

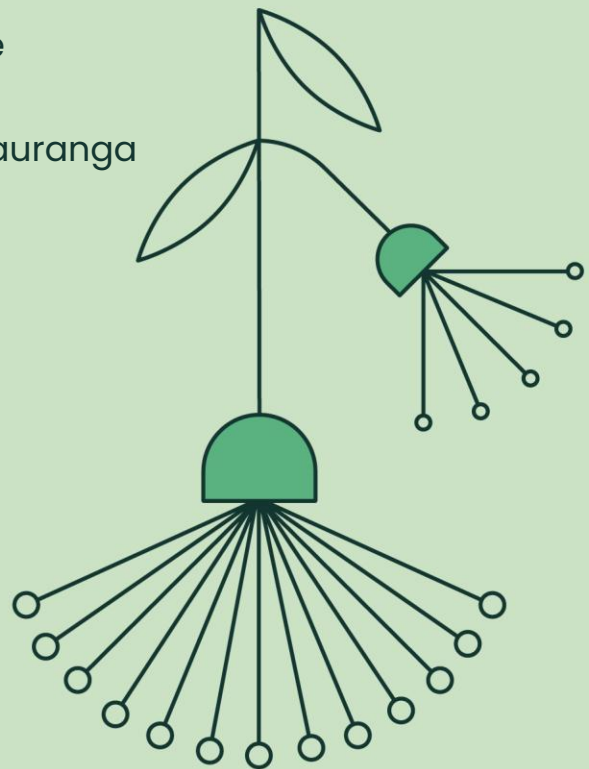
Mā tō tātou takiwā
For our District

Projects and Monitoring Committee

Kōmiti Whakakaupapa me Aroturuki

PMC25-3

Friday, 15 August 2025, on conclusion of the
Council meeting starting at 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 a Projects and Monitoring Meeting will be held in the Council Chambers, 1484 Cameron Road, Tauranga on:
 Friday, 15 August 2025 on conclusion of the Council meeting
 starting at 9.30am

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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 PRESENTATIONS

9.1 PINNACLE PRIMARY HEALTH CARE LIMITED - WAIHĪ BEACH MEDICAL CENTRE RESERVE LEASE PROPOSAL

File Number: A6896469

Author: Rosa Leahy, Senior Governance Advisor

Authoriser: Robyn Garrett, Governance Manager

EXECUTIVE SUMMARY

Representatives from Pinnacle Primary Health Care Ltd. will be in attendance to present to the Committee on their proposal to lease part of Beach Road Reserve, Waihī Beach to operate a medical centre.

10 REPORTS

10.1 PROPOSAL TO LEASE – PRIMARY HEALTH CARE LIMITED TO OPERATE A MEDICAL FACILITY AND TO RECLASSIFY PART OF BEACH ROAD RECREATION RESERVE (WAIHĪ BEACH) TO LOCAL PURPOSE RESERVE (MEDICAL FACILITY)

File Number: A6893563

Author: Joanne Hin, Legal Property Officer Reserves & Facilities

Authoriser: Peter Watson, Acting General Manager, Infrastructure Group

EXECUTIVE SUMMARY

Pinnacle Incorporated, a not-for-profit primary healthcare focused organisation have applied to Council to lease an area of approximately 1137m² in Beach Road Recreation Reserve to operate a medical centre to service the local Waihī Beach Community.

The proposed lease site, a portion of the Beach Road Recreation Reserve, which is currently classified 'Recreation', would need to be surveyed and reclassified 'Local Purpose Reserve (Medical Facility)'.

The Projects and Monitoring Committee is required to pass a resolution of its intent to grant a lease to Primary Health Care Limited and to reclassify the reserve prior to undertaking public consultation.

RECOMMENDATION

1. That the Legal Property Officer Reserves and Facilities report dated 15 August 2025 titled 'Proposal to Lease – Primary Health Care Limited to operate a Medical Facility and to Reclassify Part of Beach Road Recreation Reserve (Waihī Beach) to Local Purpose Reserve (medical facility)' 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 approve in principle the application by Primary Health Care Limited to lease an area of approximately 1137m² on Beach Road Recreation Reserve (Waihī Beach) to locate and operate a medical facility.

AND

4. That if approved, the Projects and Monitoring Committee agrees in principle to the reclassification of the portion of Beach Road Recreation Reserve (Waihī Beach) as shown in this report from 'Recreation' to 'Local Purpose Reserve' (medical facility).

AND

- 5.a If approval in principle of item 3 and 4 above is given this approval must not construed by the applicant, as a guarantee that all other consents required by any

policy, by-law, regulation, or statute, will be forthcoming. The applicant is responsible for obtaining all consents at its own cost; and

5.b That staff be directed to publicly notify for a one month period of public consultation on the proposals above in terms of section 119 of the Reserves Act 1977.

OR

6. That the Projects and Monitoring Committee does not approve in principle the application by Primary Health Care Limited to lease an area of approximately 1137m² on Beach Road Recreation Reserve (Waihī Beach) to locate and operate a medical facility.

BACKGROUND

The Pinnacle Group, a charitable organisation, have applied to Council to enter into a land lease over part of Beach Road Recreation Reserve (Attachment 1) to establish a medical facility to service the local area. The lease will be with one of the Pinnacle Group entities, Primary Health Care Limited.

The Pinnacle Group is a not-for-profit primary care focused organisation that manages the healthcare of nearly half a million people enrolled with 84 practices in Tairāwhiti, Taranaki, Rotorua, Taupō-Tūrangi, Thames-Coromandel and Waikato.

Attachment 2 outlines the group's background and proposal to meet the area's evolving healthcare needs, along with Attachment 3 - endorsements from Waihī Beach Community Board, St John, Waihī Beach Lifeguard Services Inc., and Athenree Nursing Home.

The current medical facility servicing Waihī Beach is located on a leased site at 47 Wilson Road, Waihī Beach, currently run by Primary Health Care Limited is no longer fit for purpose. Rather than invest back into the current building, construction of a purpose-built facility would be a better option to allow the organisation to meet modern healthcare standards along with current and future demand for its services.

Primary Health Care Limited do not have the means to acquire property in order to operate their health care centres. Therefore, a long-term public land lease meets their objective to allow their focus to remain on delivery of medical patient care.

Prior to a lease being granted, Council is required to consult with the public as per Sections 119 and 120 of the Reserves Act 1977. The public consultation period is required to be for a minimum one month period.

The term of the proposed lease has yet to be negotiated, however, in order to give security to the Primary Health Care Limited's investment, it is intended the lease term will be 17 years with a further renewal period of 15 years.

The Reserves Act 1977 permits a lease of up to 33 years.

OTHER CONSIDERATIONS

Council's Projects and Monitoring Committee at its meeting on 22 February 2023 considered a proposal to set up a community Mara Kai (Food Garden) at this site. The committee agreed in principle to the garden proposal and Council subsequently advertised its intention to grant a lease and sought public feedback. Although there were a number of submissions and objections received following the public consultation, the proposal did not proceed to the hearing phase and a final Council resolution on the matter of a lease.

Staff are seeking feedback from the group who proposed the Mara Kai (Food Garden) to see if they have any objection to the medical facility proposal. An update will be provided at the Projects and Monitoring Committee meeting.

