

Mā tō tātou takiwā
For our District

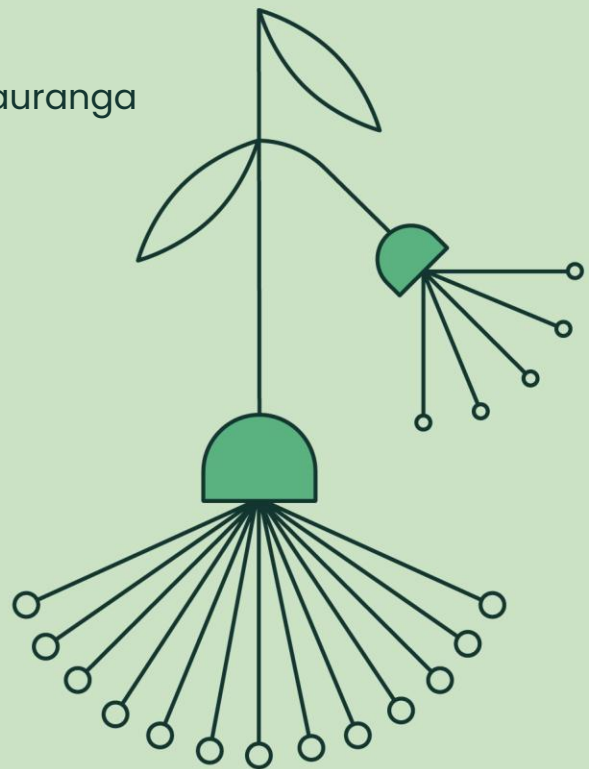
Projects and Monitoring Committee

Kōmiti Whakakaupapa me Aroturuki

PMC25-1

Thursday, 20 March 2025, 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 Cr Grant Dally Mayor James Denyer Cr Murray Grainger Cr Anne Henry Cr Rodney Joyce Cr Margaret Murray-Benge Cr Laura Rae 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 an Projects and Monitoring Meeting will be held in the Council Chambers, 1484 Cameron Road, Tauranga on:
Thursday, 20 March 2025 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	Petition to halt the construction of a public toilet in the Precious Family Reserve, Ōmokoroa.....	6
10	Reports	58
10.1	Operational risk and scorecard report quarterly update ending 31 December 2024	58
10.2	2025/26 Procurement Strategy.....	100
10.3	Residual Town Centre Development Funds	127
10.4	Proposal to name the Waihī Beach Library and Community Hub	133
10.5	Development Trends Report 2024 Overview	136

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 PETITION TO HALT THE CONSTRUCTION OF A PUBLIC TOILET IN THE PRECIOUS FAMILY RESERVE, ŌMOKOROA

File Number: A6681401

Author: Rosa Leahy, Senior Governance Advisor

Authoriser: Robyn Garrett, Governance Manager

EXECUTIVE SUMMARY

A petition to halt the construction of a public toilet in the Precious Family Reserve, Ōmokoroa was received on 10 March 2025. Under Standing Orders, petitions may be presented to the relevant Committee for receipt.

RECOMMENDATION

1. That the petition to halt the construction of a public toilet in the Precious Family Reserve, Ōmokoroa dated 10 March 2025 be received.

ATTACHMENTS

1. **Petition to halt construction of a public toilet in the Precious Family Reserve, Ōmokoroa**  

Omokoroa Residents and Ratepayers Association Inc.

Omokoroaresidents@gmail.com

10 March 2025

The Chief Executive

Western Bay of Plenty District Council

1484 Cameron Road, Greerton,

Tauranga

Attention: John Holyoake

Re: Petition to halt the construction of a public toilet in the Precious Family Reserve, Omokoroa

Attached is the petition to halt the construction of a public toilet in Precious family reserve. This petition has been signed by 379 people.

As per your earlier recommendation, I request that this petition be included in the agenda for the Performance and Monitoring Committee meeting to be held on the 20th of March 2025.

I will speak to this petition at this meeting.

As this will be an agenda item, please confirm whether other people will be able to speak to this item at public forum.

Please also confirm receipt of the attached petition by email.

Regards,

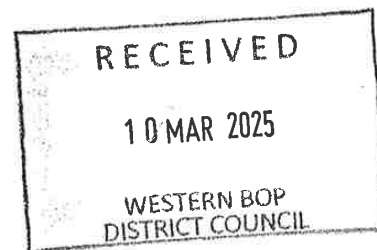


Dr. Bruce McCabe

Chairman

Omokoroa Residents and Ratepayers Association Inc.

omokoroaresidents@gmail.com



Petition to Halt the Construction of a Public Toilet in the Precious Family Reserve, Omokoroa

We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve. This will:

- negatively impact the reserve's natural beauty,
- undermine the objectives in the reserve management plan, and
- impose unnecessary costs on ratepayers.

Reasons for Opposition:

1. **No demand** for a toilet at this location.
2. **Eyesore:** Will disturb the reserve's natural beauty.
3. **Cost:** \$80,000 is excessive.
4. **Financial Strain:** Cost is untenable after a 13% rate increase.
5. **Distance from the beach:** 200m from and out of the line of site from the beach.
6. **Risk:** May attract vagrants living rough.
7. **Council overspend:** Cancel construction to help pay back the \$4.2M loan required to cover council's overspend last year.
8. **Wrong place**



Dr. Bruce McCabe

Chairman




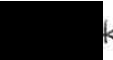
Omokoroa Residents and Ratepayers Association Inc.

5/ March / 2025



<p>We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.</p>			
Name	Signature & date	Address	Comments
<p>Ms Anderley Middleton</p>	<p>05/03/2025</p> <p>X</p> <hr/> <p>Anderley Middleton</p> <p>Digitally signed by Anderley Middleton</p>	<p>Seaforth Road RD1 Katikati</p>	<p>Precious Family reserve</p> <ol style="list-style-type: none"> 1. It seems because of time pressure and the need to deal with 50 reserves, that the arbitrary position of the toilet was chosen by council staff... however, this new position does need further consultation with the community before building. The current position was chosen, rightly or wrongly because the preferred spot was over pipes for sewage etc. However, the new position is not agreeable to anyone . 2. The total insensitivity of the new position of the toilet so close to a newly built memorial seat needs urgent address. Preferred option is not have the toilet at all than build it there. 3. Mr Granger says families with little kids would love this beach.. please note: little kids like playgrounds, icecream from shops and a toilet block nearby.. goodness best place for families is the domain. Even if teenagers... they want deep water..you need to walk to matakana to get to deep water!! Have a wharf or jetty to do manu's, a shop to have icecream a pie and a cold drink. be able to swim all day..... yep, best place the domain. Note: high tide only last 2 hours for decent swimming...1 week out of six weeks does the high tide hit in the middle of the day!! You have about 5 weeks of summer when kids are not at school.. so I imagine the use is not going to be as great as the domain. There is no way people would spend more than 2 hours at the reserve..because of the mudflats..please also note little kids hate walking on or near crabs!! We spent most of our time playing cricket in the paddock during our holiday down on the Reserve or running to the point shop up the bowling club entrance and back! We READ a lot!!! We had to walk to the old house site 4 paddocks away to go to toilet when on holiday. We never dug a long drop. 4. The reserve is in heavy use by dog walkers, walkers and people who gather to talk sitting on the bench chairs...this is a green and blue space that instils tranquillity, beauty and a closeness to nature as can be. It is a noiseless spot where human interference is non-existence. It is simply a stunning haven. 5. I would like to see the area develop to become a world class bird sanctuary... for godwits, herons, shags, Kakas and gulls, terns etc.. put Omokoroa on a map as a must see place to see birds feeding at low tide and flying, and the diving birds at high tide and fish jumping... 6. The cost of the building of this toilet and yearly maintenance also suggests that a halt is a must..the need of a toilet needs more consultation with the public which would help the councillors decide if it's worth it..\$80,000 to build and \$3,000 per year there after... which might

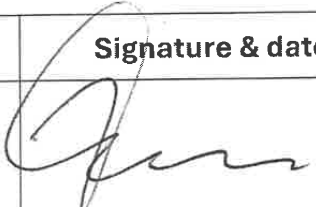
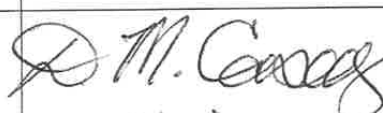
			<p>mean that no toilet for the next ten years is the only option... then readdress at that point. The reserve has lasted the last 8 years without one so another 8 to 10 years wont be a problem. In total 45 years without one since reserve formation. It would be a considerable saving for the council who heavily borrowed money last year and in current debt and badly needs cut backs.</p> <p>7. Despite what the council staff and Mr Granger says I know most people who use the Reserve, live in Omokoroa or visitors like me are against the toilet now it's position has to shift from original preferred site.</p> <p>8. In a storm bomb the surface flooding from the slope above the toilet will hit the back of the toilet directly off the slope. Erosion around the newly built toilet would be a gimme.</p>

We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.

Name	Signature & date	Address	Comments
Bruce McCabe	 4 March 2025	 Kayelene Place Omokoroa 3114	Wrong place, will create an eyesore in reserve
Kathleen P.L. McCabe Environment Lawyer LLM (1st class honours)	 04/03/2025	 Kayelene Pl. Omokoroa 3114	"Consultation" was never about this specific toilet in this specific place. The RMA requires consultation to be current. 8 years ago is not "current".

* Schedule 3. RMA

<p>We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.</p>			
Name	Signature & date	Address	Comments
Sonia Diacono	 3/3/25	 Western Ave, Omokoroa	As it seems that this has been requested by no-one and is being protested by many, I believe the money is better saved for repayment of debt

We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
Paul Casey	 4 March 2025	████████ Kayelene Place.	Wrong location, no demand, expensive in era of cost control - higher rates. Not what was intended for this Reserve
Diane Casey	 4 March 2025	████████ Kayelene Place Omokoroa	Toilet needs to be at the side of reserve not dominating. Cost.
			Better location is at the Village shopping Centre.

Dr Bruce McCabe





Chairman

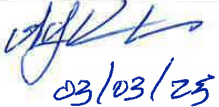

Omokoroa Residents and Ratepayers Association Inc.

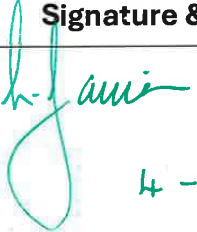



We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
Lyne Winter	 28.2.25	██████████ Anderley Ave Omokoroa	Toilet needs to be at The Village, or closer to. Not needed - just nice to have !!
Tim Winter	 28.2.25	██████████ Anderley Ave Omokoroa	not a necessary cost - not in the right place - no evidence of demand.

We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.





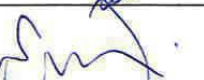
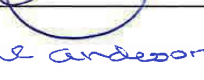




Name	Signature & date	Address	Comments
Claire Sutton	 7.03.25	 Bungalow Avenue, Point Chev	We are regular visitors and love the beach with x3 small children. A toilet in the area would be great but one so far away from the beach is impracticable & dangerous.
Chris Sutton		 Bungalow Avenue Point Chev	As above. An impractical place to situate the toilet. Put it where it will be used.

