

Mā tō tātou takiwā
For our District

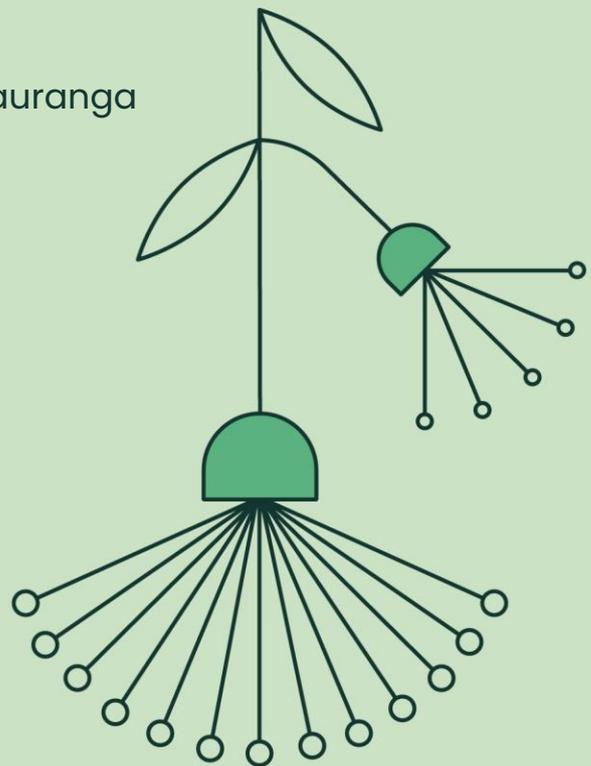
Council

Te Kaunihera

CO26-5

Thursday, 19 March 2026, 9.30am

Council Chambers, 1484 Cameron Road, Tauranga



Council

Membership:

Chairperson	Mayor James Denyer
Deputy Chairperson	Deputy Mayor Margaret Murray-Benge
Members	Councillor Shane Beech Councillor Tracey Coxhead Councillor Grant Dally Councillor Darlene Dinsdale Councillor Graeme Elvin Councillor Rodney Joyce Councillor Laura Rae Councillor Allan Sole
Quorum	Five (5)
Frequency	Monthly

Role:

The Council is responsible for:

- Ensuring the effective and efficient governance and leadership of the District.
- Ensuring that all functions and powers required of a local authority under legislation, and all decisions required by legislation to be made by local authority resolution, are carried out effectively and efficiently, either by the Council or through delegation.

Power to Act:

To exercise all non-delegable functions and powers of the Council including, but not limited to:

- The power to make a rate;
- The power to make a bylaw;
- The power to borrow money, purchase, or dispose of assets, other than in accordance with the Long Term Plan;
- The power to adopt a Long Term Plan, a Long Term Plan Amendment, Annual Plan or Annual Report and to receive any related audit report;
- The power to appoint a chief executive;

- The power to adopt policies required to be adopted and consulted on under the Local Government Act 2002 in association with the Long Term Plan or developed for the purpose of the Local Governance Statement;
- The power to adopt a remuneration and employment policy;
- The power to approve or change the District Plan, or any part of that Plan, in accordance with the Resource Management Act 1991;
- The power to approve or amend the Council's Standing Orders;
- The power to approve or amend the Code of Conduct for Elected Members;
- The power to appoint and discharge members of committees;
- The power to establish a joint committee with another local authority or other public body;
- The power to make a final decision on a recommendation from the Parliamentary Ombudsman where it is proposed that Council not accept the recommendation.
- To exercise all functions, powers and duties of the Council that have not been delegated, including the power to compulsorily acquire land under the Public Works Act 1981.
- To make decisions which are required by legislation to be made by resolution of the local authority.
- To authorise all expenditure not delegated to officers, Committees or other subordinate decision-making bodies of Council, or included in Council's Long Term Plan or Annual Plan.
- To make appointments of members to Council Controlled Organisation Boards of Directors/ Trustees and representatives of Council to external organisations.
- To monitor the performance of and make decisions on any matters relating to Council Controlled Organisations (CCO), including recommendations for modifications to CCO or other entities' accountability documents (i.e. Letter of Expectation, Statement of Intent).
- To approve joint agreements and contractual arrangements between Western Bay of Plenty District Council and Tauranga City Council and/or any other local authority including the requirement to review the terms of any such agreements or contractual arrangements.
- To approve the triennial agreement.
- To approve the local governance statement required under the Local Government Act 2002.
- To approve any changes to the nature and delegations of Committees.
- To approve a proposal to the Remuneration Authority for the remuneration of Elected Members.
- To develop, review and approve policies, bylaws, strategies and plans in accordance with legislation including determination of the nature and extent of community engagement approaches to be deployed.
- To approve submissions on proposed legislation, plan changes or policy statements.

- To receive reports from Community Boards and resolve appropriate actions as necessary.

Procedural matters:

- Approval of elected member training/conference attendance.
- Receipt of minutes from Committees.

Power to sub-delegate:

- Council 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 any limitation imposed by Council.

Mayor's Delegation:

- Should there be insufficient time for Council to consider approval of elected member training/conference attendance, the Mayor (or Deputy Mayor in the Mayor's absence) is delegated authority to grant approval and report the decision back to the next scheduled meeting of Council.
- Should there be insufficient time for Council to consider approval for a final submission to an external body, the Mayor (or Deputy Mayor, in the Mayor's absence) has delegated authority to sign the submission on behalf of Council, provided that the final submission is reported to the next scheduled meeting of Council.

Notice is hereby given that a Meeting of Council will be held in the
Council Chambers, 1484 Cameron Road, Tauranga on:
Thursday, 19 March 2026 at 9.30am

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1 KARAKIA

Whakatau mai te wairua
Whakawātea mai te hinengaro
Whakarite mai te tinana
Kia ea ai ngā mahi

Āe

Settle the spirit
Clear the mind
Prepare the body
To achieve what needs to be
achieved.
Yes

2 PRESENT – NGĀ MEMA KEI KONEI**3 IN ATTENDANCE – I TAE AKE****4 APOLOGIES – NGĀ WHAKAPAHĀ****5 CONSIDERATION OF LATE ITEMS – NGĀ TAKE TŌMURI****6 DECLARATIONS OF INTEREST – NGĀ TUKITUKINGA****7 TRANSFER OF PUBLIC EXCLUDED ITEMS – TE WHITINGA O TE AO MĀRAMA KI NGĀ TAKE MUNA****8 PUBLIC FORUM – WĀHANGA TŪMATANUI**

9 REPORTS - NGĀ PŪRONGO

9.1 ANNUAL PLAN 2026/27 – ADOPTION OF THE DRAFT CONSULTATION DOCUMENT AND SUPPORTING INFORMATION FOR PUBLIC CONSULTATION

File Number: A7159975

Author: Matthew Leighton, Policy and Planning Manager

Authoriser: Emily Watton, Acting General Manager Strategy and Community

EXECUTIVE SUMMARY

This report seeks the Council's approval of the draft Consultation Document (**Attachment 1**) and the supporting information (**Attachment 2**) for public consultation from 20 March to 20 April 2026.