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 order to guide decision on approaches of engagement and degree of options analysis. In making this formal assessment it is acknowledged that all reports have a high degree of importance to those affected by Council decisions.

In terms of the Significance and Engagement Policy this decision is considered to be of low significance because the Katikati - Waihi Beach Ward Reserve Management Plan makes provision for community buildings to be established on reserves as per Generic Policy 3 - Buildings and Structures, and there is a public consultation process that will provide the opportunity for interested parties to be involved.

ENGAGEMENT, CONSULTATION AND COMMUNICATION

Interested/Affected Parties	Completed Engagement/Consultation/Communication
Tangata Whenua	Local Iwi will be contacted for comment.
Adjoining property owners	Will be contacted as an adjacent property owner.
General Public	If the Committee agree in principle to the proposal to lease, then a one-month period of public consultation will be undertaken, following which a report, including any submissions or objections will be brought back to Council for consideration prior to making a final decision.

ISSUES AND OPTIONS ASSESSMENT

Option A	
<p>That the Projects and Monitoring Committee approve in principle the application by Primary Health Care Limited to lease an area of approximately 1137m² on Beach Road Recreation Reserve (Waihi Beach) to locate and operate a medical facility.</p> <p>and</p> <p>That if approved, the Projects and Monitoring Committee agrees in principle to the reclassification of the portion of Beach Road Recreation Reserve (Waihi Beach) as shown in this report from 'Recreation' to 'Local Purpose Reserve' (medical facility).</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"> • Investment is made by the proposed Trust into a new facility. • The Trust will then have its own facility and is not subject to potential commercial lease arrangements and high rental costs. • Provides a fit for purpose medical facility for the community. • Ensures a sustainable operating model that retains appropriate medical services for the Waihi Beach community <p>Disadvantages:</p> <p>A small area of greenspace will be lost to the new facility.</p> <p>There will be a change of activity in the area.</p>
<p>Costs (including present and future costs, direct, indirect and contingent costs).</p>	<p>All costs relating to the proposal will be met by the Primary Health Care Limited.</p>

STATUTORY COMPLIANCE

The Reserves Act 1977 – Section 61, determines the requirements for community group type leases over local purpose reserves. Section 16 deals with classification of reserves.

Before entering into a lease and/or reclassifying any reserve, public notice shall be given in accordance with section 119, specifying the type of lease as per section 61, and classification type proposed, and shall give full consideration in accordance with section 120 to all objections against and submissions in relation to the proposal received pursuant to the said section 120.

To reclassify part of Beach Road Recreation Reserve, a survey will need to be undertaken, and a Gazette Notice issued. Reclassification of part of the reserve is required to ensure that the proposed activity aligns with the underlying reserves classification which is separate to the underlying zone in the District Plan.

FUNDING/BUDGET IMPLICATIONS

Budget Funding Information	Relevant Detail
N/A	<p>All costs relating to the processing of the proposal are to be borne by the Primary Health Care Limited.</p> <p>The costs relative to the surveying of the proposed local purpose reserve and subsequent gazette notice will be met by the Primary Health Care Limited.</p>

ATTACHMENTS

1. **Site Plan of Proposed Medical Facility on Beach Road Recreation Reserve**  
2. **Primary Health Care Limited Medical Facility Proposal**  
3. **Endorsements**  

10.2 TE PUNA ROAD/TE PUNA STATION ROAD INTERSECTION IMPROVEMENTS

File Number: A6879541

Author: Calum McLean, Director Transportation

Authoriser: Peter Watson, Acting General Manager, Infrastructure Group

EXECUTIVE SUMMARY

1. Council is currently developing a project to improve the safety and efficiency of the Te Puna Road/Te Puna Station Road intersection by adding a right turn bay, regrading the eastern approach, and undertaking pavement rehabilitation. This initiative aims to support Council's plan to curb rat running and facilitate a heavy vehicle ban on Clarke Road.
2. Te Puna Industrial Limited (TPIL) were recently granted resource consent for an industrial development on Te Puna Station Road. The conditions of this consent require that TPIL construct the right turn bay should Council not.
3. Priority Te Puna have recently lodged an appeal against the decision to grant the consent.
4. Direction is sought on whether Council should temporarily cease delivery of the intersection improvement project until such time that:
 - a. the appeal has been heard by the Environment Court.
 - b. Te Puna Industrial Limited agree to fully fund all roading improvements conditioned in their resource consent.

RECOMMENDATION

1. That the Transportation Director's report dated 15 August 2025 titled 'Te Puna Road/Te Puna Station Road Intersection Improvements' 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 Option A being that Council temporarily ceases delivery of the Te Puna Road/Te Puna Station Road intersection improvement project until such time that:
 - a. The Environment Court judicates on Priority Te Puna's appeal against the decision to grant resource consent for the TPIL development; and
 - b. Te Puna Industrial Limited agree to fully recompense Council for the cost of all roading improvements conditioned in their resource consent.

BACKGROUND

5. The Transportation team has engaged an engineering consultant to undertake site investigation and detailed design of improvements to the Te Puna Road/Te Puna Station Road intersection, being the addition of a right turn bay, lessening of the approach gradient for vehicles travelling west on Te Puna Station Road towards the intersection, and pavement rehabilitation of the first 110m of Te Puna Station Road (both lanes).
6. NZTA's Crash Analysis System records 6 crashes within the vicinity of intersection within the last 5 years. Other crashes may have occurred but not been reported.
7. The proposed improvements will address the community's concerns regarding the manoeuvrability of over-dimension vehicles through the intersection, and form part of Council's strategy to reduce 'rat running' between Snodgrass Road and Clarke Road.
8. In February 2024 Council's Projects and Monitoring Committee passed resolution PMC24-1.1 requiring *"that staff investigate options to mitigate traffic concerns on Clarke Road as a matter of priority."*
9. The provision of a right turn bay will help facilitate the introduction of a heavy vehicle ban on Clarke Road that Council is considering as part of the Traffic and Parking Enforcement Bylaw review currently underway.
10. A heavy vehicle ban cannot be implemented prior to completion of the intersection upgrade because it would have the effect of frustrating JMC Civil Contractors whose consent prohibits them from using the existing Te Puna Road/Te Puna Station Road Intersection for transporter operations and who are unable to use Te Puna Station Road to access SH2 since it was closed to vehicles in May 2023.
11. JMC is currently in a variation process and could apply to have this condition removed following the upgrade of the intersection.
12. In 2022 Te Puna Industrial Limited applied for consents from the Western Bay of Plenty District and Bay of Plenty Regional Councils to establish industrial yards and activities at their site at 297 Te Puna Station Road.
13. On Monday 7 July 2025 a hearing Panel of Independent Commissioners acting under delegated authority from both Councils decided to grant the applications.
14. Once operational the TPIL development is expected to generate 774 vehicles per day (vpd), or 1,609 Passenger Car Equivalent (PCE).
15. The current volume of traffic travelling through the intersection is estimated to be 3,300 vpd, 5.5% heavy vehicles, which equates to approximately 4500 PCE.
16. Once operational the TPIL development will account for approximately 26% of the total traffic volume through the intersection.