We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
ANDREW KIRKNESS	 03/03/25	 TOBY WAY	Not needed. Most people live live near anyway. Attraction for transients?








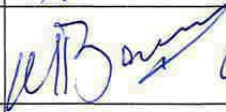


We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
Lynne Jamieson	 4-3-2025	█ Margaret Drive Omokoroa 3114	Majority of Community have no call for a toilet block in Precious Reserve Due to budget blowout cancel this and save costs ie build cost + ongoing maintenance Sufficient public toilets already on Peninsula Toilets available at Artisan Bakery / Coffee Club / The Village Green for emergency
COUN JAMIESON	 4/3/25	█ MARGARET DR OMOKOROA 3114	Causing public outcry and going against the wishes of ratepayers who will have daily dealings with the toilet block blocking views - listen to your ratepayers !! Preserve natural environment and Keep Precious Reserve as is or first it'll be a toilet block then Council will want a carpark with road access which will totally destroy pedestrian / cyclist friendly area.

We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
NOEL SILVER	<i>N Silver</i> 01-03-2025	██████████ Ainsworth Road Minden Tauranga 3179	The Public Toilet is <u>NOT</u> needed at this location. It will be an eyesore and dubious people seem to go there. It would be best for the Council to Scrap the Toilet idea at this location and when the Finances are being <u>properly managed and under control</u> then in a year or two's time the a Public Toilet at the Village Shopping Centre is a better idea in my opinion

LO

We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
KELLY GILMOUR	 6/3/25	██████ Whakamarama Rd TAURANGA	
CALLUM GILMOUR	 6/3/25	██████ Whakamara Rd Tauranga.	
AUDY PERIE	 6/3/25	██████ DEAFAM VIEW ROAD, OMOK.	
Robert Barclay	 6-3-25	██████ Hadder View Rd.	
Gina Mortimer	 6-3-25	Auckland 0793.	
LINDA ANDERSON	 6-3-25	██████ TOPE WAY OMOKOROA 3114	
Nancy Foster		██████ TOPE WAY. Omokoroa.	
SARAH MCDONALD		██████ TOPE WAY	
Ronald McDonald		██████ TOPE WAY	
Margo Thurston	 6/3/25	██████ Margaret Drive	

10

We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
Harrish Thorston	 6/3/25	margaret Drive	
NILLIARA BURDON	 6/3/2025	██████ OMOKOROA DRIVE	
Jasmine Kerr	 6/3/25	Traloe street.	
Don Mac Lellan	 6/3/25	██████ ANDERLEY AVE	
Dan Jolly		██████ Richardson Rd OMOKOROA.	
Hilary Falconer		██████ Washingtonia Way	should be near the <u>beach</u>
Rhys Mathias		██████ Washingtonia Way	Should be near beach
MARK BAWER	 6/3/25.	██████ WASHINGTONIA WAY	CLOSER TO BEACH.
Lynette Bauer	 6/3/25	██████ Washingtonia Way	closer to the pump station.
Errolyn Marlow	 6/3/25	██████ anderley ave Omokoroa	Closer to beach

10

We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
JANICE MURRAY	<i>JM Murray</i> 27-02-25	█ PARKLAND RISE OMOKOROA	INSENSITIVE LOCATION.
BARRY HITTLE	<i>BH</i> 27-02-25	█ KAYLENE PLACE OMOKOROA	NOT RIGHT.
HOWARD NEELAY	<i>H Neelay</i> 27/2/25	█ Omokoroa Rd 3114.	—
John Holloway	<i>J Holloway</i> 28/2	█ Washingtonia Way	
Kid Coop.	<i>Kid Coop.</i>	█ Kaylene Place Omokoroa	
IAN HOWRELLS	<i>I Howrells</i> 28/2	█ LINKS VIEW DRIVE	WRONG PLACE.
Bill Neelay	<i>B Neelay</i>	█ Hamurana Road	
Carol Power	<i>C Power</i> 28/2	█ Serenity Drive	WRONG PLACE.
Chad Colbourne	<i>Chad Colbourne</i> 28/2	█ Polley cres	" "
VICKI MORGAN	<i>V Morgan</i> 1/3	█ Washingtonia Way, Omokoroa	Not needed.











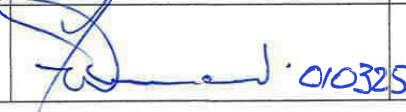
10

We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
Steve Lyons	<i>Steve Lyons</i> 28/2/25	█ Tangorua Grove	I enjoy this area very much and don't agree to toilets
Jim Bennett	<i>Jim Bennett</i>	█ Hamurua ^{Road}	Don't need it
John Cooper	<i>John Cooper</i>	█ Marcus Way	
Ian Graham	<i>Ian Graham</i> 28/2/25	█ Kapekape Place	Another Council "Ball's Up"
Jean Dillon	<i>Jean Dillon</i>	█ Anderley Ave	Totally unnecessary.
Anne Cable	<i>A. R. Cable</i> 28/2/25	█ LINKS VIEW DRIVE	WASTE OF RATES MONEY
B. Atken	<i>B. Atken</i> 28.2.25	█ HAKARANA RD	
Ian Dancaj	<i>Ian Dancaj</i>	█ Wallace Rd	—
D. Horner	<i>D. Horner</i>	█ Prince Street	
Mike Selm	<i>Mike Selm</i>	█ Youngson Road Whakamarama.	NOT needed!

We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.

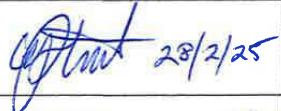



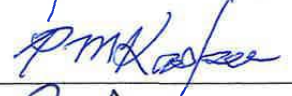
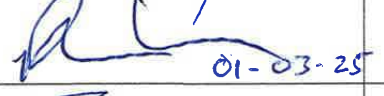




Name	Signature & date	Address	Comments
JOHN MARSH	28TH FEB. 2025	■ AUGUSTA RISE OMOKOROA	A GOLFER HERE SINCE 1988 KEEP THE RESERVE PRECIOUS FOR NATURE
Graham Gaskin	" "	■ Cellar Place Bellefem	No need.
DAVID ASHON	28/2/2025	■ VALEBRIDGE DRIVE	WRONG LOCATION
SUSAN PARU	28/2/2025	■ Josephine Pl. Omokoroa	Place on another location.
Jamie Lee	1-3-25	■ Flower Dve Omokoroa	Better placement for public amenities
CONRAD HARDY	1-3-25	■ CORPENT AVE OMOKOROA	WASTE OF TAXPAYERS MONEY
KENNY HEWITT	1/3/25	■ PENREUOUS CRESCENT	WASTE OF MONEY
RICHY APANI	1/3/25	■ HAMURANA RD OMOKOROA	If it has to go in - New site closer to water by the trees for the kids
Greig Neilson	1/3/25	■ Omokoroa Rd	Much better down by the water, add a shower change room. Dog wash facility
Paul Howell	1/3/25	■ Hamurana Rd	

10

We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
GARY BACKLER	 28/2/25	████████ HARBOUR VIEW RD OMOKOROA	
Daw-Rumney	 1/3/25	████████ Margaret Drive Omokoroa	
Shawn Murphy	 1-7-25	████████ omokoroa rd	
Peter Stafford		████████ Unenakere Drive	
Mark Sharrock	 Merlot Drive EA		
Groene Bisset	 1/3/25	████████ Norton Rd, Omokoroa!	
Max Green	 1/3/25	████████ Maunanihau Mt. Maunanihau	
Neil Cavell		████████ Beach Rd Katikati:	More wasteful expend.
HUGH MAULTA.	 1-3-25.	████████ LINKS VIEW DR OMOKOROA.	SHOULD BE DOWN BY BEACH -
KENIN DONALD	 010325	████████ OWEN PLACE OMOKOROA 3114	DISGRACEFUL + EXPENSE OUTRAGEOUS

==


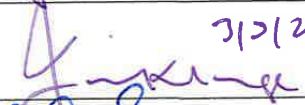


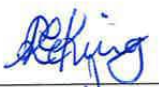





10

We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
Waare Street	 28/2/25	█ Lynley Park Dr. Omokoroa.	
Graeme Davis	 28/2/25	█ FAIRWAYVIEW DRIVE.	"GET REAL" WASTE OF MONEY COUNCIL
Mike Berry		█ Serenity Dr	Too much
Tom JACKINSON	 28/2/25	█ HADEN PLACE	not needed. waste of money.
Paul KASPER		█ AUGUSTA RISE	
Peter Kilpatrick	 01-03-25	█ Ainslie Road	
Tim STEPHENS	 1/3/25	█ Kanawa. Rd.	
Philip Annan	 1.3.25	█ Margaret Drive Omokoroa	
Mark Yalder		█ Bert Wall Pk	
S Corneil		█ Millbrook Dr	Expensive

We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.

Name	Signature & date	Address	Comments
JUNE JEFFERSON	J. Jefferson 3/3/25	■■■■■ CAVAN CLOSE	Not necessary at this lovely spot. + not safe for young mums to be walking young ones near where homeless people will go
JOHN JEFFERSON	J. Jefferson	■■■■■ CAVAN CLOSE	Not necessary
Laura Van Rossim	Laura 3/3/25	■■■■■ Omokoroa	Unnecessary expense to the community.
Vivien Lovell	V. Lovell 3/3/25	■■■■■ Margaret Drive	Not necessary.
Eleanor Devenish	E. Devenish 4/3/25	■■■■■ Washington Way	Eye sore - could be placed closer to fence boundary!! Bad positioning!!
Cherie Lovell	C. Lovell 04/3/25	■■■■■ Margaret Drive	Not necessary.
Lara McKenzie-Bott	L. Bott 6/3/25	■■■■■ Hamurua Rd	Ugly location + disrespectful to memorial char
Gary Woods	G. Woods 6/3/23	Whidraoana	Should be tucked away
Emma Percy	E. Percy 6/3/23	Harbourview Rd	terrible location - move into bush
Pauline Clancy	P. Clancy 6/3/25	Kingson Court	locate round the corner - not in full view of residents





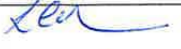

10

We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
Paula Winefield	 3/3/25	Te Kapa Place	on Beach Please it is needed
Jan Kluge	 3/3/25	Ridge Dr.	on beach please much needed
ROB MITCHELL-BURGESS	 3/3/25	HAMURUA RD OMOKOROA	THE PEOPLE HAVE NOT ASKED FOR THIS. PAY WASTE OWE RATES!
Lorraine Tocker	 03/03	Anderley Ave.	On the beach. Cost is to extreme
Robyn King	 3/3/25	Armstrong Rd	Eye sore not wanted.
Mary Jane Leuch	 3/3/25	Margaret Dr	as the walker of a smt. white dog who rolls in human turd when she finds it on this walk. a lavatory block is needed.
Sue Muir	 4/3/25	Serenity Dr. Omokoroa.	Not wanted.
Michelle Carolin	 4/3/25	TAINESON ROAD.	Not AT ALL
Maryanne McGarvey	 4/3/25	Christopher St	Not wanted.
Cathy Berry	 4/3/25	Serenity Drive	Closer to beach