RECOMMENDATION

1. That the Policy and Planning Manager's report dated 19 March 2026 titled 'Annual Plan 2026/27 – Adoption of the Draft Consultation Document and Supporting Information for Public Consultation' be received.
2. That the report relates to an issue that is considered to be of **medium** significance in terms of Council's Significance and Engagement Policy.
3. That Council adopts the draft Annual Plan 2026/27 Consultation Document (**Attachment 1** of this report) and the Supporting Information for the Annual Plan 2026/27 (**Attachment 2** of this report) for the purpose of consultation from 20 March to 20 April 2026.
4. That the Chief Executive Officer be delegated authority to make minor editorial changes to the documents if required.

BACKGROUND

1. The Annual Plan is Council's updated plan for the coming financial year, setting out the work scheduled to be undertaken over the next financial year (1 July 2026 – 30 June 2027).
2. The Local Government Act 2002 requires Council to produce and adopt an Annual Plan by 30 June 2026.
3. Preparation and consultation on the Annual Plan must meet the requirements of the Local Government Act 2002, in particular sections 95 and 95A.
4. Consultation should be undertaken on significant or material variations compared to what was described in the Long Term Plan.

5. Consultation will centre on material changes from the Long Term Plan 2024–2034. Key topics include:
- (a) Transport funding – increase of \$3.1m
 - (b) Community Board funding – new rate
 - (c) Volumetric water rates – increase to \$2.01 m³
 - (d) Community Roading allocation – decrease to \$500k
 - (e) Te Puke Wastewater Treatment Plant – funding split for developers
 - (f) \$65,000 to install a fluoride-free tap at the Waihi Beach Water Treatment Plant
 - (g) Uniform Annual General Charge – reduction in flat rate
 - (h) Material project changes
6. The proposed Annual Plan 2026/27 results in a rates increase of 9.13% (total increase on the rates requirement). This equates to an 8.13% increase for existing ratepayers (due to a 1% growth rate). This is less than the 9.64% total rates increase planned for the 2026/27 year in the Long Term Plan 2024–34.
7. It is worth noting that the draft Annual Plan budgets do not address the costs of recovery as a result of the 21 January 2026 adverse weather event. Recovery costs are expected to be addressed separately or through the Long Term Plan, when more accurate costs and potential options are clearer.

ENGAGEMENT, CONSULTATION AND COMMUNICATION

8. The communications and engagement approach will aim to ensure people understand what is proposed, why it is proposed, and how they can meaningfully contribute to Council decision-making.

Interested/Affected Parties	Planned Consultation		
Targeted stakeholders	Specific engagement and consultation on the Te Puna School Targeted Rate with the school.		Planned Completed
General Public	<p>The Annual Plan Consultation Document and supporting information will be made publicly available online.</p> <p>Two-hour community drop-in session for each Community Board area (five in total) will be held from 20 March to 20 April 2026.</p>		

	Submitters can also register for a formal hearing opportunity in Council Chambers.		
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The approach emphasises working with the Community Boards to host in person events, supported by a mix of in person and online participation options.

9. The engagement approach would see Council hold a two-hour community drop-in session for each Community Board area (total of five), with Community Boards helping to identify accessible, well used venues such as markets, town centres, or community hubs. A broad mix of supporting channels will help ensure diverse groups can provide feedback in ways that work for them.
10. Concurrent consultation is planned to be undertaken on the Draft Schedule of Fees and Charges 2026/27 and Draft Indicative Financial Contributions for 2026/27.
11. A high-level timeline of key dates planned is provided below:

19 March 2026	Adoption of Consultation Document and Supporting Information sought
20 March 2026	Community Consultation period opens
Consultation locations, dates and times	<ul style="list-style-type: none"> ▪ Waihi Beach: Waihi Beach Community Centre (old library room) – Saturday 21 March, 10am-12pm ▪ Maketū: Maketū Community Centre – Saturday 28 March, 10am-12pm ▪ Te Puke: Settlers Lounge (Te Puke War Memorial Hall) – Saturday 28 March, 1-3pm ▪ Katikati: Katikati Sunday Farmers Market – Sunday 29 March, 9-11am ▪ Ōmokoroa-Kaimai: Council office, Barkes Corner – Tuesday 7 April, 6-8pm
20 April 2026	Community Consultation period closes
23 April 2026	Formal Opportunity for spoken interaction (Hearings)
May 2026	Annual Plan Deliberations
June 2026	Annual Plan Adopted

CONSULTATION DOCUMENT

12. The draft Consultation Document (**Attachment 1**) forms the basis of public participation. The document explains the key consultation proposal, encouraging submissions on these matters.

DRAFT SUPPORTING INFORMATION

13. The supporting information (**Attachment 2**) provides additional context and detail and must be accessible to the public.
14. Supporting information will be made available online to provide more detail regarding the topics. It will include links to Council's previous agendas and minutes, the Issues and Options papers, and the assessment of significance and materiality (**Attachment 3**)
15. The Consultation Document relies upon this supporting information but does not specifically consult on all of its content, as matters for consultation are determined by the legislative thresholds. The Council-wide information includes:
 - (a) changes to Strategic Assumptions;
 - (b) the capital and operational programme;
 - (c) reserve balances;
 - (d) forecast financial statements; and
 - (e) the Funding Impact Statement (Rating).

SIGNIFICANCE AND ENGAGEMENT

16. The Local Government Act 2002 requires a formal assessment of the significance of matters and decisions in this report against the 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.
17. The Policy requires Council and its communities to identify the degree of significance attached to issues, proposals, assets, decisions, and activities.
18. In terms of the Significance and Engagement Policy, this is of medium significance, because of the legislative requirement to consult on an Annual Plan when there are significant or material differences from the Long Term Plan.

ISSUES AND OPTIONS ASSESSMENT

19. The below options reflect the collective impact of the resolutions in this report. Council may wish to provide decisions regarding the draft Consultation Document and supporting information at this meeting, or may wish to seek further information and a future report.

Option A

That Council adopts the draft Annual Plan 2026/27 Consultation Document (**Attachment 1** of this report) and the supporting information for the Annual Plan 2026/27 (**Attachment 2** of this report) for the purpose of consultation from 20 March to 20 April 2026.

