop in this regard. Once elected members have made a decision on projects and funding. A procurement strategy can be developed.

Waihi Beach Waste Water Treatment Plant

Staff continue to work through the detail for the repair and upgrade of the Waihi Beach Waste Water Treatment Plant. Steady progress has been made on the design, which includes re-establishment of a single cell HDPE lined SAS lagoon with improved aeration and refurbished decant facility. Further to this, various upgrades to optimize the plant and improve the

**Further Site
Deterioration**

Weather

<p>risk profile. Progress has been made with the insurer and a commercial settlement has been reached. LTP budgets will have to be adjusted to incorporate this settlement.</p>	
<p>Katikati Wastewater Treatment Plant (WWTP) Outfall Pipeline</p> <p>Council has a consent to discharge wastewater to the ocean at its Katikati WWTP. A pipe runs from the plant underneath Tauranga harbour, Matakana Island and then out to sea. The pipe has had four failures since 2018, with three of these occurring in the last 12 months. The consequence of the pipe failure is that treated effluent leaks into the harbour. This is an unconsented activity and may lead to legal action from BOP Regional Council. The discharge of treated effluent is also a culturally sensitive issue.</p> <p>A condition assessment report on the recent break suggests the pipeline has less than 5 years of remaining useful life, and further failures can be expected in this time. Previous reports (2019) suggested this pipe would not fail again prior to 2050. Water Services have engaged Beca to provide a cost estimate for replacement of the pipe and to consider alternatives.</p> <p>Staff will also be liaising with the Katikati Wastewater Advisory Group (WWAG) to discuss the issues and available options. Land discharge options are currently being investigated for potential future discharge, however, following consultation with WWAG, Water Services will be in a better position to make recommendations on the most appropriate solution.</p> <p>An IOP has been discussed with Council as part of the LTP process to agree a way forward. A small leak was picked up in compliance testing, but the leak could not be found. A significant leak was picked up in the middle of May and divers are on site fixing the leak.</p> <p>The plant is struggling to meet compliance with the resource consent and an upgrade is required. Tenders are being evaluated to progress the construction.</p> <p>There is a high risk that the Regional Council may respond to the leak and the non-compliance.</p>	<p>Financial Timing</p> <p>Regulation Enforcement</p> <p>Reputation</p>
<p>Te Puke Wastewater Treatment Plant (WWTP)</p> <p>The project is under pressure with the project team working to resolve various concerns and to get the project back on track.</p> <ul style="list-style-type: none"> Budget – High construction escalation over the last couple of years and availability of material as resulted in a need to increase the budget. Discussions are underway with the ECI contractor to investigate alternative process technology to reduce the infrastructure requirements and resulting cost. At this stage, this looks like a viable alternative. Staff will communicate further on this matter once sufficient information is available. 	<p>BOPRC – Compliance</p>

<ul style="list-style-type: none"> • Consultant Performance – The consultant’s performance is a concern. Staff working diligently with the designer to get them back on track and resolve outstanding variations. The designer has submitted significant variation orders that are being reviewed by external specialists and legal experts. • Consent – The earthworks consent has been obtained. This allows earthworks to start once the design is complete. • Iwi –Significant progress has been made with the relationship with iwi. <p>All of the above will have an impact on project completion and cost. Adjustments has been made in the proposed LTP budgets to accommodate the high construction escalation and other delays.</p>	
<p>Rangiuru Business Park</p> <p>Quayside Properties Ltd continue to progress development of the Rangiuru Business Park. Quayside delivered contracts on behalf of Council which are well established and underway. Positive progress has been made with the interchange, wetland, utilities and internal road corridor within RBP.</p> <p>Staff continue in discussions with Quayside Properties Ltd regarding the Rangiuru Financial Contributions methodology and other requirements outlined in the district plan. Further to this, staff are taking an active role in supporting Quayside with other funding opportunities at both regional and sub-regional levels.</p>	<p>On-Track</p>
<p>Drinking Water Compliance</p> <p>The implementation of new legislation regarding drinking water has required Council to improve various components of the drinking water system, including its treatment. It should be noted that none of Councils supplies are compliant with the protozoa requirement. This will be resolved once UV installations are complete. The UV installations are budgeted for in future years and staff are considering options to fast track the implementation.</p> <p>Floride update</p> <p>Athenree & Wharawhara WTP upgrade works (which includes fluoridation) is currently out for tender with the expectation of awarding end June.</p> <p>The final design and updated financials from the tender process will inform the funding agreement with the Ministry of Health.</p>	<p>Regulation Enforcement Financial Timing</p>

<p>Heron Crescent</p> <p>The tender for the 26 units to be built at Heron Crescent has been awarded to iLine Construction. Application for building consent has been lodged and resource consent has been issued. The building consent has been lodged and is being processed.</p> <p>Blessing of the site was carried out on 20 May in preparation for site works to begin.</p>	<p>Timing</p>
<p>Resource Consents of Interest</p> <ul style="list-style-type: none"> • Te Puna Industrial Ltd- Notified Land use application (joint BOPRC and WBOPDC). Joint hearing to be heard by Independent Commissioners, has been deferred until June 2024. • Wolfbrook Residential Ltd - Several Land use applications for 4-6 residential units in Te Puke, being processed or recently granted. • AP Properties Tauranga 2016 LP – Land use and subdivision consents for a five-lot subdivision Seddon Street, Te Puke. • Western Bay of Plenty District Council – Heron Crescent Elder housing Land use consent granted by Independent Commissioner 12 January 2024. • 24 Middlebrook Road, Katikati- Kainga Ora construction of 18 dwellings and subsequent freehold subdivision 	<p>Public Interest</p>
<p>Ōmokoroa School development</p> <ul style="list-style-type: none"> • Ministry of Education representatives have recently confirmed that there will be a new school in Ōmokoroa in the future however it will not be in the time frame that was initially announced. This development is paused as all Ministry-led property projects in pre-construction are being reviewed and the Ōmokoroa New Schools have been included in this review. These reviews are looking at cost efficiencies, need and timing for the delivery of Ministry projects. 	<p>Public Interest</p> <p>Timing</p>

ATTACHMENTS

1. **Scorecard Report Ending 31 March 2024**  
2. **Capital Works Presentation**  



Executive Summary

The purpose of this report is to provide a Performance and Monitoring update to the Senior Leadership Team and the Projects and Monitoring Committee. This report is for the 9 months ended 31 March 2024 and includes growth monitoring statistics with market commentary, work programme, Long Term Plan activity update & internal services update. Included in this scorecard report are activity and financial summaries which provide a high-level commentary on the non-financial and financial performance of the reported activity along with highlighting any key issues.

Growth Monitoring Statistics

Dwelling Consents Issued:
241 dwelling consents have been issued year-to-date against a projection of 274,170 in residential areas, and 71 in rural areas. Top residential areas were Te Puke, Katikati and Ōmokoroa. Top rural areas were Aongatete and Pongakawa-Paengaroa.

Additional Lots Consented:
74 additional lots were proposed year to date, with 39 from residential areas, and 35 from rural areas. Top residential areas were Te Puke and Katikati. Top rural areas were Pongakawa-Paengaroa and Aongatete.

New Lots Created:
145 new lots have been created year to date, with 106 from residential areas, and 39 from rural areas. Top residential areas are Katikati and Ōmokoroa. Top rural areas are Otawa and Minden.

Long Term Plan and Work Programme update

This quarter, we monitored a total of 382 reporting items, consisting of 270 projects and 112 processes.

	Projects	Processes
Total Projects/Processes	270	112
Met Targets	155	69
Partially Met	91	27
Not met	11	11
Not Commenced	13	5

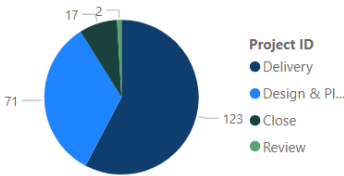
To enhance our project management capabilities, we now track project phases. The distribution for this quarter is as follows:

Delivery Phase: 123 projects
Design and Planning Phase: 71 projects
Close Phase: 17 projects
Review Phase: 2 projects

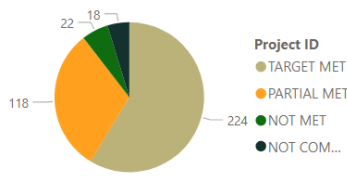
Financial Overview: **Total Project Spend: \$41M** (against an annual budget of \$148M), **Capital spend: \$33M**, **Committed Spend: \$70M** (across our capital projects), **Forecasted Capital Spend: \$101.8M**

Projects/Processes Status Update

Project Phases by Project ID

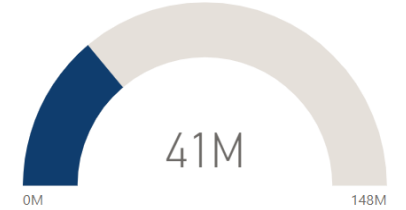


PM Assessment by Project ID

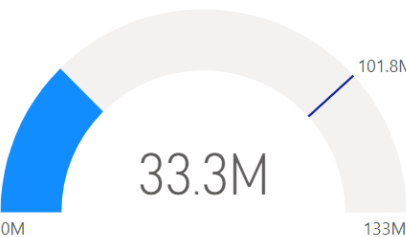


Summary

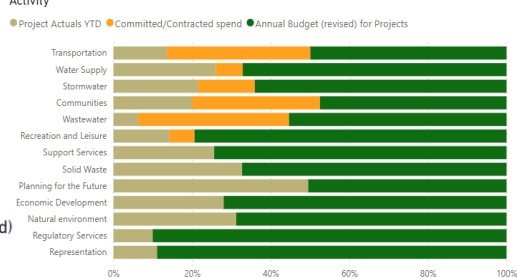
Project Actuals YTD and Annual Budget (revised) for Projects



