

**MINUTES OF WESTERN BAY OF PLENTY DISTRICT COUNCIL  
PROJECTS AND MONITORING MEETING NO. PMC25-3  
HELD IN THE COUNCIL CHAMBERS, 1484 CAMERON ROAD, TAURANGA  
ON FRIDAY, 15 AUGUST 2025 ON CONCLUSION OF THE COUNCIL MEETING  
STARTING AT 9.30AM**

The Council hui adjourned to allow for public forum, presentations and first two items of business in Projects and Monitoring to be heard and considered.

**1 KARAKIA**

A Karakia was held at the Council meeting prior to the Projects and Monitoring Committee meeting.

**2 PRESENT**

Cr D Thwaites, Cr A Sole, Cr T Coxhead, Cr G Dally, Mayor J Denyer, Cr A Henry, Cr R Joyce, Cr L Rae and Deputy Mayor J Scrimgeour.

**3 IN ATTENDANCE**

M Taris (Interim Chief Executive), P Watson (Acting General Manager Infrastructure Services), A Henderson (General Manager Corporate Services), A Curtis (General Manager Regulatory Services), J Fearn (Chief Financial Officer), L Balvert (Communications Manager), C McLean (Director Transportation), C Ertel (Infrastructure Capital Delivery Manager), R Garrett (Governance Manager), K Hermens (Project Manager), P Osborne (Senior Governance Advisor), H Wi Repa (Governance Systems Advisor) and R Leahy (Senior Governance Advisor).

**EXTERNAL**

M Taylor (Primary Health Care Limited)  
B Pundak (Primary Health Care Limited)  
C Wilkinson (First Retail Group Limited)  
G Hoyle (Medispace, via Zoom)

**4 APOLOGIES**

Cr A Wichers and Cr M Grainger were on a leave of absence.

**5 CONSIDERATION OF LATE ITEMS**

Nil

**6 DECLARATIONS OF INTEREST**

Nil

## 7 PUBLIC EXCLUDED ITEMS

Nil

## 8 PUBLIC FORUM

### 7.1 MULTIPLE SPEAKERS – TE PUNA ROAD/ TE PUNA STATION ROAD INTERSECTION UPGRADE

Sarah Rice (Priority Te Puna), Alison Cowley (Priority Te Puna) and Sharon Davies were in attendance to discuss the Te Puna Road/Te Puna Station Road intersection upgrade.

Ms Rice and Ms Cowley noted the below points:

- They supported the recommendations in relation to Agenda Item 10.2.
- There were safety concerns with the intersection. They had provided traffic reports to council that related to an increase in traffic volumes. They were of the belief that a right-hand turning bay would not prevent traffic accidents at that intersection.
- They felt that ratepayers should not subsidise developer costs for the infrastructure required.

Ms White and Ms Cowley responded to pātai as below:

- They were unaware that council had considered, at any point, upgrading the Te Puna Road/Te Puna Station Road intersection.
- They were of the understanding that responsibility and cost of the upgrade to the intersection was with the developers of Te Puna Business Park.
- There had been incidents of single vehicle accidents at the intersection, however, they felt that installing a right-hand turn bay would not address this issue.

Ms Davies noted the below points:

- Ms Davies was a directly affected party as she shared a boundary with Te Puna Industrial Limited's (TPIL) property.
- She had not been contacted by council or TPIL about the resource consent application despite her home being the closest premise to the TPIL property.
- Ms Davies was concerned about the safety of Te Puna Road if there was an increase in truck movements as result of the TPIL consent.

Ms Davies responded to pātai as below:

- Ms Davies supported delaying the intersection upgrade until the appeal to the Environment Court had been decided.

## 9 PRESENTATIONS

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

Representatives of Pinnacle Primary Health were in attendance to present their proposal (Tabled Item 1) to lease reserve land for a Waihi Beach Medical Centre. They noted the below points:

- If they were able to expand their premise then they could offer more services to the community.
- The medical centre was the only facility in the area with their books open for new patients, however, they only had room for an additional 50 patients due to the lack of space at the facility.
- They had explored multiple sites for a medical centre, however, they were not economically feasible.
- The proposed facility was single story and the footprint of the facility looked to preserve as much of the green space in the reserve as possible.
- The proposed location would allow for helicopter landings nearby and was centrally located in Waihi Beach.

Presenters responded to pātai as below:

- Pinnacle Incorporated was the primary healthcare organisation that had the health care contract with government and Pinnacle Primary Healthcare Limited was a not-for-profit charitable arm of the umbrella organisation.
- 14 car parks were included in the proposal, if possible they would look to utilise more reserve land for car parks, noting that there was a balance between having enough available car parking and keeping existing green space for the reserve.
- The proposal sought approximately 30 per cent of the total reserve land available.

3pm Mayor J Denyer and Cr Coxhead left the hui.