<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>Allows Council to meet its legislative requirements.</p> <p>Seeks the community's input into a significant/material decision.</p> <p>Aligns with previous direction and decisions of the Council.</p>
<p>Costs (including present and future costs, direct, indirect and contingent costs).</p>	<p>Costs are within current budgets. The Consultation Document outlines potential future changes.</p>
<p>Option B</p> <p>That Council does not adopt the draft Annual Plan 2026/27 Consultation Document (Attachment 1 of this report) and the supporting information for the Annual Plan 2026/27 (Attachment 2 of this report) for the purpose of consultation from 20 March to 20 April 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>Should significant changes or rework be required, this may put at risk Council's ability to meet its legislative requirements and gain effective community input into the decision making process.</p>
<p>Costs (including present and future costs, direct, indirect and contingent costs).</p>	<p>Should changes or rework be required, then significant staff time will be involved and the document would need to be presented to an extraordinary Committee meeting.</p>

STATUTORY COMPLIANCE

20. The recommendations of this report meet the requirements of:

- (a) the Local Government Act 2002, including sections 82, 83, 95, 95A and 150; and
- (b) the Local Government Rating Act 2002.

FUNDING/BUDGET IMPLICATIONS

Budget Funding Information	Relevant Detail
Annual Plan development costs	All costs associated with the production of the Annual Plan Consultation Document are included in current budgets, including costs associated with consultation.

ATTACHMENTS

1. **Annual Plan 2026/27 Draft Consultation Document**  
2. **Annual Plan 2026/27 Supporting Information**  
3. **Annual Plan 2026/27 Significance and Materiality Assessment of Project List (final draft version)**  



Mahere ā tau 2026/27
Tuhinga Matapaki

Annual Plan 2026/27 consultation document



We've prepared this document to help you to take part in decision-making about our proposed activities for the coming financial year – what has changed from our Long Term Plan 2024–34, how much it will cost and how we'll pay for it.

Each year we check our planned work for the coming year (1 July 2026–30 June 2027) against what's in the Long Term Plan. When there are significant changes – things that affect funding, service levels, or how costs are shared – we ask for your feedback.

If you are keen for more detail, see our supporting information for the Annual Plan 2026/27 online at:

yourplace.westernbay.govt.nz/annual-plan-2026-27

How we're tracking against the Long Term Plan

We're largely on track with what we planned to deliver in the Long Term Plan (LTP). Our focus remains on the essentials that keep the District running – libraries, water, roads, wastewater, stormwater, waste services, and parks. These are the services our communities rely on every day.

At the same time, we're managing rising costs and looking for efficiencies. This Annual Plan reflects a balanced approach: doing the essentials well, staying disciplined, and making sure our spending reflects community priorities.

This Annual Plan has seen us identify savings and efficiencies in order to allow for additional roading budget and focus on the essential network we all use.



What's different about this year's Annual Plan?

The January severe weather event has had a significant impact on our District – affecting homes, land, roads and key infrastructure. Many households are still in cleanup and recovery.

Because the full cost of recovery is not yet known, weather related recovery costs are **not included** in this Annual Plan.

This document focuses on maintaining the essential services our communities rely on every day, while separate, more detailed recovery decisions will be made once assessments are clearer – likely through the next Long Term Plan (2027-37).

We'll be looking at funding support through:

- Council's Disaster Relief Fund (\$9.8m)
- Government recovery funding applications
- NZ Transport Agency co-funding opportunities for damaged roads
- Insurance payments

Our commitment is to keep communities informed, supported and safe – and to be transparent about what we know and what we still need to work through.

The big choices

Here are the key changes we're proposing and what we want your views on.

Roads, Pg. 6

Should we invest an extra \$3.1 million in local roads?

We are proposing to use the \$3.1 million primarily to deliver roading environmental maintenance, including mowing, vegetation control, and related safety work.

Water (user-pays shift), Pg. 7

If you use more water, should you pay more for water?

We're proposing to increase the volumetric (per-use) water charge so the cost of running the water service is shared more fairly based on how much water is used.

Community Boards (how we share costs), Pg. 8-9

How should we pay for Community Boards in your area?

We're proposing a shared approach where basic administration costs are paid by everyone, while local projects continue to be funded by properties in each Community Board area.

Local road projects, Pg. 10

Should we reduce funds for the more 'discretionary' roading projects?

We're proposing a one-year allocation of \$500,000 for smaller local road projects, recognising that some areas already have unspent reserves and the less urgent need of these works.

Fluoride-free tap (Waihi Beach), Pg. 11

Should we install a fluoride-free tap at Waihi Beach?

We're proposing to install a fluoride-free tap at the Waihi Beach Water Treatment Plant for residents to access. Cost: \$65,000

Other changes and key projects, Pg. 12

What are the other major changes being made through this Annual Plan?

What does this mean for rates? Pg. 13-14

Proposed rates increase:

8.13%

Existing ratepayers

9.13%

Overall average (incl. growth)

This is lower than the 9.64% planned for 2026/27 in the Long Term Plan 2024-34.

Note: Storm recovery costs are not included in this year's rates (Full costs and potential funding sources are still being assessed).

Kia ora koutou,

This year's Annual Plan has been developed in a challenging environment – one where households are under pressure, councils are being asked to do more with less, and expectations on service delivery remain high.

As a Council, we've spent considerable time working through what this means for the year ahead. That has involved some difficult conversations about priorities, costs, and trade-offs – and a clear focus on doing the basics well.

This Annual Plan is about keeping essential services working safely and reliably, while taking a disciplined approach to spending. It is not about lots of new extras. It is about roads that stay open, water and wastewater systems that work, rubbish and recycling that are collected, and public spaces that remain safe and welcoming.

Recent severe weather has added pressure, particularly on our roading network. While recovery work is ongoing, the full cost of storm recovery is still being assessed. For that reason, storm-related recovery costs are not included in this year's rates. It would not be responsible – or fair – to include costs that are not yet known.

Where we do know investment is needed is in maintaining and protecting our core networks. Roads, water, wastewater and stormwater systems are expensive to operate and maintain, but they are also critical to everyday life in our communities. The weather events of recent months have reinforced just how important that investment and resilience is.

At the same time, our District continues to grow. More homes, businesses, and people mean greater demand on the same essential networks. Growth brings opportunity, but it also brings real costs, particularly when infrastructure needs to be expanded, renewed, or maintained to keep pace. This Annual Plan reflects the need to manage those pressures carefully, so today's growth doesn't become tomorrow's backlog.

We've also looked closely at how costs are shared across the District, and how we balance affordability today with the need to maintain essential services over time. This includes seeking feedback on a range of proposals – such as water charges and Community Board funding – to ensure costs are shared fairly and transparently, and reflect both local benefit and District-wide needs.