LO






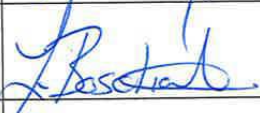



We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
HEATHER KNOWLES	AKNOWLEDS 4/3/2025	TAURANGA [REDACTED] OMOKOROA RD	BUILD BY BANK
Stephen Marshall	[Signature] 4/3/25	"	"
Warwick Reid	[Signature] 5/3/25	[REDACTED] Houghton Crescent	Build by Bank
Dyna Reid	[Signature] 5/3/25	[REDACTED] Omokoroa rd	Build by Bank
Phillip Ashmore	[Signature]	[REDACTED] Omokoroa rd	Should be built by Bank
Isabel Ashmore	[Signature]	[REDACTED] Omokoroa rd	Should be built by the Bank
N. MURPHY	[Signature]	[REDACTED] omokoroa Rd	"
D. OULD	[Signature]	[REDACTED] omokoroa rd	"
[Signature]	[Signature]	- - -	"
Anne Williams	[Signature]	[REDACTED] Omokoroa rd	"

10

We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
Wesley Morrison	 6-3-25	██████ Omokoroa Rd	Build by Bank
Marceline Curran	 5/3/25	██████ OMOKOROA RD	" " "
Kathina Terry	5-3-25	██████ Omokoroa rd	K Terry
Jayson Tauoa	5-3-25	██████ omokoroa rd	Jayson Tauoa
Joanne Tauoa	 5-3-25	██████ Omokoroa Rd	" "
Lyn Field	 05.03.25	██████ Omokoroa Rd	" "
Jason Leigh	5/3/25	██████ Omokoroa	" "
CYRIL MORAN	05/03/25	██████ omokoroa rd	Builds By Bank
Lynne March	 05-03-25	██████ Omokoroa Rd	Build by bank.
Nigel Merr	 05.03.25	██████ Omokoroa Rd	Build by bank.

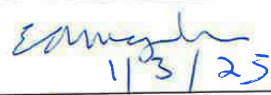






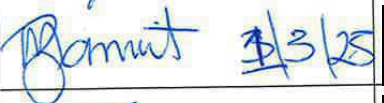

10

We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.

Name	Signature & date	Address	Comments
- Paul Andersen - JOANNE	 1/3/25	Josephine Place omokoroa	wrong place - closer to the water
Greg Tanshall		Bridge Dr.	
Holly Warner	 1/3/25	Tranquil Grove	wrong place.
Deborah Child		Josephine Place	wrong place.
J Henry		MARGARET DRIVE	WRONG PLACE
L Baschat		Kaohau Place	Need a toilet but not in this place.
Jamie Davis		McKenna Lane	Toilet at Shopping centre not at Reserve.
L. JACKSON		ASHWOOD GROVE	ASSURS!
Bridget Fisher		Te Puna	—
L. Moss	L. Moss	Bart Wai	Nearer Beach !!! wrong place !!!









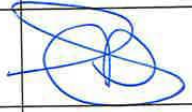

10

We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.

Name	Signature & date	Address	Comments
Liz Megchelsc	 1/3/25	Links View Drive	Good luck!
Asi Midell	 1/3/25	Charlotte drive	
Lindsey Webber	 1/3/25	Links View Drive	
Shirley Withers	O.C.E.	Anderley Ave.	
Susan Olson		Tinopai Drive	Stupid!!
D. McKENNON			TALK TO LOCALS
Julia Wharfen		Omokoroa Rd Omokoroa	You should have required developer to put toilets at The Village
MURRAY WHARFEN		OMOKOROA RD	ATTRACT FREEDOM CAMPERS
Melita Zammit	 1/3/25	Olive Close Omok.	wrong place.
Leanne Khalil		Joséphine Place Omokoroa	please allocate near the water front.

10











We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.

Name	Signature & date	Address	Comments
Megan Calder		█ Holyoake Trc Omokoroa.	
Peta Sunny		█ Jangiro Rd Whakamarama	
MARTIN Howard		█ TUI GRN OMOKOROA	
Sylvia Ziani		█ RUAMPANA OMOKOROA	
Michelle Becke		Pahia Road Pahia	
Judy Rauden	 11/3/25	Parkland Rise	
Glenda Wightman	 1/03/25	█ Hamurara Rd.	Not in this location - Closer to Beach for Swimmers & Picnickers
Haley Duffy	 1.03/25	█ Hamurara Rd	Not in this location. Closer to beach or edge of reserve.
John Duffin	 1.03.25	█ Hamurara Rd	Not here, closer to the beach.
Harshanie	 1.03.25	█ Hamurara Rd.	




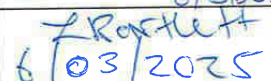





10

We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
Alistair Cuthbert	A. E. Cuthbert 1/3/25	Traloe St.	No!
Stephen Wightman	[Signature] 1/3/25	Hamurana Rd Omokoroa	Not at this location!
Elizabeth Cave	E. Cave.	Tui Glen Omokoroa	No
Alan Cave	[Signature]	" "	No.
Rae Peck	[Signature] 1/3/25	Kayalana Place	Not this location.
Dee Connor	[Signature] 1/3/25	Deithall Q	Not here.
CHRIS MOON	[Signature] 1/3/25	Hamurana Road	(No common sense)
Margaret Malcolm	[Signature]	Waterloo Estate	Opposing toilet here.
Ian Jones	[Signature]	Parkland Rise	Somewhere over on 'the neck' maybe
A. Sutton	[Signature]	Washingtonia	Wrong place for utilities.

10

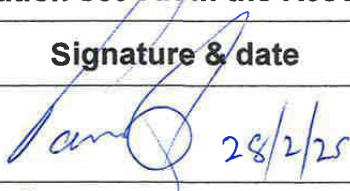


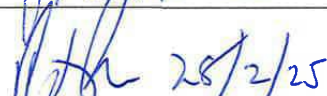


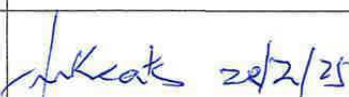

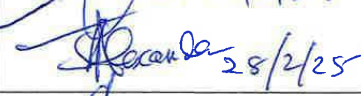
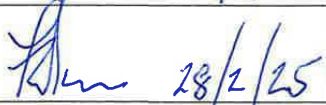
We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
Kayez Bryce Taylor	 28/2/25	█████ Tui Road Whangamata 3620	We are frequent visitors to Omokoroa to visit family. We enjoy the Precious Reserve & don't want to see it ruined by an ugly toilet block!!
Bryce Taylor	 28/2/25	█████ ✓	
Brenda Anson	 28/2/25	█████ Anderley Ave Omokoroa	Please don't do this - not appropriate
Jean Richardson	 Jean Richardson	█████ Anderley Ave. Omokoroa	Please not at this site.
Jusa Canal	 Jusa Canal	█████ Coppellie Avenue	
Raye Beard.	 Raye Beard	█████ Anderley Ave.	Not at this site.
Ernie Beard.	 Beard. 1/3/25	" "	
Sandy Wright	 Sandy Wright	█████ Waiarua	Not at this site
Melva White	 Melva White	█████ Coppelia	
Hilary Canile	 H Canile 1/3/25	█████ Anderley	Ridiculous

10


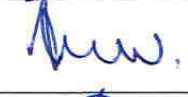




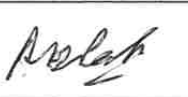
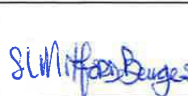

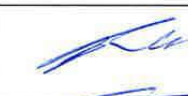
We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
Tyrone Ranasinghe		██████████ Hamurana Rd	
David McLeod		██████████ Ackerley Ave.	
Nita Noyon	 6/5/2025	██████████ Pip way Omokoroa.	Shopping Centre should have required toilets as part of their consent
Zoe Bartlett	 6/03/2025	██████████ Stefanie way Omokoroa	agree with above point. toilets
Abby Winfield	██████████	██████████ Hartwood Ave Omokoroa.	Put it somewhere else! Put it beside the pump station or somewhere else
Marlyn Genet	 ██████████	██████████ Linksview Dr	"No" to toilet
Wade Hunter		██████████ Valabrava Dr.	
Jim Wu		██████████ Serenity Dr.	
Donna Nicol		██████████ Cakenew Dr	Not here!
Lorna Jones		██████████ Haden Place	Put the toilet the other side of the bollards - so NOT on this proposed site -

LD









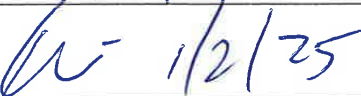
We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
Lynda Klem	<i>L Klem</i> 6/3/25	█ Haden Place	Need a TOILET But different location.
Christine Blackler	<i>C Blackler</i> 6/3/25.	█ Harbour View Rd.	Put at the Shops instead. !!!
Trish Austin	<i>Trish Austin</i> 6/3/25.	█ Ashwood grove	Place them near the Shops
Colin Baker-Wans	<i>Colin Baker</i> 6/3/25	Tim Road Whakamarama	Need toilet, but different location -
Barbara Heleman	<i>B Heleman</i> 6/3/25	█ Valabrino Pl Omok.	Toilet - yes! Have on this spot - NO! Put it on other side of the hedge.
Aralo Martinez	<i>Aralo Martinez</i> 6-3-25	█ Lakeside Tee	Not on this spot - yes side under the fence
Kevin Drew	<i>K Drew</i> 6.3.25	█ Ridge Drive Omok	Put it behind the hedge close to the beach
Sarah Cooney	<i>S Cooney</i> 6/3/25	█ Lynley Park Drive.	closer to the beach.
Gail Nickolls	<i>G Nickolls</i> 6/3/25	█ ANDERLEY AVE.	Out of sight - nearer the beach. A magnet for Riff Raff
James King	<i>J King</i> 7/03/25.	█ Augusta Rise	Toilet x CHANGING ROOM - CONTACT ME FOR A FREE QUOTE











We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
PAUL COLE	 28/2/25	BETHLEHEM SHORES	WASTE OF MONEY!
Alan Thomson		██████████ Hamurana Rd	Not a priority, wrong place
John Harder		██████████ Grey street	waste of money
Roger Paul	 28/2/25	██████████ VISTA GROSSI	!! !!
Ian Lottman	 28/2	██████████ O. Courney Estate	Not needed.
Des Hammond		██████████ Ulobize Drive Omokoroa	Not required
John Keat	 28/2/25	██████████ Augusta Road Omokoroa	" "
TOM BARRATT	 28/2/25	██████████ OMOKOROA RD OMOKOROA	should have built toilets in the new shopping area
James Alexander	 28/2/25	██████████ HAMURANA ROAD OMOKOROA	Not required Wrong place waste of money
FINIAN DOWNES	 28/2/25	██████████ SPENDY DRIVE OMOKOROA	NOT REQUIRED