- There would be a nine-month work programme to have the facility ready for use.
- General Practitioners (GPs) worked to a ratio of one GP to 1600 patients.
- The urgency to find a location for a new facility centred around long term sustainability and that the existing staff deserved a new clinic, it was not due to a lack of available staff.
- They had spoken to local developers, however, other locations had been deemed not financially viable. If they did not receive help from Council, then a decision would need to be made on the future of the clinic.
- They supported consulting with the Waihi Beach community, however, they did not want to continue to delay the process.

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Tabled Item 1 – Waihi Beach medical Centre Development Presentation

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3.11pm Mayor J Denyer re-entered the hui.

## 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 (WAIHI BEACH) TO LOCAL PURPOSE RESERVE (MEDICAL FACILITY)

The Committee considered a report from the Legal Property Officer Reserves and Facilities dated 15 August 2025, who provided an overview of the report.

Staff responded to pātai as below:

- The process regarding installing a Mara Kai at the reserve had been delayed, however, the applicants for the Mara Kai were supportive of the proposal for a medical centre to be built on that reserve. There would still be space available for Mara Kai at the reserve if the medical centre went ahead.
- Elderly housing units on Beach Road Reserve could be considered through consultation on the Katikati-Waihi Beach Reserve Management Plan.
- In the classification under the Reserves Act 1977, council could undertake a lease for the type of activity that a medical facility would provide, however, the activity of residential housing (like elderly housing) was precluded.
- The recommendations only sought in principle approval for the proposal, Council would make the final decision on the proposal. Through the consultation process, the public would have an opportunity to submit on the proposal.
- Council had previously made a decision to allow for a medical centre to be placed on the reserve land at the Te Mata block behind the MenzShed, however, due to the financial modelling the medical centre never went ahead.

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### RESOLUTION PMC25-3.1

Moved: Cr M Murray-Benge

Seconded: Mayor J Denyer

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 (Waihi 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.
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3. That the Projects and Monitoring Committee approve in principle the application by Primary Health Care Limited to lease an area of approximately 1137m<sup>2</sup> on Beach Road Recreation Reserve (Waihi 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 (Waihi 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 minimum two month period of public consultation, on the proposals above in terms of section 119 of the Reserves Act 1977.

**CARRIED**

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## **10.2 TE PUNA ROAD/TE PUNA STATION ROAD INTERSECTION IMPROVEMENTS**

The Committee considered a report from the Transportation Director dated 15 August 2025, who provided an overview of the report.

Staff responded to pātai as below:

- A decision on who would carry out the works to the intersection upgrade would not be decided until the appeal had been heard. The conditions currently stated that Council had until 1 October 2025 to enter into a contract for the intersection before TPIL could undertake the work.
  - If council delivered the project, they would look to further increase the improvements then what was required under the consent conditions.
  - The purpose of the recommendations was to ensure that TPIL paid for the upgrades to the intersection as required by their consent conditions and council paid for any additional upgrades that they deem necessary.
  - The intersection upgrade had to occur before the Traffic and Parking Bylaw was adopted to enable a heavy vehicle ban on Clarke Road. If this did not occur then a heavy vehicle ban on Clarke Road could only occur once the intersection had been upgraded and Traffic and Parking Bylaw Schedule had been updated.
  - Council had not undertaken any traffic monitoring on Clarke Road since the heavy vehicle advisory signs had been installed.
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## **RESOLUTION PMC25-3.2**

Moved: Cr M Murray-Benge

Seconded: Cr D Thwaites

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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.

**CARRIED**

3.57pm The hui adjourned to return to the Council meeting.

5.40pm The hui reconvened following the conclusion of the Council meeting.

### 10.3 KATIKATI WASTEWATER DISPOSAL FUTURE DIRECTION

The Committee considered a report from the Infrastructure Capital Delivery Manager dated 15 August 2025. The report was taken as read.

Staff responded to pātai as below:

- The recommendation was to endorse an option and start a comprehensive consultation process. The final decision would be of higher significance in relation to council's significance and engagement policy.

### RESOLUTION PMC25-3.3

Moved: Cr R Joyce

Seconded: Cr A Henry

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.

**CARRIED**

5.45pm Cr R Joyce left the hui.

#### 10.4 OPERATIONAL RISK AND STATUS REPORT

The Committee considered a report from the Executive Assistant Infrastructure Group dated 15 August 2025. The report was taken as read.

Staff responded to pātai as below:

- Council was seeing an increase in service request complaints around non-compliant building works.
- The average building consent required approximately 10 hours of council officer time.

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#### RESOLUTION PMC25-3.4

Moved: Deputy Mayor J Scrimgeour

Seconded: Cr A Sole

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

**CARRIED**

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### 11 INFORMATION FOR RECEIPT

#### 11.1 INFRASTRUCTURE SERVICES PROJECT UPDATES

The Committee considered a report from the Executive Assistant Infrastructure Group. The report was taken as read.

Staff responded to pātai as below:

- The consent for the 4 lots on Clarke Road had an advisory note that stated council should seek any requirements with the Archaeological Authority before any earthworks took place. Council had submitted an application with the Archaeological Authority which was being processed.

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**The Meeting closed at 5.55pm.**

**Confirmed as a true and correct record by Council on 4 September 2025.**