We know any rates increase is challenging, especially when many households are under pressure. At the same time, setting rates too low can create bigger problems in the future by delaying essential maintenance and pushing costs onto future ratepayers. This Plan is about finding a careful and responsible balance.

An important part of this conversation is being honest about service levels. Some issues – like potholes or berm mowing – are very visible. Others, such as stormwater capacity or wastewater performance, are less visible but no less important. If communities want higher service levels, there is a cost to that, and this Plan is about being upfront about those choices.



There are always trade-offs – that's why your feedback matters.

There are real choices with real consequences, and we want you to help shape the decisions ahead – about where we invest, how we prioritise, and how we continue to look after the essential services our communities rely on every day.

James Denyer

James Denyer
Mayor

Timeline

<p>Consultation Opens March 20</p>	<p>Community drop-in information sessions:</p> <p>Waihi Beach: Saturday 21 March, 10am-12pm Waihi Beach Community Centre (old library room)</p> <p>Maketū: Saturday 28 March, 10am-12pm Maketū Community Centre</p> <p>Te Puke: Saturday 28 March, 1-3pm Settlers Lounge, Te Puke</p> <p>Katikati: Sunday 29 March, 9-11am Katikati Sunday Farmers Market</p> <p>Ōmokoroa-Kaimai: Tuesday 7 April, 6-8pm Council office, Barkes Corner</p>
<p>Consultation Closes April 20</p>	<p>Annual Plan hearings: Choose to speak to your feedback in Council Chambers Thursday 23 April</p>
<p>May</p>	<p>Council considers feedback and makes decisions</p>
<p>June</p>	<p>Council adopts final Annual Plan and sets rates</p>

Join the conversation

Wānanga ipurangi

Online

Head to our website where you can read more on the Annual Plan and supporting information and share your thoughts. Find it all at:
yourplace.westernbay.govt.nz/annual-plan-2026-27

Pepa mārō

Hard copy

Feedback forms are available at all Council Library and Service Centres. You can also email your comments to yourplace@westernbay.govt.nz and include in the subject line: Annual Plan 2026/27

Kanohi ki te kanohi

Face to face

Come kōrero in person at one of the following locations listed in the timeline.

If you would like to speak to your feedback to all of Council in person on 23 April please contact yourplace@westernbay.govt.nz by 20 April 2026 to secure a timeslot.

Kōrero with a Councillor

Find Councillors' contact details at:
westernbay.govt.nz/council/mayor-and-councillors

Should we invest an extra \$3.1 million in local roads?

We are proposing to use the \$3.1 million primarily to deliver roading environmental maintenance, including mowing, vegetation control, and related safety work.

The reality is that we need to invest more in our roading network in a very challenging funding environment. Our Long Term Plan (LTP) sets out how we would invest in the roading network over time, based on the best information available at the time about funding, costs, and delivery timing.

Since then, several things have changed which has forced us to reconsider how we fund things:

- We received a lower funding contribution from NZ Transport Agency (Waka Kotahi), affecting how we fund our transport programme
- A significant amount of work has already been delivered earlier than planned in Years 1-2 of the LTP. That's 2024/25 and 2025/26
- Severe weather and wet conditions have increased damage, wear and tear on our roads
- Continued growth across the District is increasing traffic and pressure on roads

Together, this has created an unexpected \$3.1 million operational investment gap for 2026/27.

Why does this matter?

Additional investment in road maintenance, safety, and preventative work helps keep roads open and safe, reduces issues like potholes or overgrown berms, and avoids much larger repair costs in the future.

Because of the unexpected \$3.1 million operational funding shortfall, we've had to reconfigure our transport programme because if this investment gap isn't addressed, service levels may need to be reduced or work deferred – which ultimately will increase costs and impacts over time.

Our community has been clear that the basics matter most – particularly roadside mowing and vegetation maintenance, which affect safety, visibility, drainage and how our places feel.

We're proposing to use the \$3.1 million specifically for roading environmental maintenance which includes (but is not limited to):

- roadside mowing
- vegetation and weed control
- maintenance of gardens and planted areas
- tree management that affects road safety and visibility

This investment is focused on protecting core service levels, not adding new extras.

What we want to know

Which option do you prefer to fund the \$3.1m gap?

The options at a glance

- 1. Fund the \$3.1m from rates in 2026/27**

Pros: Maintains current service levels and preventative maintenance and supports the local economy. **Cons:** Increases rates in 2026/27.
- 2. Use existing transport reserves to cover the \$3.1m**

Pros: Lowers rates for 2026/27. **Cons:** No buffer for future pressures and funding shortfalls.
- 3. Spread the investment over the next five years (debt)**

Pros: Lowers rates for 2026/27. **Cons:** Increased interest costs and future repayments.
- 4. Reallocate funding within the transport programme and defer \$2.5m of road improvements**

Pros: Lowers rates for 2026/27. **Cons:** Defers some planned and promised improvements (rehabilitation projects), with possible higher future costs.
- 5. Not fully meet levels of service to live within budgets**

Pros: No additional rates (e.g., approximately 3%). **Cons:** Visible reductions in other areas such as mowing or street cleaning.

If you use more water, should you pay more for water?

We're proposing to increase the volumetric (per-use) water charge so the cost of running the water service is shared more fairly based on how much water is used.

Fixed water charges help cover the essential costs of maintaining and operating the district's water infrastructure, while volumetric charges reflect how much water each household actually uses, ensuring people pay in proportion to their consumption.

Providing safe, reliable drinking water across our District is getting more expensive.

Right now, the amount we collect through water charges doesn't fully cover the cost of running the service. If nothing changes, the water supply activity is forecast to face a \$2.49 million funding gap in 2026/27.

To keep our water services financially healthy we need to adjust how water is paid for.

What we're looking to do

Our preferred option is to increase recovery through the volumetric charge, rather than increasing fixed charges. The proposed volumetric charge remains at the lower end compared to many similar councils.

This would mean:

- increasing the volumetric charge by 15%, from \$1.75 to \$2.01 per cubic metre (m³) of water used
- fixed water charges would stay the same

This approach spreads costs fairly based on how much water each household or business uses, and it helps prevent bigger jumps in the future. It would also raise around \$1.03 million in additional revenue in 2026/27, reduce the forecast funding gap and help stabilise the water service over time. This is considered the most equitable option, especially for those that are water conscious and use less water.

This builds on an increase to the volumetric charge made last year from \$1.43 to \$1.75 per cubic metre (m³). Compared to the charges included in year one of the Long Term Plan 2024-2034 this is a 40% increase.

An alternative approach would be to increase fixed charges (about \$70 per connection). This would mean that everyone connected to the water supply network would pay the same increase.

What we want to know

Do you support the 15% increase for volumetric water charges?