10








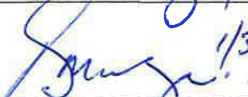


We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments //
Bru ABRAHAM	 1.3.25	█ Sincera Dr.	
Ross MILNE	 ✓	█ HAMURANA Rd	Ridiculous choice of location if ever required
Dennis BUTLER	 01.3.25	█ Hamurana Rd Omokoroa	Move away toward hedge soits not so visible. -
Angela Butler	 01.3.25	█ Hamurana Rd Omokoroa	
Jaco van uyk	 01.3.25	█ oyster place omokoroa	
Cherry Peck	 2 3.25	█ Hill Rd, Hillpark.	Leave it looking natural please
Red Lock	 2.3.25	█ Hill Rd Hillpark	Don't spoil the landscape!
Sharon Miffon Burgess	 2.3.25	█ Hamurana Rd, Omokoroa.	Respect nature.
Carole deKoster	 2-3-25	█ Hamurana Rd.	Waste of rate payer funds.
Richard SUTER		█ HAMURANA RD.	Not required! Despoiting the natural area of the area

10





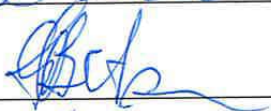

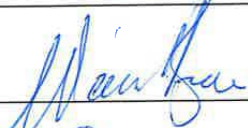



We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
Ian Walker	 1/3/25	█ Links View Drive Omokoroa	should Be down by the Shore if necessary
Erich Bucher		█ Serenity Pl	not necessary
BRIAN TAYLOR	 1/3/25	█ Links View Dr	WASTER RATES
DAVE CHADWICK	 1/3/25	█ TEIKOARI DRIVE	POOR VISION.
Wilson Tamaki	 1/3/25	█ Kaylene Pl	waste of rates
Milla Campbell	 1/3/25	█ links view drive	waste of money
Bruce Bell	 1/3/25	█ Western Ave	Bloody Stupid
MIKE SIMMONS	 1/3/25	█ ST2, MINDEN	WASTE OF MONEY!
Brad Hale	1/3/25	█ Kesianie Way	why?
KIERAN WILKINSON	 1/2/25	ST2	ALTERNATIVES

We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
ALAN HITCHINER	 01/03/25	████ KAHAROA AVE OMOKOROA.	THERE ARE BETTER PLACES TO PUT THIS.
JOHN VANCE	 1/3/25	████ Troy way Omokoroa	MOVE AROUND CAN BY BEACH
LION FARRER	 1/3/25	OMOKOROA	NOT NEEDED.
Patrick Hawkins	 1/3/25	████ Uivian Drive.	NOT NEEDED there.
Glen Vincent	 1/3/25	████ Omokoroa Rd	NOT NEEDED.
Bryan Pirani	 01-03-25	████ Greyskue Place.	Crazy,
Tom Dunseath	 1/3/25	████ Madeliene Place	Crazy
Ravi Shearman	 1/3/25	████ Plummers Point Rd	NOT NEEDED, Money spent better elsewhere
Ken Holyoake	 1/3/25	████ Kaydore Place	Not needed. Waste of money.
JEFF BEANLAND	 1/3/25	████ HOLYOAKE TCE	WASTE OF MONEY!

10

We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
DAVE POHARA	 1/3/25	OTAKI PK DR WELCOME BAY	WASTE OF MONEY
MARIN SMITH	 1/3/25	TAKI WAY OMOKOROA	NOT NEEDED.
Brian Page	 1/3	Holyoake Tee OMOKOROA.	NOT NEEDED.
Neil Howard	 1st March 1/3/25	Thata St Tauranga	Waste of Money
Brian Gill.	 1/3/25	AUGUSTA Rise. OMOKOROA.	WASTE OF MONEY.
JOHN REYNOLDS		OMOKOROA	Wasted Money
DON HAYWOOD		Te Puna.	Not Needed.
Bruce Mckenzie	 1/3/25	Kingsdon Court	NOT REQUIRED!
Nick Gray	 1/3/25	MADZELINE PLACE	NOT REQUIRED & EYE SORE!!!
Dean Hutchins	 1/3/25	kaharoa Ave	waste of tax payers Money



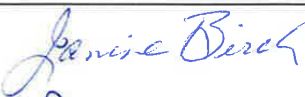




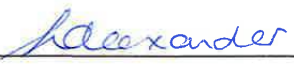


10

We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
Nicola Samuel	 6/3/25	████████ upland Rd Tongatete	What a cheek!
Chris Stuart	 6/3/25	████████ Youngson Rd	I walk there every day. what an awful thing to look at and what a cheek!
Jane Houston	 6-3-25	████████ Lochhead Rd	You need a budget Like everyone else works
Rachel Hatch	 6/3/25	████████ Trades Street	LEAVE IT ALONE
Goeff Betau		████████ Vivaan St	
Lisa Goodhue		████████ Tongata Way	Yes please difficult toilet access with child
MARLENE BROWN		████████ Josephine Place	Don't build on that site there is another 10m away
Nancy Dever	 M. Dever	████████ Omokoroa Rd	
STEPHAN CREE	 6-03-25	████████ Omokoroa Rd	Some where different
Ian Durrant	 6-3-25	████████ Augusta Rise	—









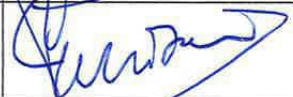
10

We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
Gobby Surtees	<i>Gobby Surtees</i> 6/03/25	█████ Turntable Hill rd	
JASON McKEE	<i>JASON McKEE</i> 6.03.25	█████ Pipway	
C. Christie	<i>C. Christie</i> 6.3.25	█████ Torp Way.	
JOHN HERBERT	<i>John Herbert</i> 6-3-25	█████ <i>John Herbert</i>	█████ BRENDAN CHISHAM
Sandy Fisher	<i>Sandy Fisher</i> 6-3-25	█████ Omokoroa	STOP WASTING OUR MONEY
Sarah Herrison	<i>Sarah Herrison</i> 6.3.25	█████ Holyoke	General location needs a toilet. But there should be consultation.
Laura McDonald	<i>Laura McDonald</i> 6.3.25	Hartwood Ave	
Linda Carter	<i>Linda Carter</i> 6/3/25	█████ Omokoroa	Waste of money
Tanya van Helden	<i>Tanya van Helden</i> 6/3/25	█████ Harbour View Rd Omokoroa.	Disgusting + dishonouring Dennis + Pauline.
Dal. Blackwell	<i>Dal. Blackwell</i> 6.3.25	█████ Anderson Ave	

10

We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
Richard Marlow	 6/3/25	██████████ Anderley Ave Omokoroa	
CAROLINE SHERWEN		██████████ Anderley Ave Omokoroa	
JANINE BIRCH		██████████ Washington Way Omokoroa	It should not go here - put it around the corner.
James Pritchard	 7/3/25	██████████ Farnell ct. Omokoroa	Beachfront!
Celia Owen		██████████ Nottingham Road	Absolutely not needed. and the position is ridiculous.
Brenda Jolly		██████████ Tinopai Drive	This community does not need its last few open spaces spoiled by such an ugly structure front & centre of a beautiful outlook
Beryl Hamilton		██████████ Tinopai Drive	whereas the respect simply not on
Louise Alexander		██████████ Parkland Rise	Better put elsewhere like top of walkway from Golf course!
Sue Thompson	 7.3.25	██████████ Omokoroa Rd.	
Steve Thompson		" " "	

10

We, the undersigned, oppose the proposed construction of a public toilet in the Precious Family Reserve, Omokoroa at the location set out in the Resource Consent dated 23 May 2024, reference RCA240338117.			
Name	Signature & date	Address	Comments
DENNIS KEITH MOLLER		██████████ ANDERLEY AVE OMOK. 3114	INSULT TO MY DAUGHTERS MEMORIAL SEAT
Pauline MOLLER	P. Moller	██████████ Andersley Ave OMOKOROA	In agreement with my husband.
ROGER GOODMAN		██████████ OMOKOROA COUNTRY ESTATE	TOTAL SUBTERFUGE
Molly Dean.		██████████ Andersley Ave OMOKOROA.	Not necessary - not enough walkers or cyclists
Pat Heydon	 27/2/25	██████████ Andersley Ave Omokoroa 3114	Not needed, too close to a memorial.
Beryl Blezard	 27/04/25	██████████ Andersley Ave Omokoroa 3114	Definitely not needed in that place - Shopping Area?
Liz Fisher		██████████ Andersley Ave Omok	Support Dennis Moller
Christine Cann		██████████ Andersley Ave Omokoroa	too close to secret.
TOM GILL		██████████ ANDERLEY AVE OMOKOROA.	NOT NEEDED.
Peter Gamba		██████████ Andersley Ave Omokoroa	Not needed at all

10 REPORTS

10.1 OPERATIONAL RISK AND SCORECARD REPORT QUARTERLY UPDATE ENDING 31 DECEMBER 2024

File Number: A6652922

Author: Terri Wright, Transportation Administrator

Authoriser: Cedric Crow, General Manager Infrastructure Services

EXECUTIVE SUMMARY

The purpose of this report is to present the Scorecard report for Quarter 2 ending 31 December 2024, and to advise the Projects and Monitoring Committee on Infrastructure and Regulatory matters.

RECOMMENDATION

That the Transportation Administrator's report dated 20 March 2025 titled 'Operational Risk and Scorecard Report Quarterly Update Ending 31 December 2024' be received.

BACKGROUND

SCORECARD REPORT

The Scorecard report for the period ending 31 December 2024 is attached, refer to **Attachment 1**.

Background

The Scorecard Report provides an overview of key achievements, update on Strategic Priorities, Capital Works Programme and Quarterly Development Trends for the period from 1 October to 31 December 2024. Listed below are the key highlights:

- Commencement of the Waihi Beach Library project and the continuing construction of the Heron Crescent elder housing development. Both significant community projects remain on track for completion and within budget.
- The No.4 Rd bridge replacement is ongoing, with a 4-week delay occurring as a result of unforeseen ground conditions and inclement weather.
- More broadly, the capital works programme for 2024/25 is progressing smoothly, and we remain on schedule to achieve our anticipated year-end position.
- In other significant Council decisions, the final proposal setting out Council's representation arrangements was adopted. A number of appeals/objections were received, and the matter has been set down for determination by the Local Government Commission following a hearing on 13 March 2025.