17. The consent includes conditions related to the Te Puna Road/Te Puna Station Road intersection which are reproduced below:

1. *The activity must be carried out in general accordance with the following plans and reports, except where modified by conditions of this resource consent:*

Document Title	Author	Reference/ Version	Date
<p>Drawing A2314643.00-200 (path upgrades); And Drawings A2314643.00-212-219, or A2314643.00-212-222-229 related to the Te Puna Station Road/Te Puna Road proposed intersection upgrade Or Alternative Te Puna Road / Te Puna Station Road intersection upgrades (roading and paths, cycling safety infrastructure) to be delivered by WBOPDC (see condition 2 below).</p>	Harrison Grierson Consultants	Revision A (except Drawing D200 – Rev D)	17th April 2025 (except Drawing D200 – Rev A)

2. *No fill required for site earthworks is permitted to be trucked to or from the site until such time as the proposed upgrade of the Te Puna Station Road/Te Puna Road intersection (roading and paths, cycling safety infrastructure by the consent holder, or directly by WBOPDC) has been upgraded in accordance with the conditions of this consent. Prior to completion of the intersection upgrade the consent holder may transfer material within the site or between 245 and (the site) 297 Te Puna Station Road by road.*

Advice Note:

WBOPDC have committed to design and construct the upgrade to the intersection, with works anticipated to commence in October 2025 and conclude late January 2026.

3. *In the event that WBOPDC has not awarded a contract for works to upgrade the Te Puna Road / Te Puna Station Road intersection (roading and paths, cycling safety infrastructure) prior to 1 November 2025 then the consent holder may undertake the upgrading of that intersection in accordance with the conditions of this consent.*

18. The concept design prepared by Harrison Grierson (see attachment 1) proposes a new right turn bay but does not propose improvements to the approach from Te Puna Station Road which currently has average gradient 6% (1:17) but maximum gradient 15% (1:7).

19. The design currently being prepared by Council proposes both a new right turn bay and improvements to the approach to reduce the maximum gradient to 9% (1:11), which will make it easier for heavy vehicles to navigate the slope.

20. Council's design also proposes pavement rehabilitation of the first 110m of Te Puna Station Road (both lanes) because the pavement is reaching its end of life.
21. On 4 August 2025 Priority Te Puna lodged an appeal to the Environment Court against the commissioners' decision to grant the resource consent. Under Section 116 of the Resource Management Act 1991, the effect of this appeal is to nullify the consent until such time that the appeal has been determined by the Environment Court or withdrawn. At present, there is no indication from the Court regarding scheduling however appeals are typically decided within a timeframe of 6 to 12 months.
22. Direction is sought on whether Council should temporarily cease delivery of the intersection improvement project until such time that:
 - a. The appeal has been heard by the Environment Court.
 - b. Te Puna Industrial Limited agree to fully fund all roading improvements conditioned in their resource consent.

SIGNIFICANCE AND ENGAGEMENT

23. In terms of the Significance and Engagement Policy this decision is considered to be of **low** significance because it does not relate to:
 - A significant alteration to a level of service,
 - A transfer of ownership of control of a strategic asset, and
 - It impacts only users of Te Puna Road and Te Puna Station Road, and
 - A special consultative procedure under the LGA is not required.

ENGAGEMENT, CONSULTATION AND COMMUNICATION

24. Elected members and staff attended a community meeting arranged by Priority Te Puna at the Te Puna Memorial Hall on Wednesday 23 July 2025.
25. Te Puna residents and ratepayers and representatives from Pirirakau Incorporated Society also attended.
26. Feedback from the Te Puna community was that TPIL should upgrade the intersection without any cost contribution from Council.

ISSUES AND OPTIONS ASSESSMENT

<p>Option A (Recommended)</p> <p>That Council temporarily ceases delivery of the Te Puna Road/Te Puna Station Road intersection improvement project until such time that:</p> <p>a. the Environment Court judicates on Priority Te Puna’s appeal against the decision to consent the TPIL development; and</p> <p>b. Te Puna Industrial Limited agree to fully recompense Council for the cost of all roading improvements conditioned in their resource consent.</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><u>Advantages</u></p> <ul style="list-style-type: none"> • Less cost to Council • Cost efficiencies achieved by including pavement renewal and approach regrading in the project scope. • All desired improvements delivered. • No uncertainty regarding future of the TPIL development. <p><u>Disadvantages</u></p> <ul style="list-style-type: none"> • Right turn bay unlikely to be installed prior to adoption of Traffic & Enforcement Bylaw.
<p>Costs (including present and future costs, direct, indirect and contingent costs).</p>	<p>\$0.5M - \$1.0M</p>
<p>Option B</p> <p>That Council ceases delivery of the Te Puna Road/Te Puna Station Road intersection improvement project. TPIL deliver the road improvements conditioned in their resource consent.</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><u>Advantages</u></p> <ul style="list-style-type: none"> • No cost to Council • Decision likely to be positively perceived by the community. <p><u>Disadvantages</u></p> <ul style="list-style-type: none"> • No cost efficiencies. • Right turn bay unlikely to be installed prior to adoption of Traffic & Enforcement Bylaw.

	<ul style="list-style-type: none"> Desired improvements will not be delivered.
Costs (including present and future costs, direct, indirect and contingent costs).	Nil
Option C That Council continues to deliver the Te Puna Road/Te Puna Station Road intersection improvement project without a cost contribution from TPIL and regardless of the outcome of the Priority Te Puna appeal.	
Assessment of advantages and disadvantages including impact on each of the four well-beings <ul style="list-style-type: none"> Economic Social Cultural Environmental 	<u>Advantages</u> <ul style="list-style-type: none"> Cost efficiencies achieved by including pavement renewal and approach regrading in the project scope. Right turn bay will likely be installed prior to adoption of Traffic & Enforcement Bylaw. <u>Disadvantages</u> <ul style="list-style-type: none"> Greater cost to Council Likely to be negatively perceived by the community
Costs (including present and future costs, direct, indirect and contingent costs).	\$1.0M - \$1.5M

STATUTORY COMPLIANCE

The recommendation meets:

- Local Government Act
- Land Transport Management Act
- Western Bay District Plan

FUNDING/BUDGET IMPLICATIONS

Budget Funding Information	Relevant Detail
400324	Low Cost Low Risk (for safety improvements)
400214	Pavement Rehabilitation (Te Puna Station Road pavement only)

ATTACHMENTS

- 1. Harrison Grierson Te Puna Rd-Te Puna Station Rd Upgrade Concept Plans**  

10.3 KATIKATI WASTEWATER DISPOSAL FUTURE DIRECTION

File Number: A6828663

Author: Coral-Lee Ertel, Infrastructure Capital Delivery Manager

Authoriser: Peter Watson, Acting General Manager, Infrastructure Group

EXECUTIVE SUMMARY

Council is required to consider the recommendations from Te Ohu Waiora with regards to the preferred long-term disposal options for the Katikati Wastewater Treatment Plant (WWTP) and resolve accordingly. The following options are available to the Projects and Monitoring Committee and where appropriate the preferred option has been recommended.

Please note the following is a recommendation only. The Committee may resolve to:

- Adopt as recommended
- To modify
- Refer to another Committee
- To decline (giving reasons) and refer back to Te Ohu Waiora

RECOMMENDATION

1. That the Infrastructure Capital Delivery Manager's report dated 15 August 2025 titled 'Katikati Wastewater Disposal Future Direction' 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 endorses the Draft Katikati Wastewater Disposal Future Directions Report for submission to the Bay of Plenty Regional Council as per Resource Consent condition requirements requiring a report by 31 December 2026.
4. That the Project and Monitoring Committee directs staff to further develop the preferred option in readiness for public consultation.