How should we pay for Community Boards in your area?

We're proposing a shared approach where basic administration costs are paid by everyone, while local projects continue to be funded by properties in each Community Board area.

How Community Boards are funded affects who pays, how much they pay, and how costs are shared across the District.

Community boards are elected by their communities to provide local representation on local issues. Traditionally, Community Boards were funded through a targeted rate, meaning only properties within each Community Board area paid for that Board's costs. Prior to elections in 2025, we had varying levels of community board coverage across the District. The outcome of our representation review process in 2025 made a small increase to the Maketū Community Board area, and the former Ōmokoroa and Te Puke Community Boards areas were extended to cover the remainder of their respective wards. This means a lot of ratepayers are now included in Community Board areas where they previously were not.

For 2025/26, Community Boards were instead funded through the Uniform Annual General Charge (UAGC) – a fixed amount paid by all ratepayers. This was a temporary change, following the Representation Review and the timing of the Local Government Commission's decision.

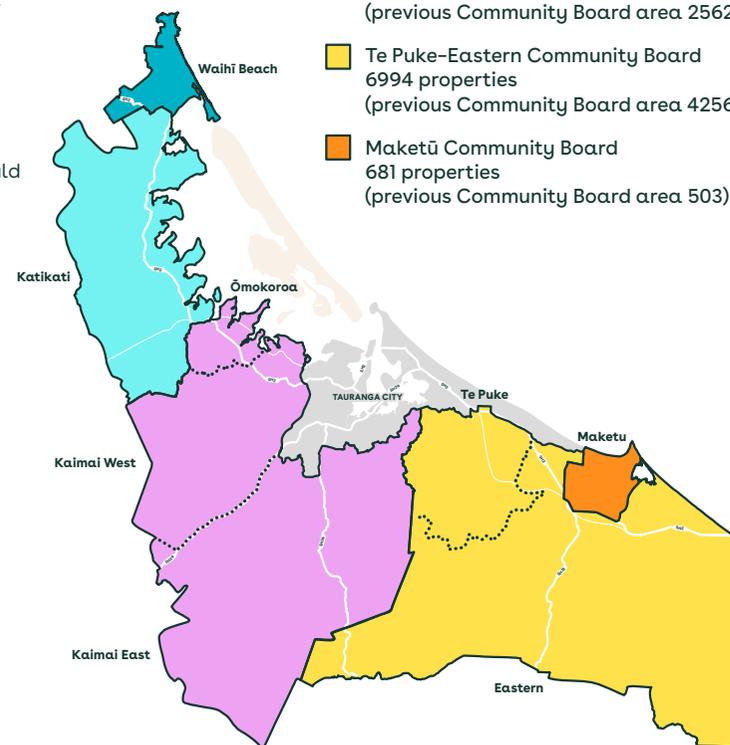
Many properties in the expanded Ōmokoroa–Kaimai and Te Puke–Eastern areas are now proposed to have a targeted rate for Community Boards for the first time. This reflects the new Community Board areas as per the Representation Review.

Why do property numbers matter?

The number of properties in each Community Board area affects how different funding options would be shared across communities.

Number of rateable properties in each Community Board Area

- Waihi Beach Community Board
3244 properties
(previous Community Board area 3200)
- Katikati Community Board
4913 properties
(previous Community Board area 4811)
- Ōmokoroa–Kaimai Community Board
7904 properties
(previous Community Board area 2562)
- Te Puke–Eastern Community Board
6994 properties
(previous Community Board area 4256)
- Maketū Community Board
681 properties
(previous Community Board area 503)



What we want to know

Which funding model do you think is fairest and most transparent?

1. (Council’s preferred option)

Hybrid

Basic administration costs are funded through general rates, while remuneration and local initiatives are funded by targeted rates in each Community Board area.

Result: Everyone contributes a small amount; local projects are still paid for locally.

Per-property targeted rates:

- Waihi Beach \$15.76
- Katikati \$13.04
- Ōmokoroa–Kaimai \$16.53
- Te Puke–Eastern \$20.70
- Maketū \$60.89

Plus UAGC ~\$9.65.

2.

Spreading the costs (greater sharing)

Administration and remuneration are funded through general rates, with targeted rates used only for local initiatives.

Result: More costs are shared District-wide; targeted rates are lower.

Per-property targeted rates:

- Waihi Beach \$5.43
- Katikati \$5.50
- Ōmokoroa–Kaimai \$6.13
- Te Puke–Eastern \$10.69
- Maketū \$22.41

Plus UAGC ~\$19.57.

3.

Full Targeted Rate

All Community Board costs are funded through targeted rates paid only by properties in each Board area.

Result: Costs are fully locally funded, but rates vary more between communities.

Per-property targeted rates:

- Waihi Beach \$30.00
- Katikati \$23.29
- Ōmokoroa–Kaimai \$21.81
- Te Puke–Eastern \$29.38
- Maketū \$124.43

No UAGC for Boards.

These figures include increased budgets requested for Ōmokoroa–Kaimai and Te Puke–Eastern to reflect the larger areas covered.

UAGC = the part of rates that is the same for everyone

Targeted rate = only those who benefit pay

Note: For options 1 and 2, Matakana & Rangiwaea would contribute under the general rate, despite not being covered by a community board area. To offset this a grant would be provided back to projects/organisations there.



Should we reduce funds for the more 'discretionary' roading projects?

We're proposing a one-year reduced allocation of \$500,000 for smaller local road projects, recognising that some areas already have unspent reserves and the less urgent need of these works.

The Community Roading Allocation is a pool of funding for local road improvements in our urban areas, such as:

- footpaths
- pedestrian safety features
- small streetscape upgrades.

These projects are usually more discretionary in nature and are usually identified and prioritised by Community Boards.

Why we're looking to reduce this fund

Right now, several areas are carrying unspent reserves, and recent changes to representation and priorities mean it's a good time to pause and review how this funding works.

For 2026/27, we're proposing a one-year allocation at \$500,000, instead of the \$904,061 included in the Long Term Plan. This has reduced the total rates increase.

This gives Council time to review the policy and ensure future funding better reflects community needs and delivery capacity, whilst still allowing for some projects to progress and reserves to be spent.

The allocation is based on population, dwelling numbers and vehicle kilometres travelled.

At \$500,000, the allocation is as follows:

Proposed split:

- Waihi Beach \$95,200
- Katikati \$106,700
- Ōmokoroa-Kaimai \$63,600
- Te Puke-Eastern \$190,350
- Maketū \$44,150

Alternatives range from \$0 (use reserves first) to the full \$904,061.

What we want to know

Do you support the \$500k allocation for 2026/27 while the policy is reviewed?



Should we install a fluoride-free tap at Waihi Beach?