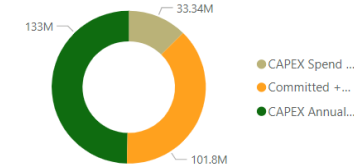
CAPEX Actuals YTD, CAPEX Annual Budget (revised) and Committed+Forecast



Project Actuals YTD, Committed/Contracted spend and Annual Budget (revised) for Projects by Activity



CAPEX Spend YTD, Committed + Forecasted and CAPEX Annual Budget (revised)



Growth Monitoring Statistics

Growth Monitoring Statistics (YTD ending 31st March 24)

Area	Type
Athenree	Residential
Katikati	Residential
Maketu	Residential
Ōmokoroa	Residential
Pukehina Beach	Residential
Te Puke	Residential
Waihi Beach-Bowentown	Residential
Aongatete	Rural
Kaimai	Rural
Kaitemako	Rural
Kopururerua	Rural
Matakana Island	Rural

241
DCI issued YTD

274
Projected DCI YTD

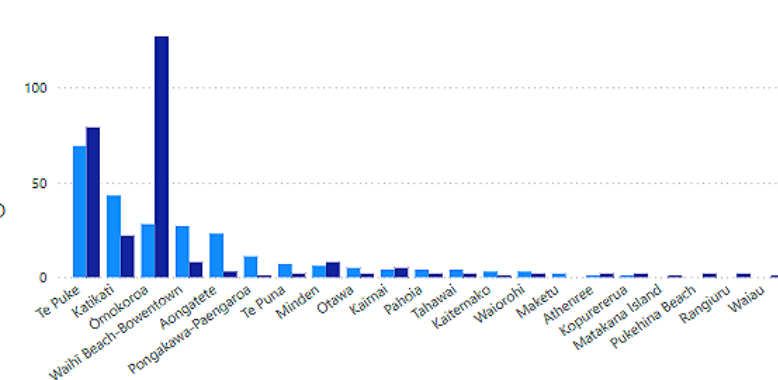
145
New Lots s224 YTD

233
Projected New Lots YTD

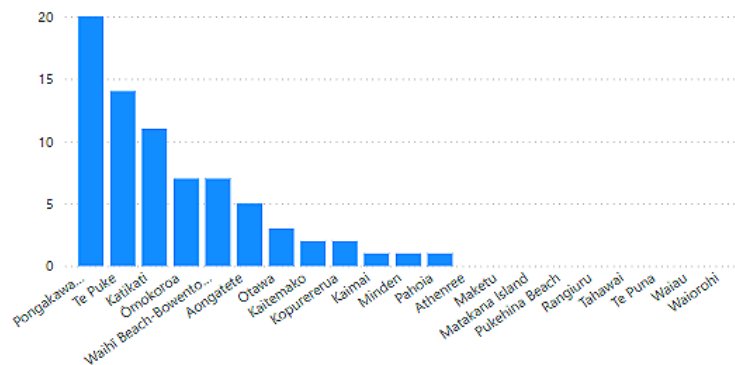
74
Proposed Lots S223 YTD

DCI issued YTD and Projected by SA2

● DCI issued YTD ● Projected

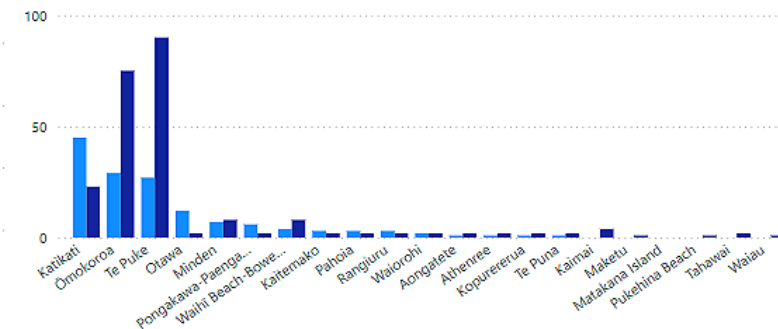


Proposed Lots at s223 YTD by SA2



New Lots Created at s224 YTD and Projected by SA2

● New Lots Created at s224 YTD ● Projected



Growth Monitoring Statistics

Market Commentary

Current Status of Housing Development: Local builders report a significant slowdown in new housing developments. Leading construction firms are receiving only 1-2 inquiries per month, with most not progressing to actual projects. This has led to a substantial downsizing of their operations, and there are increasing instances of companies entering liquidation.

Escalating Building Costs: Building costs have escalated to unsustainable levels, with entry-level house and land packages now approaching \$1 million.

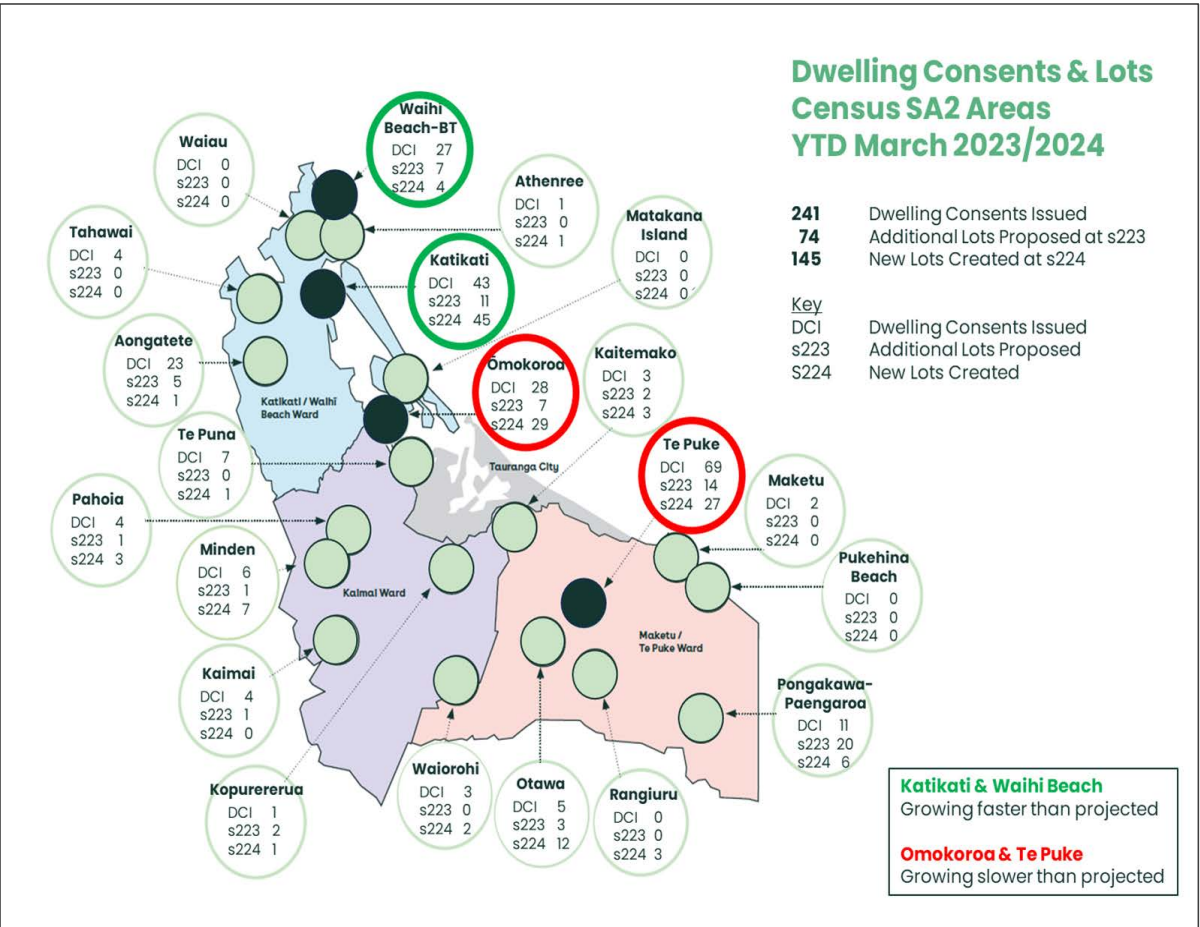
Industry Outlook: The Certified Builders Association has initiated a "Survive to 25" campaign, although the Ministry of Business, Innovation, and Employment (MBIE) forecasts a recovery period extending to 2028.

Consent Trends in Western Bay: Data from our District indicates a sharp decline in new housing consents. While consent numbers remain within typical ranges, they predominantly consist of amendments as individuals either alter their plans or opt for more cost-effective materials and reduced project scopes.

Increased Legislative Requirements: Recent legislative changes, particularly the H1 insulation requirements introduced in November 2023, have significantly increased building costs—approximately \$20,000 to \$30,000 for basic dwellings and up to \$100,000 for standard homes. Upcoming government initiatives aimed at reducing carbon footprints are expected to impose even greater financial burdens.

Land Availability and Development Challenges: The region faces a shortage of prime land, resulting in development on less desirable sites that require extensive and costly preparatory work, thereby increasing both costs and risks.

Financing and Development Timelines: Feedback from housing networks in Te Puke and Katikati indicates that developers must secure the necessary pre-sales by mid-September (prior to the next earthworks season) to obtain financing. Failure to do so may compel them to postpone development until the following year or later.



Representation

Key measures	Target	Result (Year To Date)	Narrative
Percentage of meetings attended by Elected Members and Community Board members. <ul style="list-style-type: none">Elected Members at Council and committee meetings.Community Board Members at Community Board meetings.	≥80% ≥80%	94% 90%	
Level of satisfaction with representation provided by elected members: <ul style="list-style-type: none">CommunityMāori	≥65% ≥65%	52% 44%	

Activity Summary

Non-Financial: All agendas went out on time and minutes provided for each formal meeting.

Financial: All community boards are underspent on their budgets for the year to date.