Council also considered a robust evidence-base to progress understanding of how various options might meet its strategic objectives and the legislative intent of the Local Water Done Well (LWDW) reform requirements

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 and Risk Level
<p>Transportation Maintenance Activity</p> <p>A review of maintenance operational levels of service is underway, workshops are planned with Elected Members to consider operational new levels of service and performance frameworks.</p> <p>Construction of this year's resurfacing programme is 80% complete (64km). Total 80km will be delivered.</p> <p>Investigation, design, and consenting of storm damage remedial works continues. Procurement is underway.</p> <p>Three pavement rehabilitation packages totalling 5.06km have been awarded and construction is underway at five rehab sites.</p> <p>Construction of a seal extension project is underway at Rotohehu Road.</p> <p>Design and construction are underway for the 81% emergency work subsidy.</p> <p>Investigation and design of next year's (25/26) capital works programme is underway.</p>	<p>Funding vs LOS</p>
<p>No. 1 Road Pavement Rehabilitation and Seal Widening (RP300 – 1930)</p> <p>RP580 – 1960 (Stage 3)</p> <p>Construction is underway. Earthworks and stormwater drainage are well advanced.</p> <p>All stormwater discharge agreements have been finalised, and the stormwater discharge consent has been issued by BoPRC.</p> <p>Completion of pavement construction has been delayed by need to relocate buried utility services (telecom and water).</p> <p>Measures implemented to minimise delays for kiwifruit traffic.</p>	<p>Service Relocations</p> <p>Weather</p>

<p>RPO – 580 (Stage 2)</p> <p>Investigation and design are underway. Construction will be undertaken early during 2025/26. Procurement to be negotiated with current contractor to minimise delays.</p> <p>A speed Indicator Device (SiD) has been installed early 2025 to encourage drivers to abide by the 50kph speed limit. However, more engagement is needed with Police and packhouse to slow trucks down.</p>	
<p>No. 4 Road Bridge Reinstatement</p> <p>Construction is underway. The bridge abutments are complete, and the bridge beam and deck sections have been installed. Project is delayed by four weeks due to abutment depth. However, this won't impact Kiwifruit season.</p> <p>Riverbed scour is deeper than anticipated. Discussions with BoPRC underway.</p>	<p>Weather</p>
<p>SH2 Ōmokoroa Road Interim Intersection Upgrade</p> <p>Works</p> <p>Works completed to a level whereby we have a functional temporary roundabout, to allow traffic to be shifted. The temporary roundabout is in place as from 7 March, with a focus currently on the northern section of SH2. An alternative pavement design, using structural asphalt is utilised which accelerates construction (and enables savings on both cost and time) and minimises disruption to the public. The services work will begin on Ōmokoroa Road near the Industrial Road roundabout, and the crews will work their way forward towards Prole Road.</p> <p>Land Purchase</p> <p>The two land parcels required for the temporary roundabout construction have been acquired, with one more land requirement (400m²) required for construction of the roundabout at Francis Road. The agreement has been drafted and compensation agreed, additional costs regarding shifting of shelterbelts/ driveway being negotiated. No impact on construction programme.</p> <p>Stormwater Discharge</p> <p>The temporary stormwater pond for the Industrial Road has been completed, which handles stormwater for the project works from Prole Road to the Industrial Road. With this pond being completed, Council can complete the earthworks on Industrial and Ōmokoroa Roads.</p> <p>Overhead Power Supply</p> <p>Shifting of the overhead power lines on the SH was completed last year, which has allowed works to progress at the roundabout itself. There is similar requirement on Ōmokoroa Road, and we are awaiting the design to be approved by</p>	<p>Services, especially Network Utility (PowerCo), and their ability to resource and keep programme.</p> <p>Weather</p>

<p>Powerco. The Powerco betterment (whereby 33kv cables are included in construction to futureproof power provision to Ōmokoroa), is tied in with this approval process, as well as the Industrial Road power requirements, to avoid separate processes and delays going forward.</p> <p>Fibre Optics</p> <p>The fibre optic works are progressing. There is a significant amount of work that needs to occur outside of the site along SH2 which HEB have been assisting with, by providing traffic management to expedite the works. Currently the cut over date for this in the programme is mid July, which will not impact our critical path in the construction programme currently.</p> <p>Project completion is now May 2026. This includes the Temporary RAB, industrial road and Omokoroa to The Railway. This is effectively a five month delay due to design and utility providers.</p>	
<p>Waihi Beach Stormwater</p> <p>Significant progress has been made on the maintenance programme and most activities has been completed. Staff have progressed a number of sites to developed design.</p> <p>Key projects and budgets have been included in the draft LTP and workshopped with Council. Now that the LTP is approved, the focus is moving to delivery. Project briefs have been developed and investigations are underway with significant projects, such as the upgrade of the Darley Drain Outlet and Brighton Reserve, and the removal of the Waihi Beach Dam and One Mile Creek stream improvements.</p> <p>Waihi Beach Wastewater Treatment Plant</p> <p>Staff continue to work through the detail for the repair and upgrade of the Waihi Beach Wastewater 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. Detailed design is expected to be completed around March 2025.</p>	<p>Further Site Deterioration</p> <p>Weather</p>
<p>Katikati Wastewater Treatment Plant (WWTP) Outfall Pipeline</p> <p>Katikati Wastewater Advisory Group – Te Waiora 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>The WWTP is struggling to meet compliance for nitrogen removal and needs to be upgraded. The upgrade works have been tendered as a design and build contract and awarded to APEX Water. Construction is progressing well with an estimated completion of the works in August 2025.</p>	<p>Financial timing</p> <p>Regulation Enforcement</p> <p>Reputation</p>

<p>Te Ohu Waiora has been established to develop a future directions report. Through this group, disposal solutions will be developed and recommended to Council. This will provide direction and inform a consenting process.</p>	
<p>Te Puke Wastewater Treatment Plant (WWTP)</p> <p>This project remains a concern and high risk. A specific PPG has been established to support this project with independent specialists relating to probity and technical.</p> <p>The contract with Councils design consultant has been terminated. Council has procured the services through an Early Contractor Involvement (ECI) process to assist the design and build. Alternative technology has been investigated through ECI contractor that appears to be a viable technical solution with significant cost savings. Council is currently seeking legal advice on converting the ECI contract to a Design and Build contract. A separate report will be presented to Council to discuss this further and seek approval to start physical works.</p> <p>Consent – The earthworks consent has been obtained. This allows earthworks to start once the design is complete. The discharge consent condition deadlines will not be met, and discussions are underway with the Regional Council to apply for a variation to the consent to adjust the deadlines. An application has been completed to request a change to the consent and the application will be discussed with iwi before submission.</p> <p>Consultation – Targeted consultation will be required for the final design.</p> <p>Iwi –Significant progress has been made with the relationship with iwi and how we can work together to enable a positive outcome for all involved.</p>	<p>Compliance</p> <p>Reputation</p> <p>Finance</p> <p>Legal</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 nearing completion.</p> <p>Staff continue in discussions with Quayside Properties Ltd regarding the Rangiuru Financial Contributions methodology and other requirements outlined in the district plan/plan change. The methodology for the financial contributions requires approval before 224 can be issued.</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 with the completion of the work around January 2026.</p>	<p>Regulation enforcement</p> <p>Project Timing</p>

<p>Filters have been installed to reduce the turbidity at the Muttons Treatment Plant and that will enable the UV system to operate within compliance limits. Commissioning has been started but deteriorating water quality is hampering the successful operation of this plant.</p> <p>Fluoride update</p> <p>Athenree and Wharawhara WTP upgrade works (which includes fluoridation) design and build contract has been awarded to Apex Water. Completion of works is expected around November 2025; however, there have been some delay and indication that an extension to the deadline is required. The Ministry of Health have approved a new compliance date of 31 January 2026 for the Whararwhara and Athenree plants.</p>	
<p>Heron Crescent</p> <p>Kitchens are in in Blocks A and B and will start on Block C this week. Project is progressing well and is currently ahead of schedule and is on budget at this point.</p> <p>The Team are currently looking at tenanting options through existing applications and new ones that are being received.</p>	On track
<p>Waihi Beach Library</p> <p>Positive progress is being made on the new Library. The project in on programme and under budget. Engagement is underway with the hall committee relating to the renovations.</p> <p>Concrete floor has been poured and materials ordered.</p>	On track
<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. This joint hearing commenced 9 July 2024 and was adjourned on 11 July 2024 to allow further information and clarification on the proposal to be provided by the Applicant. Timing for recommencement of the hearing unknown at this stage. • 24 Middlebrook Road, Katikati- Kainga Ora construction of 18 dwellings and subsequent freehold subdivision was granted on 21 August 2024. At this stage no application for building consent has been lodged. • Western Bay of Plenty District Council - 109 Clarke Road. This resource consent has been issued and we are progressing with the development of the sections for sale. • Glen Isla Protection Society Inc - a resource consent application for a 200m-long revetment wall (within the Three Mile Creek reserve and adjacent 9, 11, 13, 15, 16, 14 and 12 Glen Isla Place & above mean high water springs) for coastal erosion 	Public interest

<p>protection purposes has been received. A further information request has been sent to the Applicant. Once all information has been provided the (s95) notification decision will be made.</p> <ul style="list-style-type: none"> • A second Waihi Beach seawall application (approximately 200m-long wall located between 17 - 41 Shaw Road) is expected to be lodged by the Waihi Beach Protection Society Inc, by the end of 2024. This proposal requires District and Regional Council consents given the location of the seawall below mean high water springs. • Bluehaven (Bell Road) – Application to be made under the Fastrack Approvals Bill (2024) when legislated. Land area of 335ha across two blocks targeting over 2000 homes, 80ha of employment land, using the fast-track approval process. The completed development may be 10 years away but looking at 2025–2026 to get through fast-track approvals. Key staff from BOPRC and WBOPDC are forming the working group to work with the developer and his team. <p>Omokoroa Developments</p> <ol style="list-style-type: none"> 1. 60 Prole Road (Blackridge/ Sabre) for 50 dwellings/lots (Stage 1). Comprehensive Consent (Land Use and Subdivision and urban design/typologies) to be lodged by early December 2024. 2. 149 Prole Road (Lighthouse Group) for 70+ dwellings/lots. Comprehensive Consent (Land Use and Subdivision and urban design/typologies). Application to be lodged late November 2024. 3. 62 Prole Road (Neil Group) for 84 lots (2 Stages). Subdivision Consent (lots only, no typologies presented) will be lodged before December 2024. <p>Te Puke Developments</p> <ol style="list-style-type: none"> 4. Vercoe/Zest Development (Macloughlin Road) has resource consent approval for a 380 lot subdivision. The consent holders propose a variation to increase the yield up to 450 lots. Due Q1 of 2025. 	
<p>Regulatory Consenting – market and external impacts</p> <p>Meeting budget for the regulatory activity will continue to be a challenge for the 24/25 year as external factors continue to impact business.</p> <p>The building sector (in particular) is still being impacted by the current economic climate and this is represented in reduced volumes of applications against those projected for the building activity for the 24/25 year.</p> <p>Unbudgeted legal costs and building claims (historic claims through Leaky homes process, and related claims) continue to impact the regulatory budget delivery against projections.</p> <p>Management of staffing and contractor cost is being closely controlled within the activities, with savings being applied to those activities in line with a downturn.</p>	<p>Financial/Legislated/legal</p>

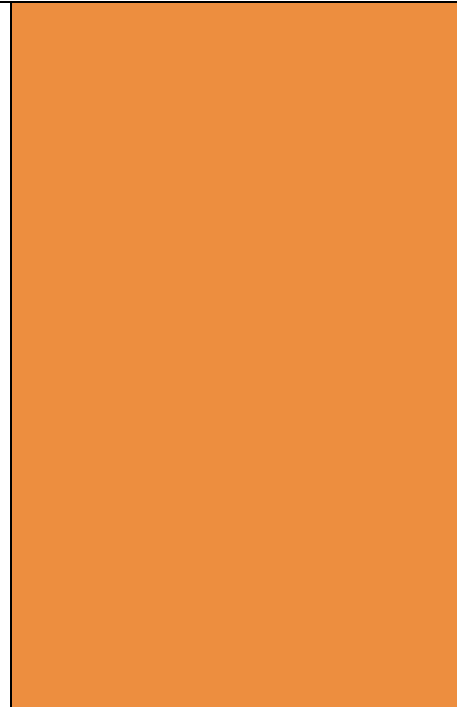
Resource Management and Building Control Act reforms are both projected in the future, but are not anticipated to impact the regulatory activity in this financial year.