We're proposing to install a fluoride-free tap at the Waihi Beach Water Treatment Plant for residents to access. Cost: \$65,000.

Council is required to fluoridate parts of the water supply (Wharawhara and Athenree supplies) under a direction from the Director-General of Health. While this is not a local decision, Council has heard from residents who want access to non-fluoridated drinking water. Council's other water supplies are not currently required to be fluoridated.

Installing a fluoride-free tap:

- provides choice for residents and visitors,
- responds to community feedback, and
- does not change Council's obligations around drinking water quality, safety, or compliance.

This approach allows Council to meet national requirements while still offering an alternative option locally.

The proposed cost covers design and installation, and ongoing operation and maintenance of a fluoride-free tap. The \$65,000 would be funded through water rates (this includes \$5000, which would be needed each year for maintaining and running the tap).

What we want to know

Do you support installing a fluoride-free public water tap at Waihi Beach?



Other changes and key projects

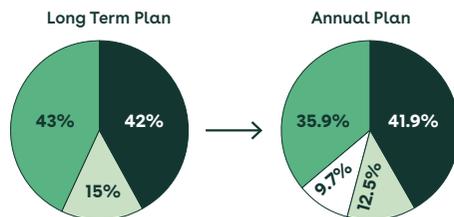
Te Puke Wastewater Treatment Plant: Updated funding model

The Te Puke Wastewater Treatment Plant upgrade will support both existing homes and future growth in the area. As the project design has progressed, Council now has a clearer picture of who benefits and how costs should be shared. This aligns with the engagement and Council decisions made last year.

Council is proposing updated funding splits so costs are allocated more fairly between:

- existing households,
- new development areas, and
- the Rangiuru Business Park.

Proposed funding split:



- Existing ratepayers (Wastewater Uniform Targeted Rate)
- Te Puke Growth: Stage A (via financial contributions)
- Te Puke Growth: Stage B (future financial contributions-backed loan)*
- Rangiuru Business Park

*Not considered for LTP 2027 prior because it was previously included in RBP contributions. Allows for new future growth in the Te Puke area.

There is no impact on general rates.

Some costs for future growth areas will only be collected once development occurs. The main risk relates to timing, which is managed through a Council-held loan to be recovered later.

Work on the upgrade is progressing with \$49.4m budgeted in this Annual Plan.

For more information visit: yourplace.westernbay.govt.nz/tpwwtp

City and Regional Deal (Western Bay of Plenty)

\$256,750 has been budgeted to enable implementation of the Regional Deal programme. This would allow us to work with Central Government and our local partners on a potential Regional Deal.

For more information visit: westernbay.govt.nz/council/western-bay-of-plenty-regional-deal

Local Water Done Well: Preparing for a new water organisation

Council is including budget to help set up the IT systems for the new water organisation (if required). \$1.2 million loan-funded which would transfer to the new water organisation.

For more information visit: westernbay.govt.nz/your-water-and-networks/local-water-done-well

Te Puna School: Wastewater connection (new targeted rate)

A new wastewater connection is being established for Te Puna School and a new targeted rate set up for this.

Rates fairness (fixed vs variable)

Through the Annual Plan we are reducing the Uniform Annual General Charge (the part of rates that is the same for everyone). This would benefit low and medium-value properties. We are looking to reduce it to \$560, down from \$700 last year.

Support Services: Human Resource Systems

\$255,750 has been budgeted to upgrade Council's Human Resource Systems.

This replaces the current system will reduce manual processes, strengthen data security, and provide better reporting to support informed decision-making.

Raymond Dam

We have budgeted \$359,450 for essential compliance and safety work on Raymond Dam in Te Puke. This would see the removal of some sedimentation and construction of a siphon.

What it means for rates

Proposed rates increase

Overall the result of the proposals above and the wider Annual Plan, is a rates increase of 8.13 per cent for existing ratepayers is proposed, with the overall average rates increase 9.13 per cent once expected growth is included. This is lower than the 9.64 per cent total rates increase planned for 2026/27 in the Long Term Plan 2024–34. Overall, this aligns with Council’s Financial Strategy.

8.13%

Existing ratepayers

9.13%

Overall average (incl. growth)

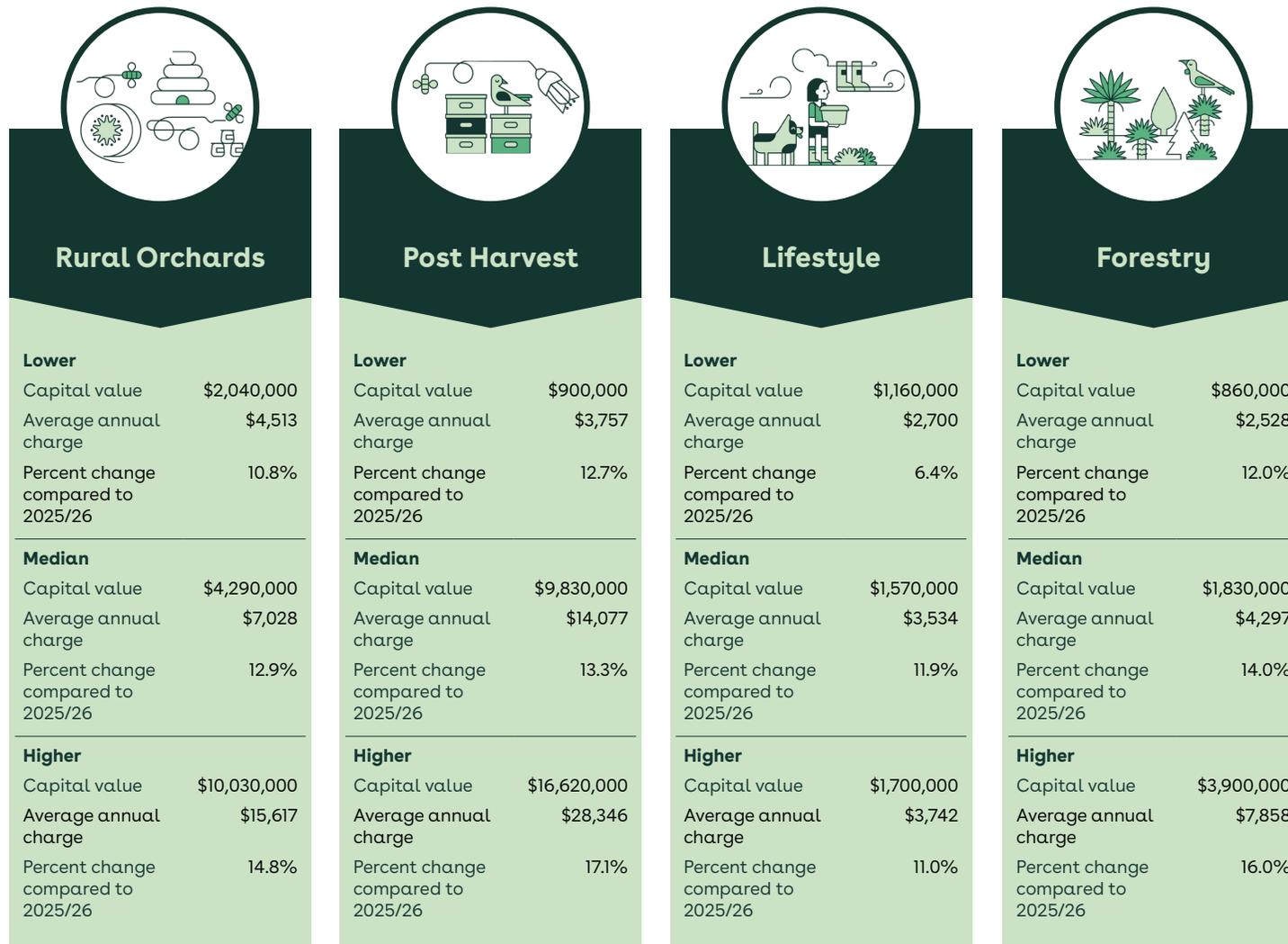
This is lower than the 9.64% planned for 2026/27 in the Long Term Plan 2024–34.