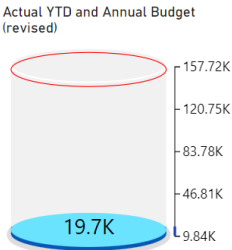
Financial Summary

19.7K

Actual YTD

157.7K

Annual Budget (revised)

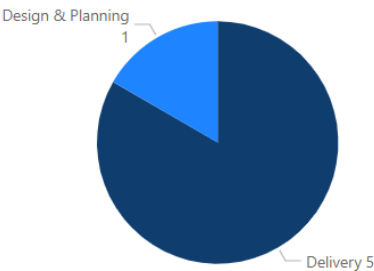


Projects/Processes Status Update

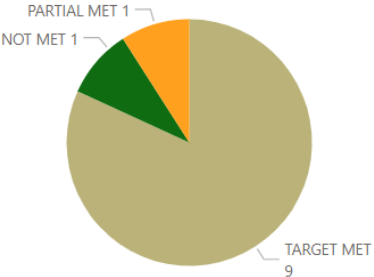
Project 6

Process 5

Projects by Project Phases



Status by PM Assessment



Planning for the Future

Key measures	Target	Result (Year To Date)	Narrative
Plans, strategies, and policies are developed or reviewed in accordance with Council-approved programme.	100%	100%	Policies and plans have been reviewed as per the Council programme.
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%	37%	

Activity Summary

Policy and Planning

Non – Financial: Projects and activities are largely on-track for the year, with several processes coming to a close shortly.
Financial: Budgets are largely as expected with underspend resulting from some budget allocation issues and some external groups not yet at the point to spend funds.

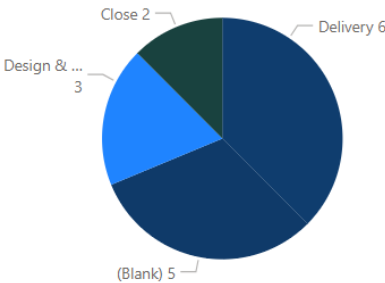
Resource Management Planning

NA

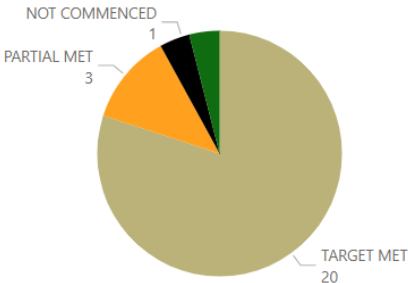
Projects/Processes Status Update

Process	6
Project	19

Projects by Project Phases



Status by PM Assessment



Financial Summary

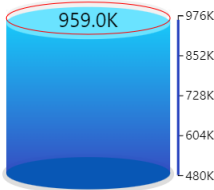
959.0K

Actual YTD

976K

Annual Budget (revised)

Actual YTD and Annual Budget (revised)



Communities

Key measures	Target	Result (Year To Date)	Narrative
Number of activity performance measures achieved (Community Building, Community Facilities, Libraries & Service Centers)	≥70%	NA	This result can only be calculated at the end of the financial year
Level of resident satisfaction with Community Services based on a two-yearly survey. This includes community development, library services and cemeteries.	≥80%	71%	

Activity Summary

Community Development Non – Financial: Service Delivery Contracts are all on track to meet deliverables for the year.

- Parafed BOP successful delivery of events to engage and provide opportunities for people with disabilities to take part in sports and recreation.
- Successful delivery by Katikati Community Centre of the Poutama Youth to Employment programme, with 71 young people having completed the programme and are now in employment.
- Citizens Advice Bureau providing much needed advice and support from Te Puke library
- Ongoing connection between Western Bay Museum with local hapū and the wider community, in particular through their Waitangi Day commemoration event.
- Support for Papakāinga continuing, with project feasibilities being progressed by Tawhitinui and Tuapiro Marae, and ongoing work on 8 feasibility assessments with Māori land holders through Te Arawa ki tai
- Allocation of \$100,000 for CCTV installation committed from the national Crime Prevention Fund

Financial: Budget for cultural development in particular for Papakāinga projects continues to be allocated, as projects proceed to feasibility stage.

Community Facilities Non – Financial: Heron Cres Elder Housing project building consent about to be lodged. Resource Consent granted and tender awarded to iLine Construction.

Te Puna Community Centre has been demolished and new building progressing well to be transported to site.

Financial: All financials monitored and on track.

Emergency Management Non-Financial: Relationships with Community Response Teams have been strengthened with ongoing support in place. Engagement with local Marae in the resilience space has increased and relationships have been strengthened.

Attended several community events (including a disability awareness day in Maketu) to raise awareness and promote personal preparedness with good engagement with community.

Rosters at 100% but still challenging to encourage staff to step away from their busy roles to commit to training. Response Management training has continued increasing capability across the activity. Resource to increase community capability and capacity are being developed.

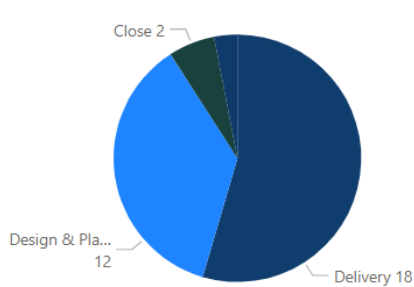
Financial: All financials on track.

Projects/Processes Status Update

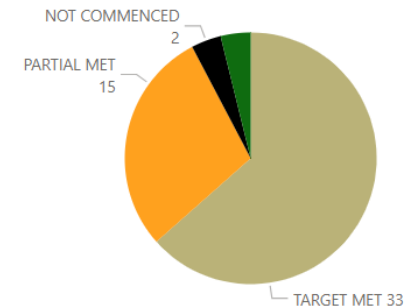
Process 12

Project 40

Projects by Project Phases

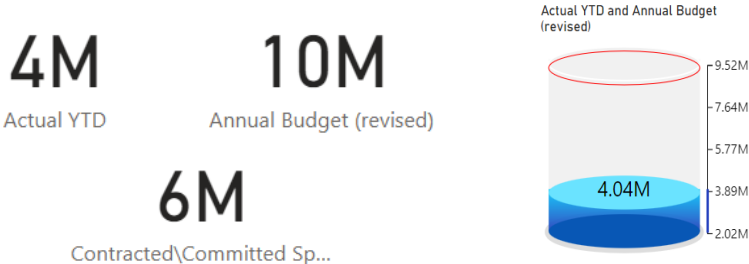


Status by PM Assessment



Project Id	ProjectName	Actual YTD	Annual Budget (revised)	YTD Variance	Comment
2643	Reserves - Cemetery Katikati/Waihi Beach Ward	-12168	110669	-95166	Cashflow
3309	Libraries - Aotearoa Peoples Network Kaharoa (APNK)	-40000	49496	-77125	No new hardware was needed at this time. Next will be new hardware for Waihi Beach build.

Financial Summary



Recreation and Open Spaces

Key measures	Target	Result (Year To Date)	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%	93.2%	
Increasing overall resident satisfaction with recreation and open spaces facilities and amenities.	≥81%	73%	

Capital Summary / Hot Topics

Parks and Reserves for the 2024 year have 72 capital projects with varying levels of complexity, with almost all involving external party consultation and input. Of the forecasted \$5M budget unspent, Centennial and Wilson Parks amount to \$750k, unspecified land acquisitions amount to \$786k, Katikati Pool works \$1.1M and Coastal Marine Structures \$1.2M (including Panepane wharf \$750k).

Coastal and Marine Structures :

Panepane wharf is currently in the tendering process and \$750k of the \$1.05M budget is expected to be carried to the 2025 year.

Swimming Pools:

Katikati pool works is now expected to span 2024 and 2025 years with \$2.5M to be spent to the end of year and \$1.1M carry forward to 2025.

Recreation Reserves and Facilities:

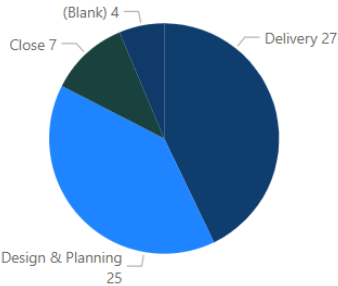
District Reserves land purchases of \$786k is expected to be utilised in 2025. Land negotiations for Ōmokoroa Reserve land are continuing to be progressed and have been subject to Plan Change 92 finalisation.

Projects/Processes Status Update

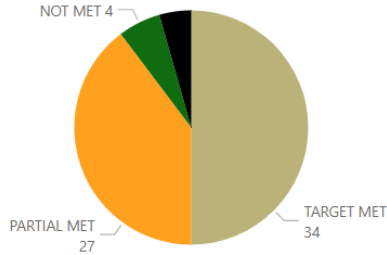
Process 5

Project 63

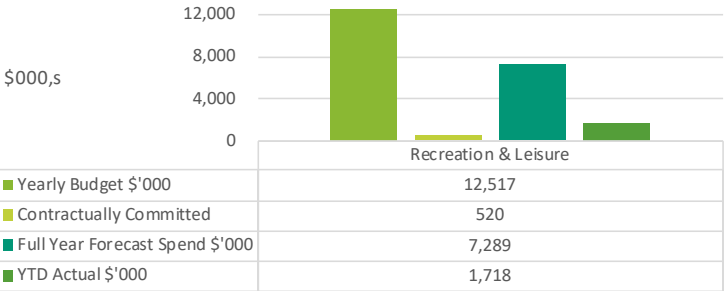
Projects by Project Phases



Status by PM Assessment



Western Bay of Plenty District Council - 2024 Full Year Capital Expenditure Forecast as at March 2024



Regulatory Services

Key measures	Target	Result (Year To Date)	Narrative
Number of successful legal challenges or mediation settlements (exclude weather tightness claims)	0	0	
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%	0.23%	12 complaints were received out of a total of 5097 Service Requests.