Building Services

- There is an overall 15% decline in applications (a combination of new consents and amendments) for building services. As building services represents the highest revenue generating activity for regulatory this is having an impact on the overall regulatory financial position
- Legal and settlement costs for Claims are also impacting this activity negatively. These additional costs are not included in BAU budgets, and funding to offset will be required, as it is not anticipated these costs will be able to be recovered across the overall regulatory service.

Resource Consents and development Engineering

- There is a positive increase in consent volumes for this activity- showing early signs of improvement in the economy and increased development activity. There is a noticeable “lag” in this positive sign being represented as an upturn in the building sector and consenting for new buildings.
- These activities are showing positive revenue, and it is anticipated this trend will continue positively as signalled by the development community (update above).



ATTACHMENTS

- 1. Quarterly Scorecard Report Ending 31 December 2024**  

10.2 2025/26 PROCUREMENT STRATEGY

File Number: A6655793

Author: Coral-Lee Ertel, Infrastructure Capital Delivery Manager

Authoriser: Cedric Crow, General Manager Infrastructure Services

EXECUTIVE SUMMARY

1. Project planning is underway for projects in the 2025/26 Annual Plan. Council is developing a procurement strategy to enable better procurement practices that aligns with the key procurement principles. A copy of the procurement strategy is included in **Attachment 1**. This report seeks Council's support for the Infrastructure Capital Projects Procurement Strategy to enable the procurement of projects for the 2025/26 Financial Year and in accordance with the Long Term Plan 2023/33.

RECOMMENDATION

1. That the Infrastructure Capital Delivery Manager's report dated 20 March 2025 titled '2025/26 Procurement Strategy' 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 supports the Infrastructure Capital Projects Procurement Strategy.
4. That the Projects and Monitoring Committee delegates the approval and signing of contracts included in the procurement strategy and funding provided for in the Long Term Plan to the Chief Executive Officer.
5. That the Projects and Monitoring Committee provides specific approval to the Chief Executive Officer to enable the Procurement and Contractual Commitments (per contract) for Goods/Services works that are budgeted within the Long Term Plan or Annual Plan greater than \$1,000,000 included within Appendix A of the draft procurement strategy (**Attachment 1**).
6. That the Projects and Monitoring Committee approves the procurement of professional services required to enable the 2025/26 capital works programme in advance of the 2025/26 annual plan adoption. Noting, the projects are approved in the Long Term Plan.

BACKGROUND

2. A review of the 2025/26 capital works programme has been completed by staff and considers the following.

- (a) Procurement required in the 2025/26 Financial year for the capital works programme.
 - (b) Capacity within the market for delivery of the capital works programme, including professional services and contractors
 - (c) Internal Council resources, capacity and capability.
 - (d) Planning requirements (including consenting, approvals and land purchases).
3. A draft procurement strategy has been developed in support of the 2025/26 Capital Works programme and is included in **Attachment 1** of this report.

KEY ASPECTS OF THE PROCUREMENT STRATEGY

4. In October 2024 Council adopted its new procurement policy and is in development of a new Procurement Framework. The framework includes procurement principles that guide our procurement activities and ensures we achieve good outcomes. The new procurement framework includes a new procurement classification model that considers risk, complexity and value of the procurement. The Infrastructure Capital Projects Procurement Strategy adopts this approach to procurement and classification of all new procurement required for the 2025/26 FY has been completed. Projects with high complexity and risk with a total value of \$1M or higher is considered comprehensive procurement and sit outside this strategy. These projects are;
- (i) Te Puke WWTP upgrade
 - (ii) Katikati Wastewater Future Directions (Physical Works)
 - (iii) Waihi Beach Earth Dam (Physical Works)
5. Councils current draft Annual Plan includes a total of approximately \$145M capital works related to the infrastructure group. The table below summaries the different procurement categories and general procurement approaches.

Procurement Categorisation	Description and approach	Value
In Contract (Outside scope of strategy)	Projects that have continued from previous financial years, and all procurement is in place. Multi-year projects.	\$61M
Comprehensive Procurement (Outside scope of strategy)	Complex procurement, that will require project specific procurement strategies or approval from Council or projects elected be excluded from this strategy for various reasons.	\$37M

<p>Simple or BAU procurement (Inside scope of strategy)</p>	<p>Low value risk and complexity procurement. Typically procured through quotes, panels or invited tender.</p>	<p>\$20M</p>
<p>Standard Procurement (Inside scope of strategy)</p>	<p>Med/High risk and complexity and generally higher in value. Physical works typically closed or open tender depending on projects risk.</p>	<p>\$27M</p>

6. A copy of the projects that meet the requirements of Standard, Simple or BAU procurement is included in Appendix A of the draft procurement strategy. It is the intent of the strategy that several projects will be bundled to enable better procurement.
7. The current procurement strategy requires a step change to become comprehensive. Planned enhancements include:
 - (a) Detailed market analysis: Though a high-level analysis has been done, more detailed trending and collaboration with neighbouring councils are needed. Specifically relating to local capacity and capability.
 - (b) Broader outcomes: These will be further developed for practical application in council procurement.
 - (c) Risk Register: Further work on the risk register aligning with Council risk and project risk.
 - (d) Bundling of projects: Look for opportunities to bundle projects, where appropriate for streamlined procurement. It is noted that the bundling of projects may lead to a total contractual value of more than \$1M and therefore specific approval is sought.
8. This work will be completed over the next few months before the new financial year in June. Meanwhile, we aim to procure professional services to start designing high-risk projects and avoid delays.

APPROVALS SOUGHT

9. This report seeks general support from the Projects and Monitoring Committee on the Infrastructure Services Capital Projects Procurement Strategy and its approach to procurement for the 2025/26 financial year.
10. Delegations currently require procurement over the value of \$1M to be approved by Council. This report seeks that the approval and signing of contracts included within the procurement strategy, as detailed in the project list in Attachment A of the strategy, be delegated to the Chief Executive Officer subject to sufficient budget being available within the Long Term Plan or Annual Plan. It is noted that several projects will be bundled for streamlined procurement purposes. The total value of

the bundled works could exceed the \$1M threshold, hence staff are seeking the approval of the full list of planned capital expenditure included within the scope of the strategy for completeness.

11. For the 2025/26 Annual Work programme to be delivered, Council will need to start engaging with professional services providers ahead of the Annual Plan adoption. This will allow sufficient time for planning and design. This report also seeks approval for Council staff to engage with professional services providers ahead of the 2025/26 Annual Plan adoption.

SIGNIFICANCE AND ENGAGEMENT

12. The Local Government Act 2002 requires a formal assessment of the significance of matters and decision in this report against Council’s Significance and Engagement Policy. In making this formal assessment there is no intention to assess the importance of this item to individuals, groups, or agencies within the community and it is acknowledged that all reports have a high degree of importance to those affected by Council decisions.
13. The Policy requires Council and its communities to identify the degree of significance attached to particular issues, proposals, assets, decisions, and activities.
14. In terms of the Significance and Engagement Policy this decision is considered to be of **Low** significance because procurement set out in the strategy aligns with Councils procurement principles, Annual Plan and Long Term Plan.

ENGAGEMENT, CONSULTATION AND COMMUNICATION

Interested/Affected Parties	Completed/Planned Engagement/Consultation/Communication		
Name of interested parties/groups	Professional Services Providers, Contractors etc.	Planned	
Tangata Whenua	Will be considered within broader outcomes.		
General Public	Consultation of projects through Long Term Plan.		

ISSUES AND OPTIONS ASSESSMENT

<p>Option A That Council supports the Infrastructure Capital Projects Procurement Strategy and That Council delegates the approval and signing of contracts included in the procurement strategy to the Chief Executive Officer and That Council approves the procurement of professional services required to enable the 2025/26 capital works programme in advance of the 2025/26 annual plan adoption.</p>	
<p>Assessment of advantages and disadvantages including impact on each of the four well-beings</p> <ul style="list-style-type: none"> • Economic • Social • Cultural • Environmental 	<p>Advantages:</p> <ul style="list-style-type: none"> • Streamlines procurement • Enables more engagement with the market • Enables bundling of similar type work for enhanced procurement opportunities • Proactive planning for delivery of the 2025/26 Capital Works Programme. • Reduces risks to delivery of the 2025/26 Annual Plan <p>Disadvantages:</p> <ul style="list-style-type: none"> • Less Council control over procurement approaches
<p>Costs (including present and future costs, direct, indirect and contingent costs).</p>	<p>N/A – Costs are as per the Annual Plan</p>
<p>Other implications and any assumptions that relate to this option (Optional – if you want to include any information not covered above).</p>	<p>N/A</p>
<p>Option B That Council does not support the Infrastructure Capital Projects Procurement Strategy.</p>	

<p>Assessment of advantages and disadvantages including impact on each of the four well-beings</p> <ul style="list-style-type: none"> • Economic • Social • Cultural • Environmental 	<p>Advantages:</p> <ul style="list-style-type: none"> • More Council control over procurement approaches <p>Disadvantages:</p> <ul style="list-style-type: none"> • Risk to delivery of the 2025/26 capital works programme • Ad-hoc procurement • More complex procurement approach
<p>Costs (including present and future costs, direct, indirect and contingent costs).</p>	<p>N/A – Costs are as per the Annual Plan</p>
<p>Other implications and any assumptions that relate to this option (Optional – if you want to include any information not covered above).</p>	<p>N/A</p>

STATUTORY COMPLIANCE

15. The recommendation(s) in this report meets:
- Legislative requirements/legal requirements
 - Current council plans/policies/bylaws
 - Regional/national policies/plans.

FUNDING/BUDGET IMPLICATIONS

16. N/A as per draft Annual Plan.

ATTACHMENTS

1. **Infrastructure Capital Projects Procurement Strategy – Draft**  

10.3 RESIDUAL TOWN CENTRE DEVELOPMENT FUNDS

File Number: A6657165

Author: Rebecca Gallagher, Acting Policy and Planning Manager

Authoriser: Rachael Davie, Deputy CEO/General Manager Strategy and Community

EXECUTIVE SUMMARY

1. Through the Long Term Plan 2024-34, Council resolved to permanently discontinue the collection of the Town Centre Development Fund and replace it with project specific funding identified through Council processes.
2. A decision on where the residual Town Centre Development Fund is allocated is required. The fund contains \$402,000 of accumulated funds as at 30 June 2024.

RECOMMENDATION

1. That the Acting Policy and Planning Manager's report dated 20 March 2025 titled 'Residual Town Centre Development Funds' 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.
- 3A. That the Projects and Monitoring Committee distribute the \$402,000 held in the General Town Centre Development reserve equally between the following:
 - Katikati Town Centre Development reserve
 - Ōmokoroa Town Centre Development reserve
 - Waihi Beach Town Centre Development reserve
 - Te Puke Town Centre Development reserve.

OR

- 3B. That the Projects and Monitoring Committee determine an alternative distribution arrangement being.....