BACKGROUND

1. Western Bay of Plenty District Council has regional Resource Consents to operate the Katikati wastewater treatment plant and its outfall, including the discharge of treated wastewater. As part of these consents, the Council must set up Te Ohu Waiora, submit an Alternatives Investigation Report and provide a Future Directions Report by 31 December 2026.

2. Te Ohu Waiora is a group that includes members from Matakana hapū, Northern Ngai Te Rangi hapū and at least two Katikati community residents. This group gives advice on different upgrade options for the plant and oversees compliance monitoring.
3. Te Ohu Waiora was officially re-established at the end of 2024 and has been working on the Future Directions project, focusing on the following objectives and outcomes.

Table 1: Future Directions Objectives and Outcomes

Objectives (what we want to achieve)	Outcomes (what we will deliver)
Tangata whenua and the Katikati community have ongoing oversight of the Katikati wastewater treatment and disposal activity.	<p>Te Ohu Waiora membership comprises tāngata whenua and community representatives.</p> <p>Te Ohu Waiora is formally established as an advisory group to the Projects and Monitoring Committee of Council.</p>
Determine a preferred long term disposal option that considers the social, economic, environmental and cultural well-being of present and future communities. This includes alignment with Council’s strategic priorities and hapū cultural values and objectives.	<p>Multi-criteria analysis is carried out to determine the best practicable option.</p> <p>Assessment criteria consider social, economic, environmental and cultural effects over the life of the asset.</p> <p>Best practicable option is demonstrated in terms of environmental effects on receiving environment, financial implications and other alternatives (Section 131, Resource Management Act 1991).</p>
Develop an implementation pathway for the preferred option which minimises the negative effects of the existing outfall’s deteriorating performance.	<p>Best practicable option considers ease of implementation or staged approach to reduce or eliminate reliance on existing outfall operation.</p>
Develop a Future Directions Report which meets existing Resource Consent requirements and provides an implementation pathway that is endorsed by Council, tāngata whenua and key stakeholders,	<p>Future Directions Report:</p> <ul style="list-style-type: none"> - Meets Resource Consent requirements - Documents the methodology in determining best practicable option - Provides a basis with sufficient information for new Resource Consent or variation application - Provides an implementation pathway for the preferred option

4. The purpose of this report is to endorse the Katikati Wastewater Future Directions Report, following a Projects and Monitoring Committee workshop on 22 July 2025 and prior to submitting the report to the Bay of Plenty Regional Council.

FUTURE DIRECTIONS REPORT SUMMARY

5. The Katikati Wastewater Disposal Future Directions project was initiated to establish a sustainable structure for planning and implementing a long-term wastewater disposal solution for Katikati. The project engaged tāngata whenua partners and key stakeholders (Te Ohu Waiora) to determine a preferred option for Council recommendation. The project also developed an implementation pathway to minimise the impact of the deteriorating outfall and prepared this report to meet discharge consent requirements and inform future Resource Consent processes.
6. The existing cross-harbour treated effluent pipeline is nearing the end of its useful life, necessitating a new effluent disposal method. After a thorough multi-criteria analysis (MCA), Option 1C, which involves the use of Membrane Bioreactor (MBR) technology and a new longer ocean outfall pipeline, was identified as the preferred option by Te Ohu Waiora. This option provides high-quality treatment, aligns with tāngata whenua values in terms of protecting the harbour and offers long-term environmental benefits.
7. Engagement with tāngata whenua has been a fundamental aspect of the project, with their perspectives fully integrated into the decision-making framework. Emphasis has been placed on the protection of streams and the harbour. Although the solution does not strictly adhere to tikanga, the outfall pipeline with enhanced treatment was deemed more suitable than land discharge under these circumstances. Further engagement will continue as the project moves into the consenting and design phases.

FUTURE DIRECTIONS REPORT STRUCTURE

8. This report provides a comprehensive record of the work undertaken by Te Ohu Waiora on the Katikati Wastewater Disposal Future Directions project. It begins with an introduction outlining the project's purpose, objectives and anticipated outcomes.
9. The report describes the existing wastewater system and discharge methods in Katikati, then details the methodology adopted throughout the project. It summarises the relevant legal and planning context, engagement efforts and the essential requirements for the wastewater treatment plant, including growth assumptions. The document also discusses the various options considered, presents a summary of the multi-criteria analysis used to evaluate these options and explores the cultural values significant to the project. Finally, it outlines the proposed implementation pathway with indicative timelines and concludes with key recommendations.
10. The following supporting information is appended to the report:
 - Attachment 1 Katikati Wastewater Disposal Future Directions Final Report v0.4, August 2025
 - Attachment 2 Resource Consent RM16-0206
 - Attachment 3 Legal and Planning Framework (Cooney Lees Morgan)

- Attachment 4 Engagement Plan
- Attachment 5 Technical Options – Baseline Upgrade (Beca)
- Attachment 6 Options Summary and Comparison Tables (Beca)
- Attachment 7 Multi-Criteria Assessment Evaluation Results
- Attachment 8 High Level Outfall Pipeline Construction Methodologies
- Attachment 9 Summary of Planning Documents (WSP)

NEXT STEPS

11. The preferred option will potentially be consulted on with wider community and stakeholders along side development of the 2027–2037 Long Term Plan.

RECOMMENDATION FROM TE OHU WAIORA ON 9 JULY 2025

12. At its meeting on 9 July 2025, Te Ohu Waiora adopted the following resolution.

RESOLUTION TOW25–4.3

Moved: Member N Kuka

Seconded: Member Samuels-Hudson

1. *That the Project Manager's report dated 2 July 2025 titled 'Katikati Wastewater Disposal Future Directions – Implementation Pathway and Draft Future Directions', 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 draft Katikati Wastewater Disposal Future Directions Report is endorsed by Te Ohu Waiora for submission as a draft to the Western Bay of Plenty District Council Projects and Monitoring Committee, with the preferred option confirmed to be a new ocean outfall pipeline 500m longer than the existing pipeline, with a preference for discharge treatment Option 1C, a new membrane bioreactor.*

SIGNIFICANCE AND ENGAGEMENT

13. 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.
14. The Policy requires Council and its communities to identify the degree of significance attached to particular issues, proposals, assets, decisions and activities.
15. In terms of the Significance and Engagement Policy this decision is considered to be of **low** significance because the decisions to submit the report to Bay of Plenty Regional Council is administrative in nature.

ENGAGEMENT, CONSULTATION AND COMMUNICATION

16. Engagement, consultation and communication for the Future Directions project is outlined in the project Engagement Plan (Appendix C of the Future Directions Report).

ISSUES AND OPTIONS ASSESSMENT

17. The Future Directions report is a requirement of Resource Consent RM16-0206-DC.02+ Coastal Discharge. Relevant conditions are provided below.

Condition 15.1 - No later than 31 December 2026 the Consent Holder shall prepare a Future Directions Report confirming the best practicable option for future management of the discharge and the proposed pathway for implementation of the option prior to expiry of these consents. The Future Directions Report shall be informed by and take into account the outcomes of the Alternatives Investigation.