Activity Summary

Animal Control, Building Services and Compliance and Monitoring: Please refer to the next slide

Development Engineering: Non-financial: Application numbers are down, but we are still seeing development activity come through. This quarter the LDE team has processed the following:

- Resource Consents – 25
- Engineering Development Approval's – 5
- New lots – 21
- Building Consents – 25

There is also a focus on system and process improvements, including early work on development code improvements/changes

Financial: Financials for OPEX is tracking as budgeted. Showing a positive savings in costs due to resourcing vacancy being held for this activity.

Resource Consents: Non-financial: Overall our performance in meeting statutory timeframes has significantly improved this quarter due to reduced consent volumes, improved team capacity and capability, business improvements and a general focus on efficient and effective delivery. Three notified resource consent applications are being processed presently, which is higher than previous years and reflects the increasing complexity of proposals.

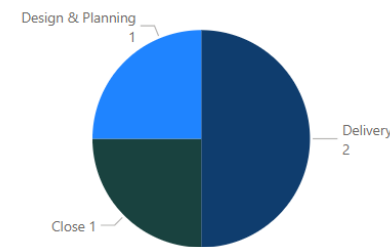
Financial: Overall, our budget position is unfavourable this quarter (and previous quarters) due to reduced application volumes therefore reduced revenue across all services areas. This unfavourable budget position has also been impacted by higher-than-expected consultant and legal costs for the Landuse consent service area. This is due to the increasing complexity of this application type. The requirement for minimum fees to be paid at time of lodgement (commenced October 2023) and an increased focus on efficient and effective delivery has had a positive impact on revenue recovery. This trend is expected to continue.

Projects/Processes Status Update

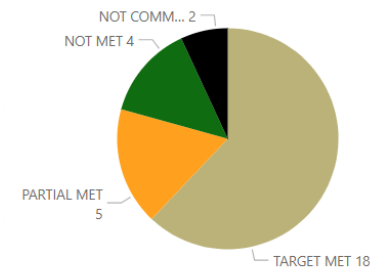
Process 25

Project 4

Projects by Project Phases



Status by PM Assessment



Financial Summary

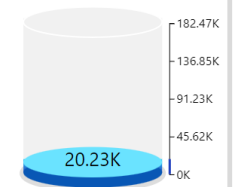
20.2K

Actual YTD

182.5K

Annual Budget (revised)

Actual YTD and Annual Budget (revised)



Regulatory Services

Activity Summary

Animal Control: Non-financial: The animal services team are working hard to get as many dog registrations as possible underway for the current year. At the time of this reporting dog registrations were currently sitting at 97.97%, and the target for the end of the year is 98%. As of 30 April 2024, we have surpassed the target at 98.32%. By the end of the 3rd Quarter, the animal services team had received a total of 1175 requests for service, of which 97% of those service requests were responded to within the prescribed timescales. The total number of infringement notices issued to dog owners for the 3 Q is 253, 196 of which have been issued to dog owners for failing to register their dog(s). Betty has retired after 35 years of service to the animal control team and is sorely missed, which means the animal services team is actively looking for another member to join its ranks. The Wander walk series of dog walks and the Doggy day out have been a tremendous success and appear to be greatly appreciated by dog owners, as was the opening and use of the dog park in Te Puke.

Financial: The total costs for the 3Q are currently under budget by \$3K; however total direct income (\$762K) is 8% under budget, this is primarily down to overstated revenue in the annual budget for dog registrations fees, which is unachievable with the limited number of dogs (and set fees) we have in the District. Net position is Year To Date \$55K unfavourable.

Building Services: Non-financial: Building Consent Processing: First quarter overall compliance with the 20-day clock – 94% average. Eight applications exceeded the 20 working days in January – 84%. Five applications exceeded the 20 working days in February 95%. March – 100%. (post IANZ audit). Average number of days to process applications 11.3 days. 15 working day KPI for RFI's sent is met as our average processing days is only 11.3 days. NB: we are 6 consents less (total) than same quarter for 2023.

Inspections: First quarter compliance with the 20-day clock for code Compliance Certificates – 93.6% average (100% Target Met from March). Number of days in advance the earliest inspection booking is available 1.52 days.

PIM's: Percentage of PIM applications processed within statutory targets 94.8% (1 out of 28 went over).

Service Requests: Percentage service requests for Building Services resolved with the agreed time frames 99% for Jan-Mar 2024.

Swimming Pools: Percentage of swimming pools re-inspected within 6 months of their anniversary date 95%. Swimming pool inspection carried out 42. Passed swimming pool inspections 35. Failed swimming pool inspections 1. Instances where we did not have access to inspection 6.

Financial: Operating Costs: Applications – \$193k unfavourable to budget. Consultancy fees are \$576k Year To Date (Bud: \$159k) resulting in \$416k overspend. This is partially offset with a \$238k underspend in Salaries. (Note: Contractor budget is not correctly aligned with resourcing calculator).

Inspections – \$70k favourable to budget. Consultancy fees are \$55k Year To Date (Bud: \$119k) resulting in \$65k underspend. Software maintenance fees are \$32k favourable to budget. Salaries are \$43k unfavourable to budget as recruitment for 1 inspector was done prior to one leaving.

Public Enquiries – \$49k unfavourable to budget. Insured claims are \$12k unfavourable and legal fees are \$34k unfavourable due to large claim in progress.

Total Direct Income: Applications – \$217k unfavourable to budget due to significant decline in application numbers. Application fees are \$1.104m Year To Date (Bud: \$1.320m) resulting in \$217k under collected. Plan checking fees are \$13k favourable to budget.

Inspections – \$1.246m unfavourable to budget due to decline in application numbers and an incorrect prediction of application numbers increasing. Applications fees are \$1.413m Year To Date (Bud: \$2.659m) resulting in \$1.246m under budget.

Building Act Compliance – \$164k unfavourable to budget. BWOFF renewals \$22k unfavourable, compliance schedules \$140k unfavourable.

Compliance and Monitoring: Non-financial: The freedom camping season is over for the year. We have employed four summer ambassadors from December 2023 to Waitangi day 2024. The summer ambassadors were employed to engage with freedom campers to provide advice and information regarding freedom camping in the Western Bay and also to obtain information by way of a survey so we can further understand the needs of freedom campers. In the evenings, our watchdog contractor would monitor the freedom camping areas to ensure compliance with the freedom camping bylaw.

Food and Health – we currently have 53 Health licensed premises (mortuaries, campgrounds and hairdressers) and 341 food related premises. We currently have one Environmental Health Officer (EHO) and an alcohol licensing inspector who is also training to be a qualified EHO. We have one alcohol licensing inspector who oversees 117 premises throughout the District.

The resource consent monitoring is conducted by one officer who aims to monitor 1000 resource consents a year. Seasonal bylaw compliance is primarily conducted through our afterhours contractors who respond to after-hours freedom camping complaints, after-hours animal complaints, and respond to after-hours noise complaints. Over the summer period, additional attention is paid towards Waihi Beach with respect to educating people with respect to not walking their dog on beach within the prohibited times, concentrating on freedom camping concerns and parking concerns within Waihi Beach. We have two traffic wardens who patrol the parking areas within Katikati and Te Puke. the monitoring of parking is conducted on weekdays only.

Financial: Traffic and Parking – The direct costs for Q3 are under budget by 37%. However, the revenue expected by Q3 is also down by 52%, leaving the net cost of service \$42K Year To Date unfavourable to budget. The primary reason being a significant reduction in the number of parking infringements notices being issued.

Resource consents monitoring – Year To Date position is \$137K unfavourable, this is primarily due to high contractor fees, and high legal fees. The revenue generated by this activity is lower than expected – \$63K. This is due in part to reduced new resource consents requiring monitoring. Further work is being undertaken to identify opportunities to address fee deficit.

Environmental health – Total costs are 19% under budget and revenue is 5% above budget, equating to the total cost of service being (\$57K Year To Date favourable) 45% below budget.

Compliance and monitoring (public enquiries) – net cost of service is 18% above budget (Year To Date \$116K unfavourable). The major contributor to this is increased legal costs.

Alcohol – the overall net cost of service is a positive variance 2% under budget – Year To Date favourable position of \$4K

Stormwater

Key measures	Target	Result (Year To Date)	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%	64%	

Activity Summary/Hot Topics

Stormwater:

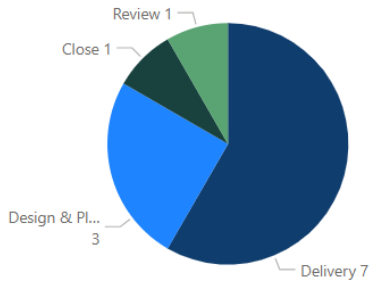
Ōmokoroa Structure Plan – The design for the Ōmokoroa stormwater ponds are delayed. There will be a carry forward to 2025 of \$7.5M due to BOPRC resource consents approval delays and continuing land contract negotiations.

Waihi Beach stormwater works are progressing and expected to be completed with \$1.4M expenditure by year end. Two Mile Creek physical works are progressing on track and with timing of completion due November 2024.