BACKGROUND

3. The Town Centre Development Fund has been in place from 2007 to 2024, funded through a \$10 per property rate as part of the Uniform Annual General Charge (UAGC). While the \$10 per property rate has remained unchanged, the total amount collected has increased due to the rise in the number of rateable properties. Additionally, the Katikati Community Board area has an additional \$22.40 per property targeted rate for Katikati Town Centre Development.
4. Through the Long Term Plan 2024-34, the Council resolved to permanently discontinue the collection of the Town Centre Fund. This will be replaced with

project-specific funding, with projects to be identified through the Council's established processes such as the Annual Plan and Long Term Plan.

5. The Town Centre Development Fund was originally established to provide a substantial capital fund for each of the major towns, supporting town centre development and upgrades. The fund was allocated on a rotating basis, with each town receiving the Town Centre Development Fund for a four-year period. The allocation order was determined based on the anticipated development needs and the status of each town's town centre plans. The towns were allocated funding in the following order:
 - Te Puke
 - Waihī Beach
 - Katikati
 - Ōmokoroa
6. The Community Boards in these respective areas determined the works undertaken, with sign off by Council. The types of works undertaken have included:
 - Te Puke (2007 – 2010) – A total of around \$672,000 was used for the heritage walkway, Jubilee Park and associated town centre developments and the original main street upgrade. The town centre fund was a component.
 - Waihī Beach (2011 – 2014) – A total of around \$748,700 was used for town centre planning, Two Mile Creek walkway planning, Dillon Street land purchase and sale, future bridge over Two Mile Creek and future additional carpark.
 - Katikati (2015 – 2018) – A total of around \$720,000 used for upgrade of the ex-fire station to museum, Memorial Plaza in front of the Memorial Hall, Cherry Court upgrade, \$200,000 contribution to Community hub, future implementation of the town centre plan.
 - Ōmokoroa (2019 – 2022) – A total of around \$880,000 used for purchase of the old library as a community building, old pavilion relocation and upgrade.
7. Decisions regarding the allocation of funds for the 2022/23 and 2023/24 periods have not yet been made, with these funds currently held in reserve pending further decision-making.
8. Not all accumulated funds have been fully spent. As of 30 June 2024, the following reserve balances for town centre development are recorded:
 - Te Puke – \$80,000
 - Waihī Beach – \$484,000
 - Katikati – \$620,000 (includes the additional funds from the Katikati Town Centre Development rate)
 - Ōmokoroa – \$118,000

- General town centre development reserve - \$402,000
9. A reconciliation of all town centre development fund reserves is currently underway. Staff are working to identify specific projects to be funded through these reserves, and this will be brought back to the committee for further discussion at a later date.
 10. A workshop held on 24 October 2024 focused on the unallocated town centre funds. During the session, it was agreed that potential options for the allocation of these funds would be presented to the Committee for consideration.

SIGNIFICANCE AND ENGAGEMENT

11. The Local Government Act 2002 requires a formal assessment of the significance of matters and decision in this report against Council’s Significance and Engagement Policy. In making this formal assessment there is no intention to assess the importance of this item to individuals, groups, or agencies within the community and it is acknowledged that all reports have a high degree of importance to those affected by Council decisions.
12. The Policy requires Council and its communities to identify the degree of significance attached to particular issues, proposals, assets, decisions, and activities.
13. In terms of the Significance and Engagement Policy this decision is considered to be of **low** significance as it aligns with previous Council decisions. The decision on projects to be funded will be considered at a later date.

ENGAGEMENT, CONSULTATION AND COMMUNICATION

14. The decision on the specific projects that will be funded through the Town Centre Development funds rests with the Council, although it is typically made in consultation with the relevant Community Boards. Communication of the decisions facilitated by this report will be shared with the Te Puke, Waihī Beach, Ōmokoroa, and Katikati Community Boards.
15. Ongoing discussions with the relevant Community Boards regarding the proposed allocation and spending of the funds, as outlined above, are continuing.

ISSUES AND OPTIONS ASSESSMENT

<p>Option A That the Committee distribute the General Town Centre Development Reserve of \$402,000 equally between Katikati, Waihī Beach, Ōmokoroa and Te Puke town centre development reserves.</p>	
<p>Assessment of advantages and disadvantages including impact on each of the four well-beings</p> <ul style="list-style-type: none"> • Economic • Social 	<ul style="list-style-type: none"> - Promotes a sense of fairness and equal opportunity for development. - Easy to explain to the public that each town centre is receiving the same amount, helping to avoid any

<ul style="list-style-type: none"> • Cultural • Environmental 	<p>potential disputes or misunderstandings about allocation criteria.</p> <ul style="list-style-type: none"> - Does not recognise the added benefit areas like Katikati and Ōmokoroa received from the increase in rateable properties.
<p>Option B That the Committee determine an alternative distribution arrangement being.....</p>	
<p>Assessment of advantages and disadvantages including impact on each of the four well-beings</p> <ul style="list-style-type: none"> • Economic • Social • Cultural • Environmental 	


STATUTORY COMPLIANCE

16. The recommendations of this report meet the requirements of:
- (a) the Local Government Act 2002, and
 - (b) The Local Government (Rating) Act 2002.

FUNDING/BUDGET IMPLICATIONS

Budget Funding Information	Relevant Detail
Town Centre Development Fund	\$402,000 and any interest accrued to be distributed in accordance with the decisions made through this report.

ATTACHMENTS

1. **Projects and Monitoring Committee - Workshop Notes - 24 October 2024** 

10.4 PROPOSAL TO NAME THE WAIHĪ BEACH LIBRARY AND COMMUNITY HUB

File Number: A6654043

Author: Kerrie Little, Operations Manager

Authoriser: Cedric Crow, General Manager Infrastructure Services

EXECUTIVE SUMMARY

1. Naming of the new Waihī Beach Library and Community Hub

It was always the intention to approach our whanau at Te Whanau a Tauwhao to gift the Te Reo name for the new Waihī Beach Library and Community Hub.

They have gifted us –

Te Ara Mātauranga – The Pathway of Knowledge

Te Ara Mātauranga – The Pathway to Knowledge acknowledges the importance of Libraries as a place of learning. Te Ara translates to ‘The Path’, ‘The Way’ or ‘The Pathway’. Mātauranga translates as knowledge, wisdom, skills. A place that holds and provides worldly knowledge for all to thrive within. Tihei mauriora – we stand as living descendants of our ancestors.

RECOMMENDATION

1. That the Operations Manager’s report dated 20 March 2025 titled ‘Proposal to name the Waihī Beach Library and Community Hub’ be received.
2. That the report relates to an issue that is considered to be of **low** significance in terms of Council’s Significance and Engagement Policy.
3. That the Project and Monitoring Committee approves the Te Reo name of the new Waihī Beach Library and Community Hub to be Te Ara Mātauranga – Waihī Beach Library and Community Hub.
4. That the Project and Monitoring Committee **does not** approve the Te Reo name of the new Waihī Beach Library and Community Hub to be Te Ara Mātauranga – Waihī Beach Library and Community Hub.

BACKGROUND

Through community, Tangata Whenua and staff feedback, it became clear there is a need for a new facility within the Waihī Beach Community that provides connections to the digital world while also contributing to the wellbeing and social cohesion of our communities. This was first identified through the 2021–2031 Long Term Plan.

To ensure the Waihī Beach Community is provided with a facility that meets these needs the new space has been designed to be not only a library, but also a community hub, a

council service centre and have opportunities for an integrated service delivery model. Engagement with Tangata Whenua have been a key part of this development.

SIGNIFICANCE AND ENGAGEMENT

The Local Government Act 2002 requires a formal assessment of the significance of matters and decision in this report against Council’s Significance and Engagement Policy. In making this formal assessment there is no intention to assess the importance of this item to individuals, groups, or agencies within the community and it is acknowledged that all reports have a high degree of importance to those affected by Council decisions.

The Policy requires Council and its communities to identify the degree of significance attached to particular issues, proposals, assets, decisions, and activities.

In terms of the Significance and Engagement Policy this decision is considered to be of low significance because because the project has been consulted with Community, Tangata Whenua and Staff.

ENGAGEMENT, CONSULTATION AND COMMUNICATION

Interested/Affected Parties	Completed/Planned Engagement/Consultation/Communication		
Name of interested parties/groups	This name has been socialised with the Waihi Beach Community Board and they agree it is a suitable name.	Planned	Completed
Tangata Whenua	We have had several hui with Te Whānau ā Tauwhao and they are providing feedback and designs for the building. They have also gifted us this name and will provide names for internal spaces in the building.		
General Public	Through the Community Board.		

ISSUES AND OPTIONS ASSESSMENT

<p>Option A THAT the Project and Monitoring Committee approve the Te Reo name of the new Waihi Beach Library and Community Hub to be Te Ara Mātauranga - Waihī Beach Library and Community Hub.</p>

<p>Assessment of advantages and disadvantages including impact on each of the four well-beings</p> <ul style="list-style-type: none"> • Economic • Social • Cultural • Environmental 	<ul style="list-style-type: none"> • Enables ‘branding’ for the project to be progressed. This builds goodwill towards the library • Gives a unique community identity to the building • Engagement with local Iwi will ensure the project tells a local story and is welcoming to all.
<p>Costs (including present and future costs, direct, indirect and contingent costs).</p>	<p>N/A</p>
<p>Option B THAT the Project and Monitoring Committee does not approve the Te Reo name of the new Waihi Beach Library and Community Hub to be Te Ara Matauranga - Waihi Beach Library and Community Hub.</p>	
<p>Assessment of advantages and disadvantages including impact on each of the four well-beings</p> <ul style="list-style-type: none"> • Economic • Social • Cultural • Environmental 	<ul style="list-style-type: none"> • Negative relations with local Iwi. • Branding will not be consistent with other Service Centres
<p>Costs (including present and future costs, direct, indirect and contingent costs).</p>	<p>N/A</p>

STATUTORY COMPLIANCE

While there is no specific policy to cover the naming of Council buildings this process meets all the criteria in Policy 8 – Naming in the Reserve Management Plan.

FUNDING/BUDGET IMPLICATIONS

Budget Funding Information	Relevant Detail
N/A	

10.5 DEVELOPMENT TRENDS REPORT 2024 OVERVIEW

File Number: A6660487

Author: Chloe Thyne, Research and Monitoring Analyst

Authoriser: Rachael Davie, Deputy CEO/General Manager Strategy and Community

EXECUTIVE SUMMARY

1. The purpose of this paper is to provide an overview of the SmartGrowth Development Trends Report 2024 which was completed and published in December 2024.
2. The report is produced annually by the SmartGrowth partners for the Western Bay of Plenty sub-region, covering the period 1 July 2023 – 30 June 2024. It contains subdivision, residential and non-residential development and population trends in Western Bay of Plenty District and Tauranga City.
3. The full SmartGrowth Development Trends Report 2024 report is attached along with a summary document setting out the key findings.