Note: Storm recovery costs are not included in this year’s rates (Full costs and potential funding sources are still being assessed).

Rating examples

The following table provides the rates impact on sample properties from across the Western Bay of Plenty. The annual charges provided are inclusive of GST. These have not accounted for the impact of rating revaluations (more on that below).

			
	Commercial/ Industrial	Residential	Rural
Lower	Capital value \$770,000 Average annual charge \$5,951 Percent change compared to 2025/26 10.4%	Capital value \$650,000 Average annual charge \$3,887 Percent change compared to 2025/26 2.9%	Capital value \$1,180,000 Average annual charge \$3,380 Percent change compared to 2025/26 11.4%
Median	Capital value \$1,100,000 Average annual charge \$8,354 Percent change compared to 2025/26 13.2%	Capital value \$1,010,000 Average annual charge \$4,378 Percent change compared to 2025/26 3.9%	Capital value \$1,360,000 Average annual charge \$3,330 Percent change compared to 2025/26 11.5%
Higher	Capital value \$1,820,000 Average annual charge \$9,251 Percent change compared to 2025/26 12.6%	Capital value \$1,300,000 Average annual charge \$4,529 Percent change compared to 2025/26 4.0%	Capital value \$2,090,000 Average annual charge \$3,746 Percent change compared to 2025/26 11.3%



Also out for consultation

Fees and Charges

yourplace.westernbay.govt.nz/draft-fees-and-charges-2026-27

Financial Contributions

yourplace.westernbay.govt.nz/financial-contributions-2026-27

Policy for Setting Rent for Community Organisations Using Council Land and Buildings

yourplace.westernbay.govt.nz/land-rental-policy

For more information visit the links above or alternatively, visit one of our Library and Service Centres.

Want to know more?

See the supporting information online at:

yourplace.westernbay.govt.nz/annual-plan-2026-27

Rating Revaluations

What you need to know

This year we are also completing a District-wide rating revaluation.

A lot of people think that revaluations increase the amount Council collects in rates. This is not how it works.

Council's income is made up of various different sources of income – rates is just one of them.

Council's overall budget is set as part of the Annual Plan process. This amount won't be finalised until June.

When it is finalised, the revaluations will be used to help determine what proportion of rates each property pays.

So, if your valuation goes up or down, it doesn't necessarily mean your rates will go up or down.

It all depends on how your property's value changes compared with everyone else's.

Usually, only properties with an above average valuation movement will pay higher rates. A below average movement may mean you pay less.

Key points:

- If your property value increases more than the District average, your share of rates may go up.
- If it increases less than the District average, your share may go down.
- A change in valuation does not automatically mean a significant rates change on its own.

Revaluations help ensure rates are shared fairly, based on updated property values across the District.

The new valuations will be used for rating purposes from 1 July 2026.

For more information visit:
westernbay.govt.nz/revaluation





Te Kaunihera a rohe mai i
Ngā Kuri-a-Whāreī ki
Otamarakau ki te Uru

westernbay.govt.nz



Annual Plan 2026-2027
Consultation document
Supporting Information



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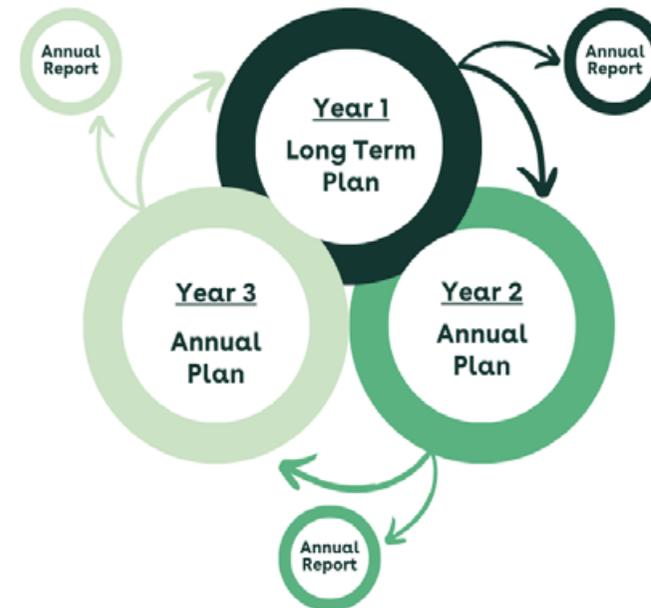
Te tukanga mahere ā tau The Annual Plan process this year

The Annual Plan 2026/27 is year three of the [Long Term Plan 2024-34](#). It is our opportunity to update the budget and share the mahi (work) we’re planning in your community for the year ahead (1 July 2026 - 30 June 2027).

As we put this plan together, we’ve looked at what we said we’d do in the Long Term Plan and checked whether anything needs to change based on what’s happening now and what our communities need. That includes setting rates, reviewing budgets, and finding better ways to deliver services. Our commitment stands in delivering the projects and priorities we set in the Long Term Plan 2024-34.