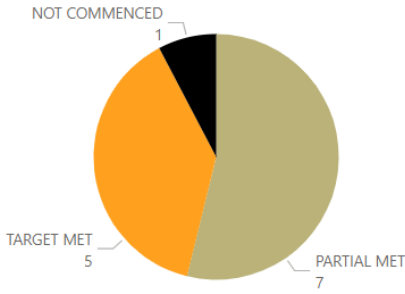
Projects/Processes Status Update

Process 1
Project 12

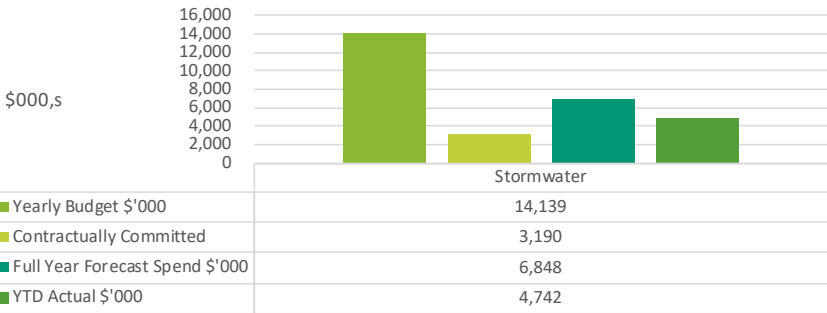
Projects by Project Phases



Status by PM Assessment



Western Bay of Plenty District Council - 2024 Full Year Capital Expenditure Forecast as at March 2024



Transportation

Key measures	Target	Result (Year To Date)	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. - Fatal crashes - Serious injury crashes	≤0 ≤0	NA	This result can only be calculated at the end of the financial year
Level of satisfaction with our transportation networks (roads, cycling and walkways)	≥65%	52%	This result is a cumulation of Roading, Cycling & Walkways results.

Activity Summary/Hot Topics

Capital:

A carry forward of Ōmokoroa roundabout and 4 laning project of \$11m is due to resource consenting, utility relocation, consultant performance and land purchase negotiations. Ōmokoroa Road urbanisation of \$8.9M is also expected to be carried forward.

Community Board:

The community board road capital budgets are expected to be underspent and there are a lot of projects behind programme due to resourcing concerns. Additional resource will be brought on board to catch up on the back log of community board projects.

Network Optimisation: Non-financial: Interim procurement contracts have been created for cyclic maintenance, vegetation control and emergency response activities. J Swap have been contracted to deliver the designed seal extension sites. Pinnacles Civil are providing professional services activities for asset management activities.

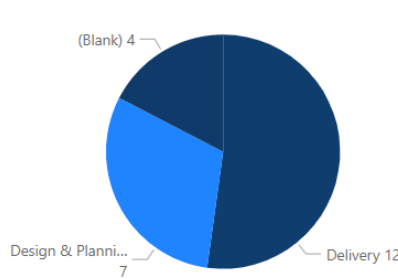
Financial: The network maintenance and capital works budgets are not expected to be fully expended due to the One Network Maintenance Contract ending. This resulted in the requirement to source new professional services and physical works suppliers as well as manage the ongoing day to day operation and delivery issues in house with limited available resources.

Projects/Processes Status Update

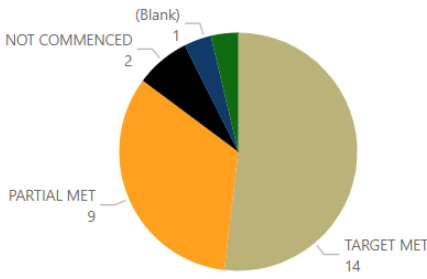
Process 1

Project 26

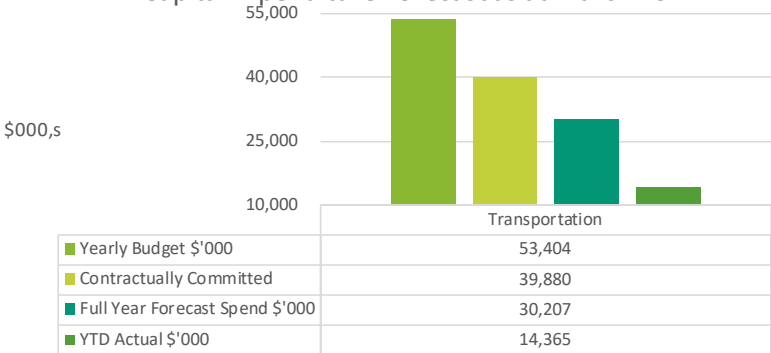
Projects by Project Phases



Status by PM Assessment



Western Bay of Plenty District Council - 2024 Full Year
Capital Expenditure Forecast as at March 2024



Water Supply

Key measures	Target	Result (Year To Date)	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%	This measure will be replaced post LTP adoption based on the new DWQAR.
Level of resident satisfaction with the quality of Council's water supply	≥85%	70%	

Activity Summary/Hot Topics

Water Supply:

Fluoridation – Tenders close 2024. \$1m will be carried over to 2025
Central Supply Zone – Additional Reservoir Central Supply Zone. \$1.3m to be carried over to 2025.

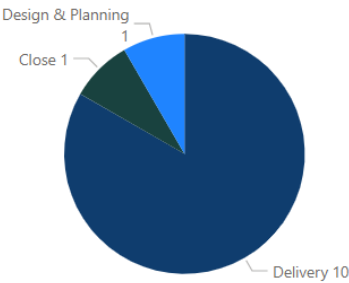
Ōmokoroa structure plan - The delay with the Ōmokoroa roundabout and 4 laning due to resource consent and land purchase timing will result in a carry forward of \$479k of the 2024 budgeted \$2.4M works.

Projects/Processes Status Update

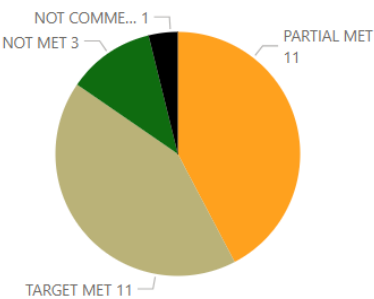
Process 3

Project 23

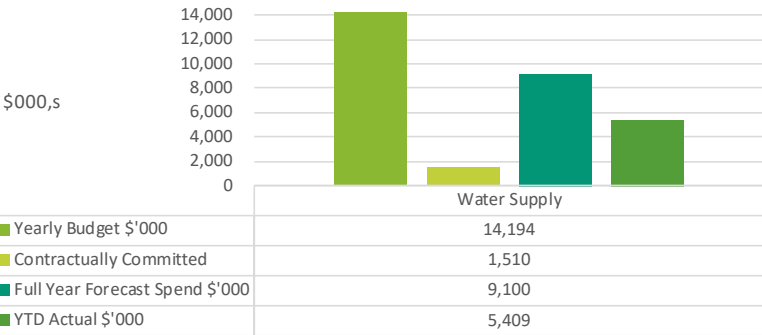
Projects by Project Phases



Status by PM Assessment



Western Bay of Plenty District Council - 2024 Full Year
Capital Expenditure Forecast as at March 2024



Natural Environment and Sustainable Living

Key measures	Target	Result (Year To Date)	Narrative
Percentage of projects funded through Community Matching Fund that are completed.	≥90%	N/A	The Community Matching Fund has been allocated to 45 recipients. Projects are expected to be delivered by 30 th June 2024.
Percentage of residents who perceive the environment attributes monitored have improved or are being maintained (the features monitored include the quality of streams and rivers, harbours and estuaries, air quality, the amount of noxious weeds, protection of historic places, general level of cleanliness and the amount and quality of native plants and animals).	≥75%	26%	

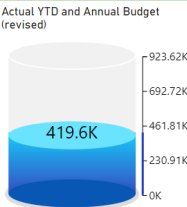
Activity Summary/Hot Topics

Environmental Protection: **Non-financial:** Service delivery contracts are all on track to meet deliverables.
Highlights:
•Ongoing delivery of environmental education modules across all Western Bay schools, via Maketu Ongatoro Wetland Society and Bay Conservation Alliance. Both groups have strong relationships with iwi/hapū and are delivering robust programmes that are science based, engaging and contribute volunteer hours through planting work the students undertake.
•Strong partnership in place with BOPRC for joint funding of environment plans on both public land, and private land where there is a public benefit from the work.
•Successful delivery by Envirohub of Sustainable Backyards Month.
There have been some delays in projects as relationships are built, the right partners are in place and project plans are developed.
Financial: There is some budget underspend due to project delays.

Financial Summary

419.6K 923.6K

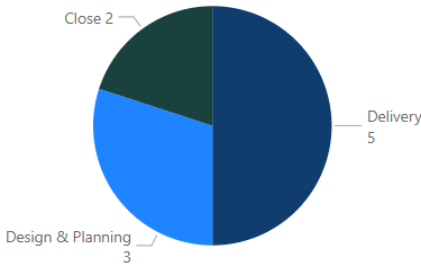
Actual YTD Annual Budget (revised)