Condition 15.11 - The Consent Holder shall lodge any Resource Consent applications and (if necessary) notices of requirement to implement the option identified in the Future Directions Report prior to the expiry of this consent.

<p>Option A That Council endorse the Draft Katikati Wastewater Disposal Future Directions Report for submission to the Bay of Plenty Regional Council as per Resource Consent condition requirements requiring a report by 31 December 2026.</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>Options have been considered through a series of workshops with Te Ohu Waiora. The workshop included an extensive assessment of the advantages and disadvantages of the preferred option. Further detail is captured within Appendix F of the Future Directions Report.</p> <p>The advantages in relation to endorsement of the future directions report is as follows;</p> <ul style="list-style-type: none"> • Establishes a strategic long-term direction or the disposal of wastewater from the Katikati wastewater treatment plant. • Enables the development of consultation plans and cost estimates to support engagement with the wider community and key stakeholders. • Recognises and supports the extensive work undertaken by Te Ohu Waiora in preparing the Future Directions Report.

	<ul style="list-style-type: none"> Aligns with requirements set out in the current discharge consent for Katikati. Supports future investment planning. <p>The disadvantages in relation to endorsement of the future directions report is as follows:</p> <ul style="list-style-type: none"> Enables some flexibility to consider alternative options
<p>Costs (including present and future costs, direct, indirect and contingent costs).</p>	<p>High level cost estimates indicate the preferred option sits within Council budget included within the current 2024/34 LTP, however further refinement of the cost estimates will need to be undertaken prior consultation and implementation into future budgets.</p>
<p>Option B That Council does not endorse the Draft Katikati Wastewater Disposal Future Directions Report for submission to the Bay of Plenty Regional Council as per Resource Consent condition requirements.</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"> Enables further flexibility to Council to explore alternative solutions. <p>Disadvantages:</p> <ul style="list-style-type: none"> Risk of non-compliance with discharge consent requirements. Strains relationships with stakeholders engaged throughout the development of the Future Directions Report. There is currently no long-term strategy in place to address the recurring failures on the outfall pipeline and the environmental affects that failures create. Could result in higher costs to Council in addressing and responding to repeated failures while a preferred option is being explored. Delays in the decision may mean that consultation alongside the

	development of the 2027/37 LTP may not be possible.
Costs (including present and future costs, direct, indirect and contingent costs).	Further work will need to be undertaken to understand the cost implications of not endorsing the Future Directions Report as proposed by Te Ohu Waiora.










STATUTORY COMPLIANCE

18. The recommendations in this report comply with legal requirements.

FUNDING/BUDGET IMPLICATIONS

19. Estimates undertaken to inform Future Directions Report are high level estimates only and used for the purpose of comparing options. Further work will need to be undertaken to verify costs to inform consultation and decision making, along side the development of the 2027/2037 Long Term Plan.

ATTACHMENTS

1. **Katikati Wastewater Disposal Future Directions Final Report v0.4 – August 2025** 
2. **Resource Consent RM16-0206** 
3. **Legal and Planning Framework (Cooney Lees Morgan)** 
4. **Engagement Plan** 
5. **Technical Options – Baseline Upgrade (Beca)** 
6. **Options Summary and Comparison Tables (Beca)** 
7. **Multi-Criteria Assessment Evaluation Results** 
8. **High Level Outfall Pipeline Construction Methodologies** 
9. **Summary of Planning Documents (WSP)** 

10.4 OPERATIONAL RISK AND STATUS REPORT

File Number: A6861613

Author: Tracy Gaby, Executive Assistant Infrastructure Group

Authoriser: Peter Watson, Acting General Manager, Infrastructure Group

EXECUTIVE SUMMARY

1. The purpose of this report is to give an update to Projects and Monitoring Committee on Infrastructure and Regulatory matters.

RECOMMENDATION

That the Executive Assistant Infrastructure Group's report dated 15 August 2025 titled 'Operational Risk and Status Report' be received.

BACKGROUND

Background

The Scorecard Report, which provides an overview of key achievements, an update on Strategic Priorities, the Capital Works Programme and Quarterly Development Trends for the period from 1 April to 30 June 2025 has been included in the Draft Annual Report agenda item and has not been attached to this report this quarter.

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> <ul style="list-style-type: none"> Development of eight 'Request for Tender' (RFT) documents for new long-term maintenance contracts is ongoing. Tender evaluation for the first contract (Pavement Marking) is underway. The Pavement Maintenance RFT is currently being advertised on GETS. Construction of the 24/25 resurfacing programme is 100% complete (84.4km). Investigation, design, consenting, and construction of storm damage remedial works is ongoing. The 24/25 pavement rehabilitation programme (total length 6.5km) is 65% complete. The remaining works will be completed prior to Christmas. Construction of the seal extension project at Rotoehu Road is 80% complete. Procurement of a contractor for next year's (25/26) pavement rehabilitation programme will commence early August. 	<p>Funding vs LOS</p>
<p>No. 1 Road Pavement Rehabilitation and Seal Widening (RP300 – 1930)</p> <p>RP580 – 1960 (Stage 3)</p> <ul style="list-style-type: none"> Construction of stormwater upgrades at discharge C (at #73 No 1 Road) are well progressed. Relocation of Chorus telecom cables is complete. Recommencement of pavement construction has been delayed due to inclement weather. <p>RP0 – 580 (Stage 2)</p> <ul style="list-style-type: none"> Investigation and design are largely complete. Procurement may be negotiated with the current contractor to minimise delays. 	<p>Weather</p>
<p>No. 4 Road Bridge Reinstatement</p> <ul style="list-style-type: none"> Construction of the bridge is complete, and it is being used by traffic. 	<p>Riverbed Scour</p>

<ul style="list-style-type: none"> • The Bailey bridge has been removed and returned to NZTA. • The riverbed scour was deeper than anticipated. After discussions with BOPRC the decision was made to undertake remedial works under emergency provisions. These works are complete but require that the bank stabilisation design be amended. This is underway. 	
<p>SH2 Ōmokoroa Road Interim Intersection Upgrade</p> <p>Works</p> <ul style="list-style-type: none"> • Physical road (pavement) construction has continued south of the temporary roundabout on the southbound lanes. • Pavement construction is very weather dependant and has slowed down due to wet conditions. However, good progress is made when weather allows. We are aiming for completion of this phase late July/early August, with a traffic switch to enable pavement work to commence on the centre lanes. <p>Stormwater Discharge</p> <ul style="list-style-type: none"> • All underground stormwater infrastructure is complete. • Finishing work on catchpits (drainage structures) and other associated drainage works which are appropriate while pavement construction continues will progress and be finalised alongside pavement construction. <p>Overhead Power Supply</p> <ul style="list-style-type: none"> • Council, along with PowerCo’s future proofing Works, (33kv) ducting, all ducts for undergrounding of overhead lines are now installed. Undergrounding of overhead lines has commenced and is expected to be completed mid-August which is a huge milestone for both this project and the Ōmokoroa Urbanisation Stage 1 project. <p>Fibre Optics</p>	<p>Services, especially Network Utility (PowerCo), and their ability to resource and keep to programme.</p> <p>Weather</p>