RECOMMENDATION

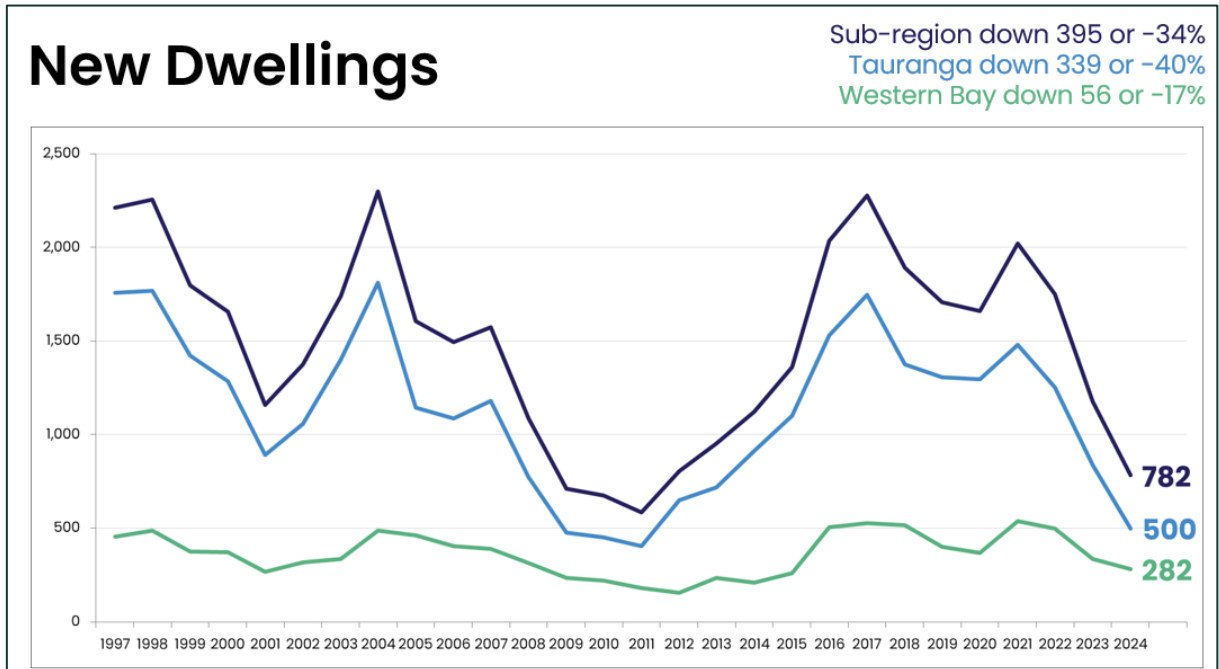
1. That the Research and Monitoring Analyst's report dated 20 March 2025 titled 'Development Trends Report 2024 Overview' be received.
2. That the report relates to an issue that is considered to be of **low** significance in terms of Council's Significance and Engagement Policy.
3. That the Projects and Monitoring Committee receives the Development Trends Report 2024 as set out in **Attachment 1** and receives the Summary Report as set out in **Attachment 2** of the agenda report.

BACKGROUND

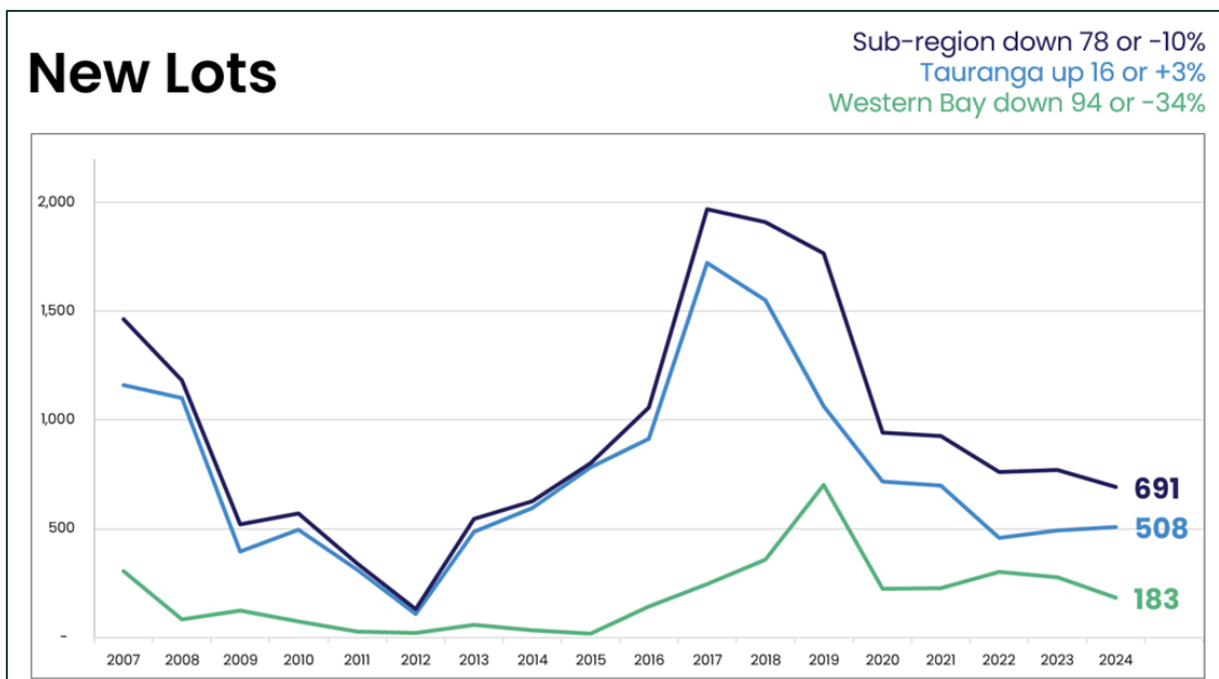
4. New Dwellings consented (residential building) and New Lots created (subdivision activity) are the main measures of development.
5. Residential building and subdivision activity across the sub-region has slowed significantly in the last three years to historically low levels. The slowdown reflects broader economic pressures of high interest rates, inflation in building costs, shortage of developable land and decrease in demand.
6. This trend is being experienced in other growth regions around New Zealand and is consistent with past experience, driven by the cyclical nature of economic and

property markets. As with previous recoveries, residential building and subdivision activity are expected to rebound in time.

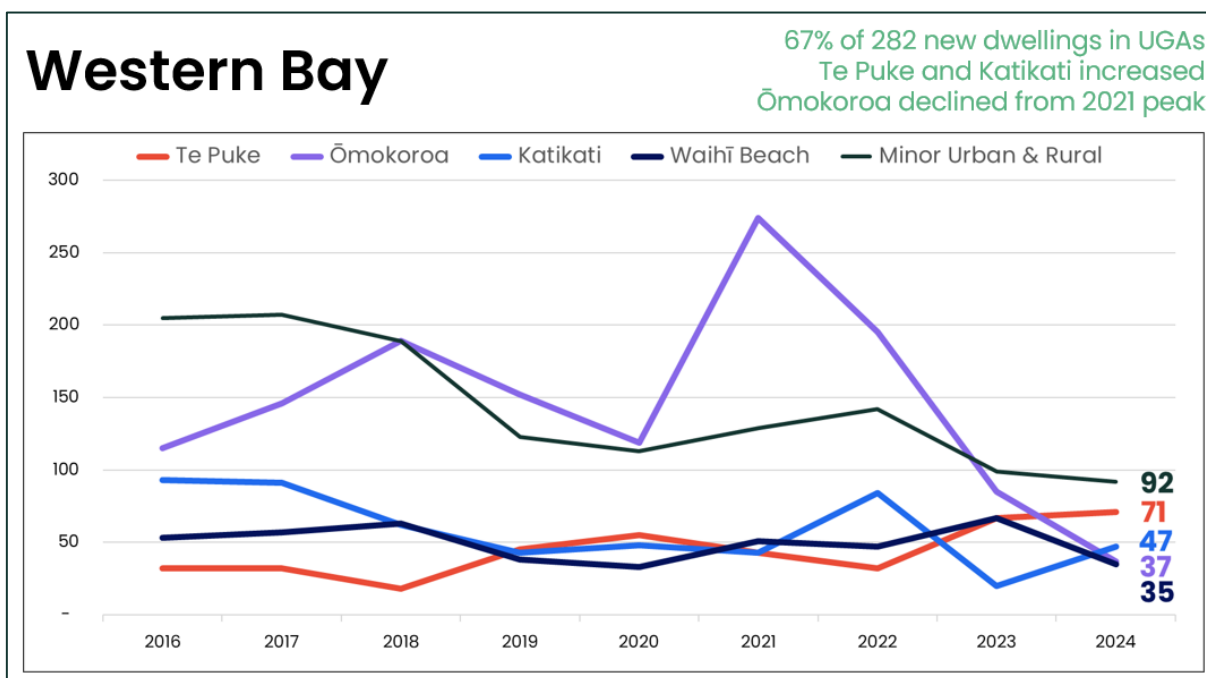
- 7. For 2023/24, Western Bay of Plenty District consented 282 new dwellings, down by 17% on the previous year. Tauranga City consented 500 new dwellings, down by 40%. A total of 782 new dwellings were consented in the sub-region, down by 34%.



- 8. For 2023/24, 183 new lots were created in Western Bay of Plenty District, down by 34% on the previous year. Tauranga City saw a slight increase of 3% to 508 new lots. A total of 691 new lots were created in the sub-region, down by 10% overall.



9. In Western Bay of Plenty District, urban growth areas attracted 67% of new dwellings consented in 2023/24, with 71 in Te Puke, 47 in Katikati, 37 in Ōmokoroa and 35 in Waihi Beach. Development in Ōmokoroa has diminished since the 2021 peak.
10. Dwellings consented in rural and minor urban areas were steady at 92 for the year.



11. The majority of dwellings consented were standalone at 65%, followed by duplexes at 18% and multi-unit dwellings at 13%. 74% were single storey dwellings.
12. Dwellings are getting smaller overall, down by 26m² to 157m² average floor size.
13. Construction cost increased by 13% to \$3,648/m². Construction cost has doubled in the last 7 years, being a major contributor to the residential building downturn.
14. Median selling price increased by 10% to \$1,062,089. Average rent increased by 6% to \$578 per week.
15. Regarding business land, Rangiuru has the most vacant industrial land in the sub-region at 265 ha, and Te Puke has 113 ha. Katikati, Te Puna, Ōmokoroa and Waihi Beach have smaller areas of vacant industrial land ranging from 25-40 ha each.
16. There were 9 Commercial buildings and 1 Industrial building consented for the year.
17. Refer to the full report in **Attachment 1** for full details of development trends. A summary of key findings from the report has been produced to provide a snapshot of useful information for the Western Bay of Plenty District in **Attachment 2**.

SIGNIFICANCE AND ENGAGEMENT

18. 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

19. The Development Trends Report 2024 was published on Western Bay of Plenty District Council and Tauranga City Council websites on Friday 13 December 2024.

Interested/Affected Parties	Completed/Planned Engagement/Consultation/Communication		
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 Completed
General Public	This is a monitoring report for information only, there is no requirement for community engagement or consultation.		

ISSUES AND OPTIONS ASSESSMENT

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

STATUTORY COMPLIANCE

20. 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

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

ATTACHMENTS

1. **SmartGrowth Development Trends Report 2024**  
2. **SmartGrowth Development Trends Summary Report 2024**  