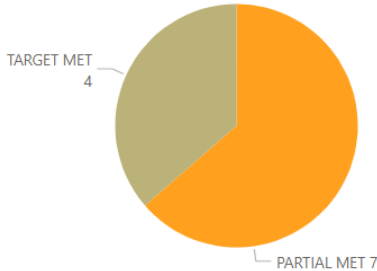
Projects/Processes Status Update

Project 11

Projects by Project Phases



Status by PM Assessment



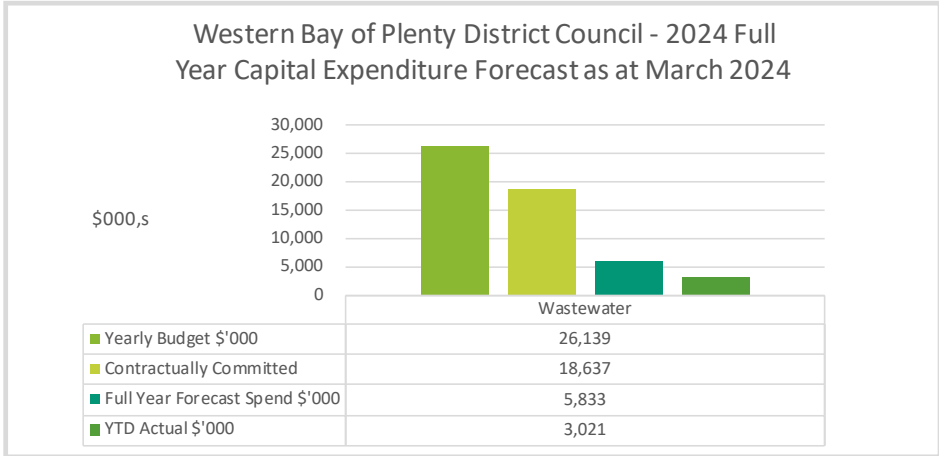
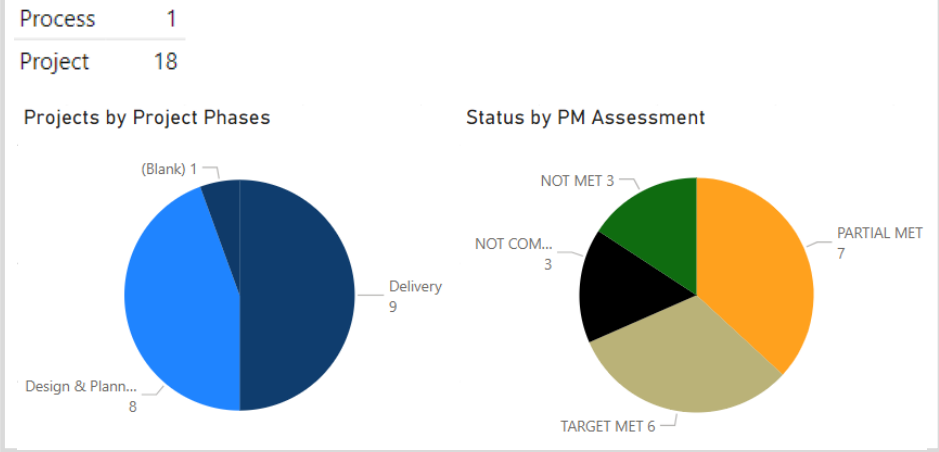
Wastewater

Key measures	Target	Result (Year To Date)	Narrative
Compliance with resource consents for each wastewater scheme:			Katikati WWTP remains non-compliant for the 12-month rolling mean for Total Nitrogen.
- Katikati	≥90%	93%	
- Maketu/Little Waihi	≥96%	98%	
- Te Puke	≥90%	99%	
- Waihi Beach	≥97%	100%	
- Ongare Point	≥95%	100%	
Level of resident satisfaction with Councils reticulated wastewater disposal system	≥90%	86%	

Activity Summary/Hot Topics

Wastewater:
Wastewater Te Puke - Committed Treatment Plant design and construction delay to 2025 \$18M
Wastewater Waihi Beach - Treatment Plant repairs started and probable carry forward to 2025 \$550k.
Wastewater Katikati - Treatment Plant upgrades awarded and span into 2025 \$689k. Measures are underway to finish this work in this current financial year.
Wastewater Ōmokoroa - Structure Plan Wastewater started and projected carry forward to 2025 \$710k.

Projects/Processes Status Update



Solid Waste

Key measures	Target	Result (Year To Date)	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%	41%	Kerbside results at the end Jan-Mar quarter 2024 reveal: In total 6861 tonnes of waste was collected – 2831 tonnes of that was diverted from landfill.
Percentage level of customer satisfaction with household rubbish disposal methods.	≥80%	74%	

Activity Summary/Hot Topics

Solid waste:

Non-financial: Trial for Community Reuse Centre at Katikati is underway, still in talks with Tapuika for Te Puke. The mobile recycling trailers for collecting rural recycling are visiting three sites in the District on a rostered basis at Pongakawa BP, Te Ranga School and Omanawa Hall. The service is well received with regulars visiting the trailers to recycle when in the area.

Financial: All budgets are on track.

Projects/Processes Status Update

Process4

Project5

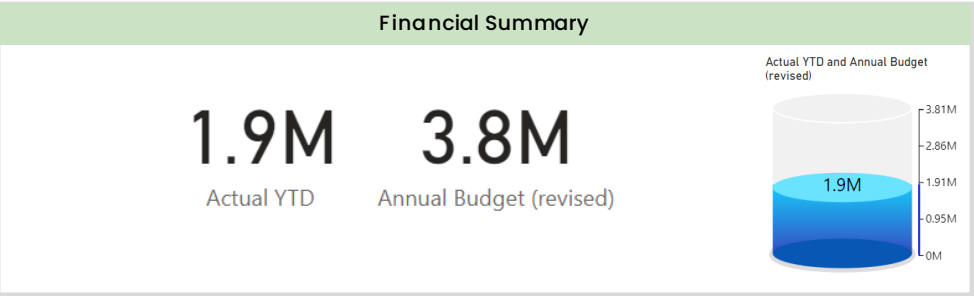
Projects by Project Phases

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Delivery 3

Status by PM Assessment

TARGET MET 9



Economic Development

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%	N/A	Result will be available at the end of the financial year.
Level of resident satisfaction with our role in promoting employment and business opportunities within the sub-region.	≥65%	55%	

Activity Summary/Hot Topics

Economic Development:

Non-financial: All service delivery contractors are performing well and meeting their deliverables. Highlights include:

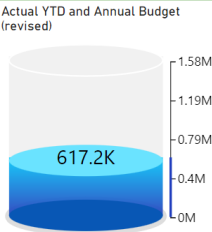
- Delivery of AvoFest by Katch Katikati.
- Successful Flavours of Plenty event, with complementary Bowl of Plenty exhibition at Western Bay museum receiving national media attention (was on TVNZ's Breakfast).
- Waitangi Day commemoration delivered across the District.
- ECHO walking festival successfully supported.

Financial: All budgets are on track with the exception of Ōmokoroa Town Centre, where no expenditure is anticipated in the 2023/24 year.

Financial Summary

617.2K1.6M

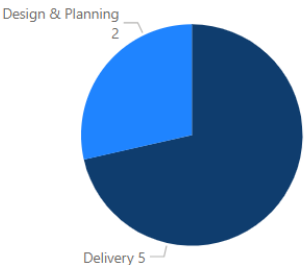
Actual YTDAnnual Budget (revised)



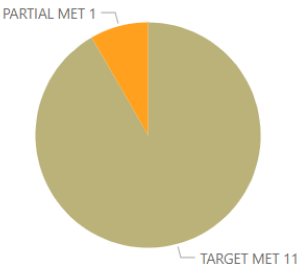
Projects/Processes Status Update

Project 12

Projects by Project Phases



Status by PM Assessment



Support Services

Activity Summary/Hot Topics

Corporate Property: Non-financial: There has been lots of scheduled maintenance carried out on buildings. Katikati Arts Junction is still proving challenging to remediate the moisture issues.
Financial: Property budgets on track and being monitored.

Information Management: Non-financial: ERP Feasibility and Readiness report prepared by Effectus for us as a contributor to the ALGIMERP Consortium. Next steps is to undertake workshops with users to understand the gaps and opportunities in preparation for the ROI. GIS team has updated the contour dataset. A review of our security compliance (SAM for Compliance tool) has been completed with actions and priorities to be confirmed. The Western Bay communications and DR datacentre renovation is complete and is fit for purpose. The Friendly Phishing campaign is underway requiring staff to complete three courses. The business solutions team are working through small projects to improve current processes including fee generation and recovery for resource consents. The work programme has been reviewed and prioritised to the end of the financial year.

Financial: Operational budgets for IT and GIS on track. Requests for carry forwards to next financial year for corporate business improvement programme and systems replacement project signalled here.

Information Utilization: Non-financial: The information services team are managing BAU after changes to their roles including hand over of the mail services to customer services. Training videos are now available for Objective to provide refresher information for any staff, particularly following induction. The team are providing assistance to staff to deal with paper records when offices are being renovated or staff move.

Financial: Operational budget on track.

Quality Management: In the last quarter there has been a focus on non-financial reporting as a result of last year's Annual Report findings and a re-vamp of the non-financial performance measures for the next Long Term Plan. This quarter's report will be a strong indication if we are on track with measuring targets and reporting on them.

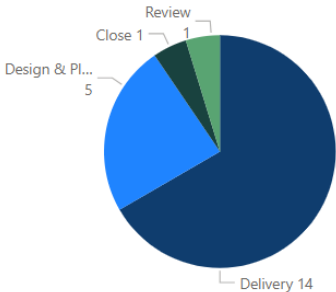
All One Team: Non-financial: System, process and customer service improvements being implemented

Financial: Financials on track

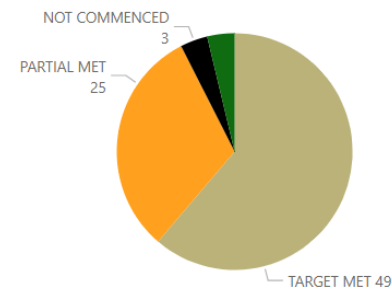
Projects/Processes Status Update

Process	49
Project	32

Projects by Project Phases



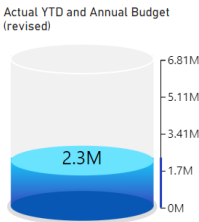
Status by PM Assessment



Financial Summary

2.3M 6.8M

Actual YTD Annual Budget (revised)