<ul style="list-style-type: none"> • Ducting for Telco services will be completed this month (July). Hauling and connecting of Fibre will commence as the Ōmokoroa Stage 1 Project commences further to ensure efficiency of time and costs across both projects, due to close proximity of the two projects. 	
<p>Waihi Beach Stormwater</p> <p>The liaison group met in early 2025 and an information day for Waihi Beach was held on 15 February, drawing good community engagement and helping identify key stakeholders early to manage risks around the Earth Dam consent process.</p> <p>Design is progressing steadily for this complex project and staff are ensuring major stakeholders, like Tasman Holiday Park, are engaged through these works as there is a high potential the Park will be permanently impacted. Council staff are exploring options to minimise disruption and will report risks to Council as the optioneering progresses.</p> <p>Design for Wilson Park, the Boardwalk, and Athenree Montessori School stormwater projects is complete and moving into construction, these projects are being packaged together with other smaller projects for delivery. Staff are expecting to receive tenders for this by the end of September.</p>	<p>Weather</p>
<p>Waihi Beach Wastewater Treatment Plant</p> <p>Design of the Waihi Beach WWTP is progressing well and is expected to go out to tender in August 2025, with equipment ordered for items with long lead times to ensure the project continues to progress. A consent application to continue to use the farm at Capamagian Drive for bio-solids disposal while the upgrade is being completed has also been submitted to Regional Council.</p>	<p>Financial timing Regulation Enforcement Reputation</p>
<p>Katikati Wastewater Treatment Plant (WWTP) Outfall Pipeline</p> <p>The Katikati Wastewater Advisory Group – Te Ohu Waiora has been actively involved in reviewing long term discharge options for the Katikati WWTP. A range of discharge options have been assessed, including potential land-based discharge, to determine a long-term solution that aligns with environmental, cultural, economic and community values. Te Ohu Waiora has completed an options assessment, and a preferred option has been identified and workshop with Elected</p>	<p>Financial timing Regulation Enforcement Reputation</p>

<p>Members in the July Projects and Monitoring workshop. A future directions report has been drafted and will be presented at the 15 August Projects and Monitoring meeting.</p> <p>Te Ohu Waiora has indicated that Discharge Option 1C – comprising the construction of a new Membrane Bioreactor (MBR) and a 500-metre extension of the existing ocean outfall—is the most preferred option.</p> <p>No further leaks have been found in the existing ocean outfall, which continues to discharge treated wastewater to the ocean, 600m of Matakana Island under a consent valid until 2038. However, Council must confirm a long-term discharge solution by the end of 2026 to meet the conditions of this consent.</p> <p>Construction of the WWTP’s new Moving Bed Bio-reactor (MBBR) is nearly complete, with trial operations underway and commissioning expected to be completed by August. Existing non-compliances at the site are expected to be resolved during this period.</p>	
<p>Te Puke Wastewater Treatment Plant (WWTP)</p> <p>This project remains a concern and high risk.</p> <p>Construction – The contractor has submitted an offer that is currently being considered. The award report will be presented to Council on the 15th of August to consider the contractual matters and a potential award on the 4th of September.</p> <p>Consent – All consents have been obtained but may need small variations depending on the final design.</p> <p>Consultation – Targeted consultation is currently underway with the Te Puke developers. Developers have been invited to talk to their concerns on the 15th of August Council meeting. Council will have to consider the feedback from the developers at its meeting on the 4th of September. There is a risk that Developers will ask Council to delay the decision.</p> <p>Iwi – The Mayor and staff had a meeting with iwi in which they asked for the consenting process to be reviewed. They also asked Council to progress the alternative disposal options investigations.</p>	<p>Compliance</p> <p>Reputation</p> <p>Finance</p> <p>Legal</p>

<p>It is a significant risk if the contract cannot be awarded before the end of the tender validity period. A delay in the award will allow the contractor and its subcontractors to review their price submission. Most of the mechanical equipment is imported and prices are linked to a volatile foreign exchange rate. The availability of Council to make decisions during the interregnum period may delay the award if a decision is not taken on the 4th of September.</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. 224 titles have been issued for Stage 1a of the development.</p>	<p>On track</p>
<p>Drinking Water Compliance</p> <p>While currently most water supplies are not compliant with the newly introduced protozoa and bacteria requirements, Council is currently delivering critical upgrades at all the Water Treatment Plants (WTPs) to comply with the Drinking Water Quality Assurance Rules 2022 and the Water Services Act 2021. Currently, Muttons (Te Puke), Wharawhara, and Athenree WTPs are complying with the bacterial rules. Significant progress has been made with protozoa requirements, with Muttons and Athenree WTPs now having protozoa barriers in place. Upgrades to the remaining WTPs are well underway, with the aim to have all WTPs compliant in 2026.</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 by the end of August 2026 for Athenree WTP and September 2026 for Wharawhara WTP. The Ministry of Health have approved a new compliance date of 31 January 2026 for the Wharawhara and Athenree plants.</p>	<p>Regulation enforcement Project Timing</p>
<p>Heron Crescent</p>	<p>Completed</p>

<p>Code Compliance was for the project issued 12 June 2025.</p> <p>23 of the 26 units are tenanted. Tenants are happy and loving their new spaces</p>	
<p>Te Ara Mātauranga - Waihi Beach Library</p> <p>Project completed and in use. Community is loving the new space</p> <p>Fit out of the old library into a Community Hub space has commenced.</p>	<p>On track</p>
<p>Resource Consents of Interest</p> <ul style="list-style-type: none"> • <u>Te Puna Industrial Limited (TPIL)</u> - Notified Land use application (joint BOPRC and WBOPDC) was granted by the Independent Commissioners on 7 July 2025. The decision has been appealed by Priority Te Puna Incorporated and the Applicant has objected (s357) to the fees. • <u>Glen Isla Protection Society Incorporated (GIPS)</u> - a resource consent application for a 200m-long revetment wall (within the Three Mile Creek reserve and adjacent to 9, 11, 13, 15, 16, 14 and 12 Glen Isla Place & above mean high water springs) for coastal erosion protection purposes has been received. The application has been publicly notified, and a hearing has been scheduled for 11 and 12 August 2025. • <u>Waihi Beach Protection Society Incorporated</u> - a second Waihi Beach seawall application (approximately 200m-long wall located between 17 - 41 Shaw Road) and associated works is being processed. The proposal requires District and Regional Council resource consents given the location of the seawall below mean high water springs. A s92 further information request has been made to the Applicant and which has not yet been responded to. • <u>Wairakei South (Bell Road Partnership Limited)</u> - An application is to be made under the Fastrack Approvals Act 2024 at the end of 2025. Land area of 335ha across two blocks targeting over 3,000 homes (recently increased from 2,000), 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 have formed a working group to work with the developer and his team. The Councils and the Applicant have shared their respective 	<p>Public interest</p>

lists of experts who are being engaged to assess effects to inform the process which will be administered by the Environmental Protection Act and decided by an expert panel. The applicant is due to present their overall masterplan for discussion with the Councils and their technical staff.

Ōmokoroa Developments

- 60 Prole Road (Blackridge/ Sabre) for 11 dwellings/lots (Stage 1). Comprehensive Consent (Land Use and Subdivision and urban design/typologies) has been considered and approved. Stage 3 for an additional 9 lots is in the pre-application phase.
- 149 Prole Road (Trinity Lands/ Lighthouse Group) for 73 dwellings/lots. Comprehensive Consent (Land Use and Subdivision and urban design/typologies) is currently with Council and processing.
- 62 Prole Road (Neil Group) for 84 lots (2 Stages). Subdivision Consent (lots only, no typologies presented) has also been received and currently processing.
- Ōmokoroa Town Centre (JACE Investments) have resource consent but are currently seeking a variation to the layout. The s127 resource consent variation has been granted.

Minden

- 15E Minden Road (Minden Property Limited) – Application for private and elective surgery hospital to be constructed over two stages, received and processing. Stage 1 for a day-stay facility with two operating theatres and 20 day stay beds; and Stage 2 expansion to four operating theatres and a ward with 20 single rooms. Notification determination underway

Te Puke Developments

- Vercoe/Zest Development (MacLoughlin Road) has resource consent approval for a 380 lot subdivision. The consent holders have submitted a variation to Stage 1 of this approved consent which is currently processing. Total lots may increase to 425 lots.

Regulatory Consenting – market and external impacts

Financial/Legislated/legal

- Appeal to consents and legal challenge of Council process may be a factor again in the current market. The appeal for TPIL consent is a likely signal that consent hearing decisions in the coming 6 months may be challenged.
- Resource Management and Building Control Act reforms are proposed, and Officers are keeping close attention on the likely operational and financial implications from these reforms.

Building Services

- The beginning of the Financial year 2024/25 started 25% down in activity but finished with only a 5% drop in Building Consent numbers indicating a slight increase in building activity (a combination of new consents and amendments).
- We note an increase in illegal building work as people continue to pre-empt government reforms.

Resource Consents and Development Engineering

- There is a positive increase in consent application volumes for the resource consent 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.
- Engineering community is reporting patchy growth in consents/design/construction work - some are busy, others aren't. Construction works on site are slow, as normal for winter work season. This is affecting workloads for development engineers - expect to improve approaching summer.
- These activities are showing positive revenue, and it is anticipated this trend will continue as signalled by the development community.

11 INFORMATION FOR RECEIPT

11.1 INFRASTRUCTURE SERVICES PROJECT UPDATES

File Number: A6860186

Author: Tracy Gaby, Executive Assistant Infrastructure Group

Authoriser: Peter Watson, Acting General Manager, Infrastructure Group

EXECUTIVE SUMMARY

To monitor and provide updates to the Projects and Monitoring Committee on current projects, contracts and works programmes.

More detailed information can be found on some projects on the link below.

<https://yourplace.westernbay.govt.nz/>

PROJECT UPDATES

1. Transportation

1.1 Athenree Road Rehabilitation (RP2914 – RP3433):

This project is complete and related to the rehabilitation of 520m on Athenree Road. It involved excavation, reconstruction and sealing of the carriageway.

1.2 Old Coach Road Rehabilitation (RP5500 – RP6150)

This project is due to be completed at the end of August 2025. It is a 650m rehabilitation project on Old Coach Road, west of Maniatutu Road. It involves excavation, reconstruction and sealing of the carriageway, curve easing and swale formation.

1.3 Old Coach Road Rehabilitation (RP9340 – RP9790):

This project relates to the rehabilitation of 450m on Old Coach Road, past the Pongakawa School. This project involved excavation, reconstruction and sealing of the carriageway, and new kerb and channel past the school.

1.4 No 3 Road Rehabilitation (RP4550 – RP5010)

This project is now complete and was a 460m rehabilitation project on No 3 Road, through two sharp curves. It involved excavation, reconstruction and sealing of the carriageway, new kerb and channel and swale formation to avoid shallow underground services.

1.5 No 3 Road Slip (RP12420)

This slip repair work was just beyond the end of the seal on No 3 Road. This involved realigning the road around the slip sites, installing new kerb and channel, catch pits, culverts and outfalls.

1.6 Rotoehu Road Seal Extension (RP1500 – RP13539)

This 1,000m seal extension project on Rotoehu Road is due to be completed by the end of August 2025. This project involves the clearing and reshaping of the roadside drains and construction and sealing of the carriageway.

1.7 No 1 Road Rehabilitation Project

This is a 1,400m rehabilitation project on No 1 Road. The project involves the widening of the carriageway, significant service relocation works, stormwater and associated mitigation works.

1.8 Boucher Avenue Rehabilitation (RP872 – RP2234)

This is a 1,800m rehabilitation project on Boucher Ave and No 2 Road through Te Puke. The project involves excavation and reconstruction and sealing of the carriageway and is being coordinated with stormwater and watermain renewals works proceeding at the same time. Due to be completed by June 2026

1.9 Tetley Road Rehabilitation (RP196 – RP533 and RP1006 – RP1605)

This is a 940m rehabilitation project on Tetley Road, outside of Katikati. This involved excavation and reconstruction and sealing of the carriageway, new kerb and channel and swale formation. Due to be completed by end of August

1.10 No 4 Road Bridge Replacement

A new bridge has been built to replace the No.4 Road bridge that was washed away during an extreme storm event in January 2023. The bridge was opened late June and the construction team are finishing shape and finish the verges and instream abutment works. Almost complete.

1.11 Kaiate Falls Road Slip Repair (RP580)

Slip repair work which involved cutting back and benching an over slip to mitigate the risk of falling land into the road. The face was then hydroseeded and a matting secured over it for added stability.

1.12 Upper Ohauti Road Slip Repair (RP11541)

Slip repair work which involved excavating out slipped material from the under slope and stream and then building it back up with rock to create a stable platform for the road to sit on. This work also included drainage works and native planting. It is almost completed; we are just waiting for a break in the weather to reseal the road.

1.13 Bledisloe Park Avenue Slip Repair (RP440)

Slip remedial work that involved building a timber pole retaining wall to hold up the road. this work is almost completed with minor snags being worked through.

2. Recreation and Leisure

2.1 Panepane Wharf Project

Works are progressing slowly due to poor weather and an incorrect coating on the steel framing. Completion is expected early October 2025.

2.2 Precious Toilet

Has been installed with final site reinstatement completed and will be operational by mid August. Landscape planting and chip-sealing to the access track will follow.

2.3 Katikati Landing Jetty

This project is now complete; fencing will remain in place while the grass establishes.

There is a need to develop a fresh concept plan to conclude landscaping and amenity features. New funding will be required to progress this.

2.4 Maketu Cemetery

Extended community consultation and support has been positive. Earthworks to correct and re-contour burial areas on the Eastern side are progressing with completion expected early summer, subject to weather. A small weather shelter to harvest rainwater for cultural purposes and a compost area are also being constructed.

2.5 Dave Hume Pool Bulkhead and Liner project

All demolition has been completed, and upgrade works are progressing well for completion and reopening of the pool prior to Christmas 2025.

2.6 Ōmokoroa Golf Course foreshore esplanade reserve erosion

A new erosion mitigation design and resource consent application process is underway. The scientific investigation has recommended a low timber wall design as a medium-term solution. If current erosion rates force the closure of the path, Council can undertake emergency works.

Staff are keeping the Ōmokoroa Golf Club updated through the current club president.

2.7 Ahi Pātiki Pathway (Athenree Crossing)

Resource Consent application (seeking a fully notified process) is about to be lodged. A conclusion to the consent process is expected in 2026.

The development of a funding strategy and a comprehensive risk assessment to inform the detailed design process has begun.