Infrastructure Capital Programme - 24/25

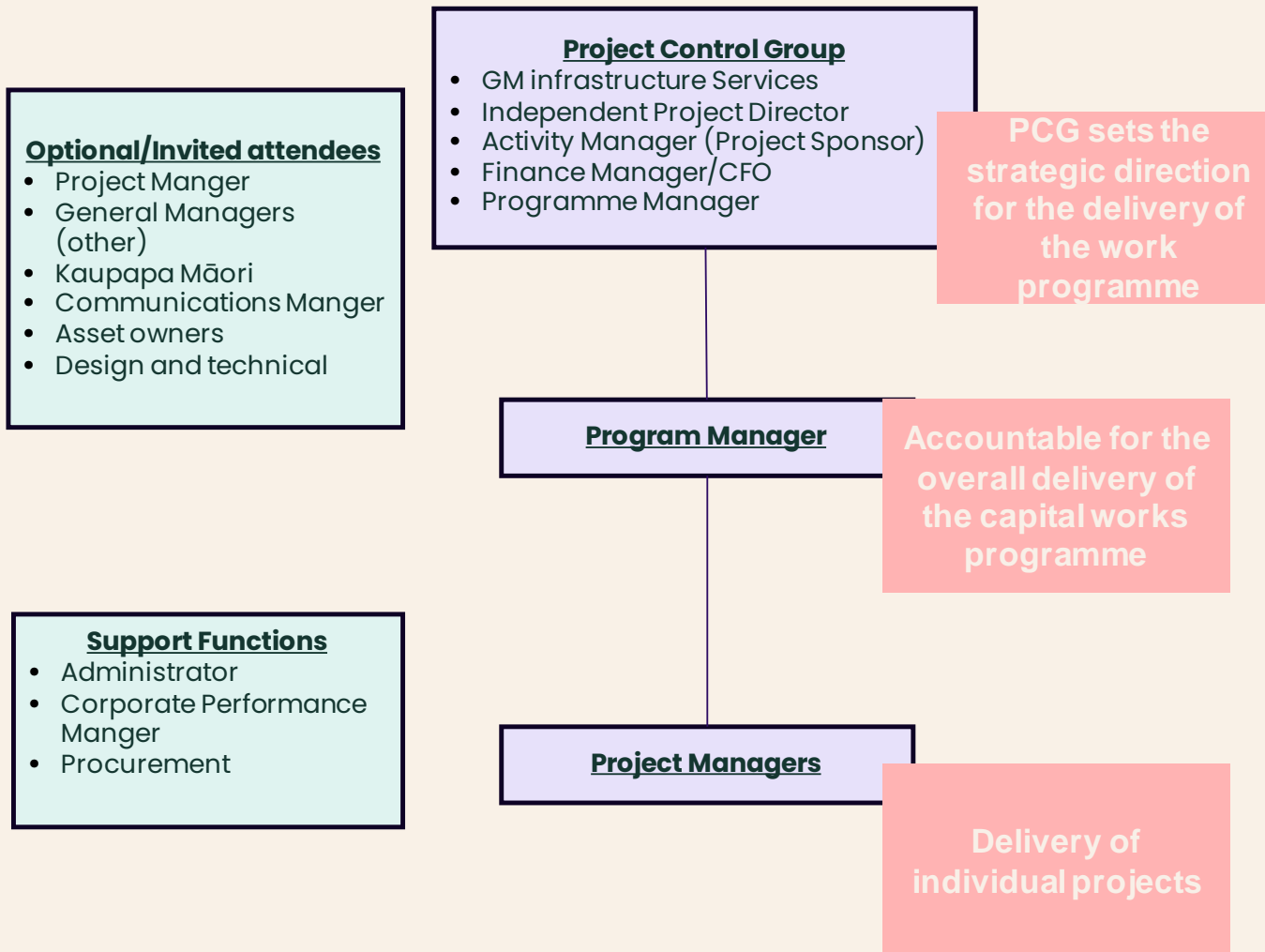
Our new approach to Capital Delivery

- Establishment of a hybrid Project Management Officer approach to Capital Program delivery.
- Appointment of program managers (within existing roles).
- Establishment of Project Control Groups (PCG).
- Early and strategic planning will lead to better delivery.
- Creates operational governance, accountability and direction to support staff to delivery.
- Delivery of a 110% capital works programme.
- Accountability and visibility, nowhere for projects to slip through the cracks.

Capital delivery – Challenges and Opportunities

Challenge	Opportunity
Poor tracking of budgets and financials.	Standardised cashflow and forecasting template introduced and updated monthly, same template for all activities.
Under resourced to deliver capital programme i.e., \$60-\$80m vs \$130m-\$150m. Budget has increased but resource has not kept pace.	Individual activity procurement strategies introduced, detailed utilising of individual staff to identify gaps. Programme Managers introduced to support Project Managers with decision making and consultant engagement.
Poor tracking, reporting and templates. No clear framework, each activity doing their own thing.	Hybrid Project Management Office templates introduced – All activities and project managers use the same template. Power Bi used for reporting.
Lack of Project Governance and accountability/ownership. (Not to be confused with effort and attitude which is a positive)	PCGs introduced for each activity, independent PCG (Project director experience) to support. PCG membership owns and drives accountability.
Training our people – poor consultant performance, lack of PM framework, projects getting lost and trouble shooting.	Project Management Forums – Training our people through collective engagement, giving them the tools to make faster decisions, empower to make decisions and aligned structure.

Roles and Responsibilities



Procurement Strategies

Will give general approval for:

- Approach to market
- Progressing with procurement, where costs sit within approved budgets
- Streamlined approach, breakdown common procurement barriers and red tape.

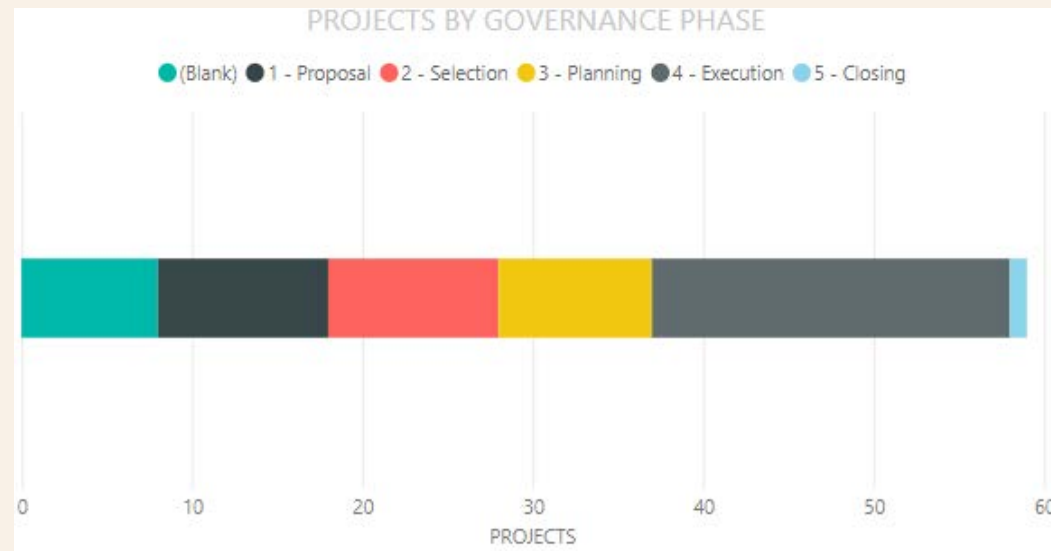
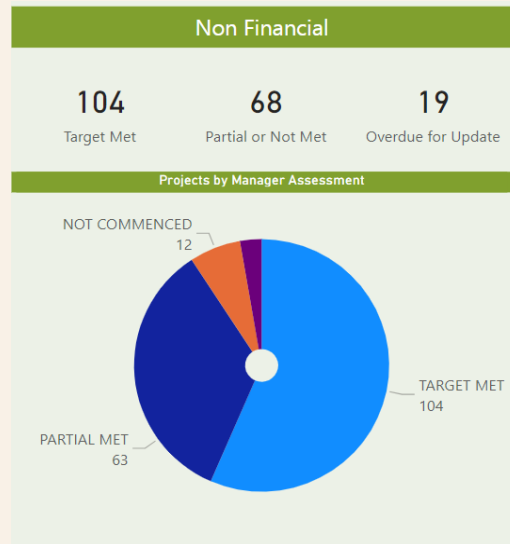
Will not provide approval for;

- Large complex projects (i.e Te Puke WWTP upgrade)
- Unplanned expenditure.

Standardised reporting structure

- Project phases (e.g. design, consenting, construction etc)
- Financial Forecast
- Year-end Forecast
- Project Performance
- Risk reporting

Financial and Non-financial Performance



Financial Overview	Approved Budget	Spent to Date	Committed to Date	Percent Spent of Budget	Year End Forecast	Year End forecast % Spend
Western Supply Zone	\$ 1,684,179	\$ 344,125	\$ 654,059	20%	\$ 1,473,767	88%
Central Supply Zone	\$ 6,862,087	\$ 1,737,111	\$ 3,349,864	25%	\$ 3,637,146	53%
Eastern Supply Zone	\$ 4,829,818	\$ 2,371,425	\$ 4,602,738	49%	\$ 5,023,951	104%
Total	\$ 13,376,084	\$ 4,452,661	\$ 8,606,660	33%	\$ 10,134,864	76%

Current Issues and Limitations

- Financial system used to track projects
- Inconsistent structure to track financials
- Late adoption of the LTP
- Project management framework
- Risk with using spreadsheets for reporting
- Consenting and internal processes

Next Steps

- Final review of 2024/25 work program with Project Managers
- Financial forecasting for each project
- Define what's deliverable
- Project Management forums (How to we train our people)
- Internal staff submission to Draft LTP



Questions

12 INFORMATION FOR RECEIPT

12.1 ELDER HOUSING – RINGFENCED ACTIVITY UPDATE

File Number: A6140792

Author: Allan Carey, Finance Business Partner Lead

Authoriser: Cedric Crow, General Manager Infrastructure Services

EXECUTIVE SUMMARY

The purpose of this information report is to provide Council with a financial update on the Elder Housing activity based on the latest information included in the Long Term Plan 2024-34.

As part of the Long Term Plan 2021-31, Council staff prepared a Section 17a Review of the Elder Housing Activity. The key factors identified for the review were the financial sustainability of the activity, maintaining affordable rents for tenants, being able to provide fit for purpose accommodation for modern living needs, with a focus on tenants over 65 years who had limited means.

As part of Council's Financial Strategy, the Elder Housing activity is ringfenced. This means that the revenue from rental income covers the expenditure including interest costs over time. Timing of debt based on the ability to cover the repayments is a key consideration for the activity. Sourcing external funding where possible provides the best opportunity for long term sustainability.

BACKGROUND

1. In February 2021, a review of the Elder Housing Activity (Local Government Act Section 17a) report was presented to Council. A group of elected members were involved with the review. The key factors in the review were:
 - (a) Providing a financial sustainable service;
 - (b) Maintaining affordability for tenants;
 - (c) Being able to provide accommodation that is fit for purpose for modern living needs, and
 - (d) Ensuring the accommodation continues to provide for people aged over 65 years, and of limited means.
2. Since the review was completed, Council has received "Better off" funding of \$4.6m available to Councils as part of the Three Waters engagement with Council, and \$6.5m funding from the Ministry of Housing and Urban development to enable the development of 26 units at Heron Crescent. This development is now underway and due to be completed by September 2025.

3. The long term strategy is to increase the number of houses available over the next 30 years.
4. *Current financial position:*

The Elder Housing portfolio currently has debt of \$2.6m as at May 2024. This is made up of:

 - (a) The initial loan for upgrades to the Elder Housing units to comply with Healthy Homes requirements was taken out in 2002 for (\$399K) over 30 years and now has a balance of (\$177k) and is due to be fully repaid in 2031.
 - (b) An additional loan was drawn down for the Katikati Beach Road development for (\$1.6m) over 25 years and is due for the first repayment in 2024.
 - (c) The current account of (\$824K) for the Elder Housing activity is made up of operating deficits since 2015 and is a combination of increased operating & maintenance costs and rentals not being increased sufficiently in prior years (before the 2021 review). This is being addressed over time.
5. The additional 26 new units at Heron Crescent generate new rentals from 1 September 2025 (without the need for debt) enables the Elder Housing activity to return annual surpluses. The increased revenue provides the revenue required to repay all loans and current balance outstanding by 2030 (if new rentals are applied at the maximum rate per the current policy).
6. The Balance Sheet of the current and committed units (including Heron Crescent coming online from 1/9/25) gives a forecast position as follows over the LTP period with Net Assets growing from \$18.8m to \$24.8m. This includes repayment of the overdrawn current account and meeting existing commitments on the internal loans already drawn down.

Balance Sheet										
\$ NZD	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34
Assets										
<i>Current Assets</i>										
Cash	1,389,968	601,709	1,039,725	1,496,064	1,960,109	2,435,171	2,923,152	3,428,418	3,942,275	4,418,242
Accounts receivables	17,794	28,344	28,199	28,049	27,898	27,743	27,586	27,423	27,260	26,048
Total current assets	1,407,762	630,053	1,067,924	1,524,113	1,988,007	2,462,914	2,950,738	3,455,842	3,969,535	4,444,290
<i>Non-current Assets</i>										
Property, plant and equipment	19,216,738	21,577,714	21,401,290	21,229,985	21,835,622	21,665,284	21,499,983	22,027,581	21,864,270	21,705,913
Total non-current assets	19,216,738	21,577,714	21,401,290	21,229,985	21,835,622	21,665,284	21,499,983	22,027,581	21,864,270	21,705,913
Total Assets	20,624,501	22,207,768	22,469,214	22,754,098	23,823,629	24,128,199	24,450,721	25,483,423	25,833,805	26,150,203
Liabilities										
<i>Current liabilities</i>										
Accounts payable	6,029	7,687	7,850	7,982	8,143	8,294	8,427	8,581	8,735	8,893
Total current liabilities	6,029	7,687	7,850	7,982	8,143	8,294	8,427	8,581	8,735	8,893
<i>Non-current liabilities</i>										
Loan	1,748,451	1,707,674	1,664,745	1,619,552	1,571,976	1,521,891	1,469,163	1,413,655	1,355,219	1,293,701
Total non-current liabilities	1,748,451	1,707,674	1,664,745	1,619,552	1,571,976	1,521,891	1,469,163	1,413,655	1,355,219	1,293,701
Total liabilities	1,754,481	1,715,360	1,672,595	1,627,534	1,580,119	1,530,185	1,477,590	1,422,236	1,363,954	1,302,593
Net Assets	18,870,020	20,492,407	20,796,619	21,126,564	22,243,510	22,598,014	22,973,131	24,061,187	24,469,851	24,847,609

7. The Debt ratios give a forecast position as follows over the LTP period with Debt to Assets ratio reducing from 8.5% to 4.9% by 2034.

Performance Metrics										
Debt-to-Assets	8.5%	7.7%	7.4%	7.1%	6.6%	6.3%	6.0%	5.5%	5.2%	4.9%
Debt-to-Equity	9.3%	8.3%	8.0%	7.7%	7.1%	6.7%	6.4%	5.9%	5.5%	5.2%
Portfolio loan to value ratio (LVR)	9.1%	7.9%	7.8%	7.6%	7.2%	7.0%	6.8%	6.4%	6.2%	6.0%
LVR Headroom to target maximum	2,094,896	2,607,869	2,615,513	2,626,445	2,795,148	2,811,166	2,830,833	2,991,861	3,017,635	3,047,482
LVR Headroom to policy maximum	4,977,407	5,844,526	5,825,706	5,810,942	6,070,432	6,060,959	6,055,831	6,295,999	6,297,276	6,303,369

8. The current modelling does includes capital renewals (average 90K funded by 100% Rental Income) but does NOT include future planned capital growth projects (funded by 100% Subsidies). The growth projects currently in the draft LTP that is being consulted on are in 2027 (\$810K), 2029 (\$923K) & 2031 (\$960K). It has been assumed that all future redevelopments will be assessed on a case-by-case basis and dependent on the availability of external funding.
9. If external funding was not available, the current Elder Housing portfolio could generate sufficient cash to service an additional \$6.5m in debt over a 25 year term based on current projections of rental income streams at the maximum rate under the current policy. This is also assuming that there are no significant changes in forecast cost commitments, stable interest rates at 5.6% and that any borrowing would not breach the overall council borrowing limits.

10. The Elder Housing portfolio Income and Expenses based on current and committed units with rentals set at the maximum of the current policy shows a significant surplus in 2025 + 2026 due to forecasted Subsidy Income related to the Heron Crescent development before showing a Surplus of \$304K in 2027 that steadily grows to \$378K in 2034.

Profit and Loss Statement										
\$ NZD	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34
Income										
Income from tenants	905,906	1,209,798	1,479,271	1,512,990	1,539,034	1,569,814	1,601,211	1,637,709	1,665,899	1,646,951
Income from grants	3,066,667	1,533,333	-	-	-	-	-	-	-	-
Total income	3,972,573	2,743,132	1,479,271	1,512,990	1,539,034	1,569,814	1,601,211	1,637,709	1,665,899	1,646,951
Expenses										
Repairs & maintenance	(435,382)	(446,079)	(454,555)	(463,191)	(471,992)	(480,664)	(489,316)	(498,124)	(507,090)	(516,217)
Electricity	(2,742)	(4,006)	(4,815)	(4,907)	(5,000)	(5,092)	(5,183)	(5,277)	(5,372)	(5,468)
Rates	(90,223)	(112,904)	(135,707)	(138,285)	(140,913)	(143,502)	(146,085)	(148,714)	(151,391)	(154,116)
Insurance charges	(55,878)	(69,925)	(84,048)	(85,645)	(87,272)	(88,875)	(90,475)	(92,104)	(93,761)	(95,449)
Other	-	-	-	-	-	-	-	-	-	-
Total direct costs	(584,226)	(632,914)	(679,124)	(692,028)	(705,176)	(718,133)	(731,059)	(744,218)	(757,614)	(771,251)
Consultants	(2,194)	(3,338)	(4,013)	(4,089)	(4,167)	(4,243)	(4,320)	(4,397)	(4,476)	(4,557)
Bad debts	(453)	(605)	(740)	(756)	(770)	(785)	(801)	(819)	(833)	(823)
Miscellaneous	-	-	-	-	-	-	-	-	-	-
Total other operating costs	(2,647)	(3,943)	(4,752)	(4,845)	(4,936)	(5,028)	(5,120)	(5,216)	(5,309)	(5,380)
Corporate overheads	(138,745)	(147,144)	(150,748)	(152,783)	(156,139)	(159,265)	(161,299)	(164,337)	(167,295)	(170,306)
Total corporate overhead costs	(138,745)	(147,144)	(150,748)	(152,783)	(156,139)	(159,265)	(161,299)	(164,337)	(167,295)	(170,306)
EBITDA	3,246,954	1,959,130	644,646	663,335	672,782	687,389	703,732	723,938	735,681	700,013
Depreciation	(198,623)	(247,076)	(262,654)	(259,172)	(255,793)	(261,577)	(258,216)	(254,956)	(259,601)	(256,381)
EBIT	3,048,331	1,712,054	381,992	404,162	416,990	425,812	445,516	468,983	476,080	443,632
Interest Payments	(102,915)	(89,667)	(77,780)	(74,217)	(71,935)	(71,309)	(70,398)	(68,893)	(67,417)	(65,874)
Operating surplus (deficit)	2,945,416	1,622,387	304,212	329,945	345,054	354,503	375,118	400,089	408,664	377,759

11. The Elder Housing modelling confirms that the activity remains sustainable over this Long Term Plan 2024-34. Council will have the option to consider potential new housing or upgrades to the portfolio dependent on:
- (a) The availability of external funding,
 - (b) The appetite to take on additional debt and,
 - (c) Implementing rental increases over current levels in line with Council policy.

13 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
13.1 – Ōmokoroa Transfer Pipeline	<p>s7(2)(h) – the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities</p> <p>s7(2)(i) – the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	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