3. Water Services

3.1 Te Puke Wastewater Treatment Plant Upgrade

Staff are completing due diligence on the tender proposal. The aim is to award a construction contract in early September pending consultation with affected parties and consideration by Council under a separate report.

3.2 Maketu Wastewater Treatment Plant – Irrigation Field Renewal

Staff are completing minor renewals and upgrades of components within the irrigation field. The aim of this work will be to return the irrigation field back to compliance and to a state it can be tested and future renewal options assessed.

It is expected that these minor repairs and upgrades and testing will be complete within the next two months.

3.3 Katikati Wastewater Treatment Plant Upgrade – MBBR

The Moving Bed Biofilm Reactor (MBBR) upgrade is specifically designed to remove nitrogen and ammonia bringing the plant back into compliance limits. The upgrade is largely completed with the team working through testing and analysis to confirm performance of the upgrade.

3.4 Waihi Beach Wastewater Treatment Plant Upgrade

The detailed design is largely completed, and the team are working through procurement of the physical works. It is expected this will be out on GETS mid-August.

3.5 Ōmokoroa Youngson Water Treatment Plant upgrade and reservoir

Physical works are approximately halfway through with the reservoir foundation and floor complete and precast concrete panels in place. The building for the treatment plant extension is underway. The aim is to have works largely completed by December 2025.

3.6 Athenree and Wharawhara Water Treatment Plant upgrades

Physical works are completed and in commissioning phase. Testing is expected to be completed in August 2025 for Athenree, and September 2025 for Wharawhara.

3.7 Pongakawa Water Treatment Plant upgrade

Staff are working through securing land for the treatment plant upgrade which involves a new tank and UV treatment. Fulton Hogan are engaged in developing design and will be in a position to finish detailed design once the land is secured. It is expected construction will begin in 2026.

3.8 Muttons Water Treatment Plant upgrade

Staff are monitoring the performance of the recently installed filters and UV treatment. Work is also underway to secure land for additional upgrades required at the water treatment plant.

3.9 Ohourere, Wilson Road, Tahawai Water Treatment Plant upgrade

Construction is underway at three smaller water treatment plants to install UV treatment. It is expected these will be completed by December.

3.10 Te Puke Watermain renewal – Boucher Avenue

Construction of the new watermain is underway and will be completed ahead of road rehabilitation works to ensure water infrastructure is not impacted during the rehabilitation works.

3.11 Maketu watermain renewal – Little Waihi Road

Little Waihi Road upgrade has been completed with the addition of a new control valve to add resilience to the water supply. This control valve caused some temporary disruptions for customers which the team have resolved.

3.12 District Wide Backflow Protection Programme

To meet drinking water compliance standards, backflow protection is required across the District. The team are working through surveying and assessing risks and hazards which then identify the right level of protection required to prevent backflow contaminating the reticulation.

3.13 Katikati Watermain renewal – Kotahi Lane

Watermain renewal on SH2 and Kotahi Lane in Katikati is scheduled to start in the coming weeks. Construction will take approximately 3 months from start to finish. Impacted businesses and stakeholders have been consulted with as part of the traffic management planning.

3.14 Eastern Supply Zone Alternative Supply – Groundwater Exploration and Development

The team have found a water source on No.3 Road; however, through rigorous testing, the supply is not as significant as initially thought. Further exploration is now underway to increase the capacity of the supply and ensure the groundwater supply is sustainable and large enough to cater for growth.

Further work on No.2 Road and No.1 Road is also underway to increase groundwater capacity across the zone to cater for growth.

3.15 Maketu Wastewater Grinder Pump Renewals

Staff have been investigating a number of issues with the grinder pumps in Maketu. The grinder pumps have begun to fail as they reach the end of their design life. The team have identified that by upgrading the pump station with added level sensors and pump controls, the team can manage the performance of the pumps better ultimately with the aim to maximising their service life.

3.16 Waihi Beach Stormwater – Earth Dam and One Mile Creek Improvements

The team are working through the feasibility design and undertaking initial discussions with key stakeholders, such as the Tasman Holiday Park. Once feasibility and initial stakeholder engagement is completed the options will be retested against the original objectives, with risks and costs assessed.

3.17 Waihi Beach Stormwater – Improvements

The first package of upgrades across Waihi Beach is going onto the market mid-August. This includes improvements in Wilson Park and The Crescent, The Boardwalk timber drain renewal, Didsbury Drive mound removal and Athenree Montessori school.

3.18 Brighton Reserve Diversion and Darely Drain Renewal

Concept design has been completed, and the team are working through identifying what consents are required and engaging with key stakeholders. The aim will be to consult with the community later in the year before further design is completed.

4. Growth and Delivery

4.1 Temporary Roundabout corner SH2 and Ōmokoroa Road

Most of the remaining works at this location are pavement-related and highly weather-dependent. Cement-bound basecourse was completed in July; sealing and asphalt will follow once the surface has dried. A traffic switch will then enable works on the southern middle lane of SH2. Completion remains on track for 30 April 2026.

4.2 Tangimoana (Heartwood Ave) Bridge

Bridge construction is scheduled for completion by the end August 2025, weather permitting. A walkover has been completed by asset managers, and responses to minor observations are being prepared ahead of asset handover.

4.3 Ōmokoroa Stage 1 Urbanisation and Industrial Road

Construction is progressing on the Ōmokoroa Road upgrade from Prole Road to SH2, including the new Industrial Road. The upgrade involves widening to four lanes and installing new water services, undergrounding existing power lines, and adding new power infrastructure to support growth. The Industrial Road will provide heavy vehicle access to the industrial area, with new water, stormwater, and wastewater services. Completion is expected mid-2026 for Ōmokoroa Road and late 2025 for the Industrial Road.

4.4 Ōmokoroa Stage 2 Urbanisation

Work is underway on the section from Prole Road to the EMT rail bridge near the Settlers Hall. This includes widening to four lanes up to Flounder Drive, constructing a new roundabout at Flounder Drive to enable access to the future town centre, and installing new stormwater and water supply infrastructure. Completion is expected by mid-2026.

4.5 Prole Road Urbanisation

The upgrade of Prole Road to an urban standard with three waters infrastructure, footpaths, and cycleways is due for completion by the end of August 2025 (weather depending). Final defect resolution and completion activities are in progress.

5. Operations

5.1 Heron Cres Elder Housing units

23 of the 26 units are tenanted. Tenants are happy and loving their new spaces. Code Compliance for the project was issued 12 June 2025.

5.2 Te Ara Mātauranga - Waihi Beach Library

Project completed and in use. Community is loving the new space. Fit out of the old library into a Community Hub space has commenced.

5.3 CCTV

We have entered into an agreement with Tauranga City Council to monitor our CCTV network through the Tauranga Transport Operations Centre (TTOC). This will ensure both financial efficiencies and a more secure network for our Community.

5.4 Resource Recovery

Council has partnered with Resource Collective (previously Chrome Collective) to establish a resource recovery centre in the western end of the District. This is working well out of the Katikati Recycle Centre but has outgrown the space, staff are looking at options to expand into Ōmokoroa. We are also working with Co-Lab to look for solutions in the eastern end of the District.

5.5 Katikati Arts Junction

The remediation of the Arts junction building is due to be completed 13 August 2025.

5.6 Clarke Road, Te Puna

3 of the 4 lots are under agreement. Civil's contract has been let but work is on hold awaiting Historic Places Trust approvals.