What we’re focusing on

This year we’re focusing on essential services, being upfront about the financial picture, and asking for community feedback where there are real choices to be made. Key updates include budgeting an additional \$3.1 million for roading, proposing an increase to the volumetric water charge to better reflect a user pays approach, and updating how Community Boards are funded through a mix of targeted and general rates. We’re also proposing reductions to the Community Roding allocation to reflect its discretionary nature in a tight fiscal environment, and planning to invest \$60,000 in a fluoride free tap at the Waihi Beach Water Treatment Plant. These changes are about applying discipline to our spending while keeping our focus on the services and infrastructure that matter most. Community consultation will run from 20 March to 20 April 2026, with feedback opportunities including online, via Council’s Your Place Tō wāhi website, or attending a community drop-in session in each Community Board area.



Rates update for 2026/27
 Through this Annual Plan process, Councillors have been reviewing expenditure, targeting savings where possible, and addressing longer term financial pressures such as infrastructure demands, changing regulatory requirements, and the need to responsibly manage debt and reserves. The proposed rates increase for 2026/27 is 9.13% overall, which is an 8.13% increase for existing ratepayers. This is lower than the 9.64% increase forecast for this year in the Long Term Plan 2024-34. The updated projection reflects our continued efforts to carefully manage rising costs while maintaining essential services and progressing priority work.

Tō tātou Takiwā, tō tātou iwi Our District, Our People



Western Bay of Plenty District is a largely rural area, surrounding the main urban centres of Waihi Beach, Katikati, Ōmokoroa and Te Puke.



Many people from other regions and countries choose the Western Bay as a place to settle for family, retirement and business reasons. High growth in the Western Bay saw the population increase by 15% from 53,000 in 2018 to 60,100 in June 2024 (Stats NZ ERP 2025).



The Kaituna River drains the lakes of Rotorua and Rotoiti into the Maketu Estuary and out to sea, while smaller streams drain the eastern district into the Waihi Estuary.



Ethnic diversity is increasing over time. 80% of people identify as European, 22% as Māori, 7% as Asian and 3% as Pacific (Census 2023, adds to >100%).



Of around 20,000 occupied private dwellings, 58% of residents own their home (Census 2023).



Horticulture and agriculture (mainly kiwifruit and avocado production) are the biggest drivers of the local economy, contributing 26% to GDP of \$3.5 billion in 2025 (Infometrics).



The Western Bay population tends to be older than New Zealand as whole, with a median age of 45 years.



Western Bay of Plenty District stretches from Waihi Beach to Otamarakau, covering 195,000 hectares of coastal, rural and urban areas and is one of the faster growing areas in New Zealand.

Katikati - Waihi Beach General Ward

Matakana Island forms a natural barrier between Tauranga Harbour and the Pacific Ocean.

- Population of 16,377 (Census 2023), an increase of 1,161 people or 8% from 2018.
- Lower number of children at 15%, and higher number of people aged over 65 at 32%.
- European ethnicity is still highest at 84%, yet Māori has grown to 17% and Asian has grown to 6% of the population.
- 79% of households are owned by occupants, and 21% are rented.
- Median personal income is lower at \$32,000 per year.

Kaimai General Ward

To the west is the rugged bush-covered Kaimai Range from which many streams flow to the coastal lowlands and into the estuaries and mudflats of Tauranga Harbour.

- Population of 20,227 (Census 2023), which is an increase of 2,955 people or 17% from 2018.
- Age distribution is fairly evenly spread with a higher number of children at 19%.
- European ethnicity dominates at 88%, with 17% Māori and Asian ethnicity only 3% of the population.
- 80% of households are owned by occupants, and 20% are rented.
- Median personal income is higher at \$41,900 per year.

Maketu - Te Puke General Ward

Rural settlements to the east are Maketu, Paengaroa, Pongakawa, and Pukehina.

- Population of 19,579 (Census 2023), an increase of 1,161 people or 6% from 2018.
- Higher number of children at 20% and young adults at 18% with much lower number of people aged over 65 at 17%.
- European ethnicity is relatively low at 68%, with much higher Māori at 31%, and Asian has grown to 12% of the population.
- 69% of households are owned by occupants, and 31% are rented.
- Median personal income is \$39,100 per year.

District-wide Waka Kai Uru Māori Ward

- District Māori population of 12,111 (Census 2023), an increase of 3% from 2018.
- Electoral population estimate 7,240 (LGNZ 2024) or 60% of our total Māori population.
- Māori ethnicity makes up 22% of our rohe, 17% of Katikati-Waihi Beach Ward, 17% of Kaimai Ward, and 31% of Maketu-Te Puke Ward.



Tōu Koromatua me Ngā Kaikauniwhera a Rohe Your Mayor and Councillors

Your Mayor



James Denyer
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Maketu - Te Puke Ward





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Kaimai Ward





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Waka Kai Uru Māori Ward



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Ngā panoni i ngā whakaaro ruataki

Changes to the strategic assumptions

The Strategic Assumptions are the Council's 'best guess' at how the future may look. They provide the foundation for our planning and are developed from a wide range of sources.

During the development of this Annual Plan, we reviewed, updated or reconfirmed assumptions made in the Long Term Plan 2024-2034. Assumptions that required updating are listed on the following pages. All other assumptions remain as published on pages 30-53 in Chapter Two '[Informing our Planning](#)' of the Long Term Plan 2024/34.

1. Population Growth

Assumption		Implication	Level of Uncertainty		Impact	Mitigation
<p>Our District will continue to attract new residents and our population will grow.</p> <p>Growth won't be uniform across the District but will be primarily centered around our urban areas.</p> <p>We expect to see:</p> <ul style="list-style-type: none"> • Ōmokoroa and Te Puke continuing to grow. • The potential for new development areas on the eastern side of the District in the medium to longer term to meet increasing housing demand. 		<p>Growth affects the number of rateable properties in the District and the expected demand for services and infrastructure.</p> <p>Growth has a lot of benefits but also creates challenges for the delivery of services and funding infrastructure work.</p>	<p>High</p> <p>Based on national assumptions and regional economic projections, we expect sustained growth over the next three years. Current projections are based on 2018 Census data as the 2023 Census data was not available for the LTP planning period.</p> <p>Census 2023 data has since been released and projection updates have been made where this data is available and relevant.</p> <p>Growth becomes more difficult to predict over longer time periods because unforeseen events can alter migration or settlement patterns.</p>		<p>High</p> <p>If population growth is faster than expected and the number of rateable properties is under estimated the consequences are:</p> <ul style="list-style-type: none"> • Council income growing faster than expected. • Higher demand for Council services. • Financial contributions being set too high. <p>Council would respond by bringing forward future expenditure and adjusting financial contributions the following year.</p> <p>If population growth is lower than expected, the consequences are:</p> <ul style="list-style-type: none"> • Over-investment in infrastructure and unused capacity. • Income from rates and financial contributions falling short of budget. • Debt is repaid more slowly and interest costs increase. • Financial contributions being set too low for that financial year. <p>Council would respond by funding the shortfall through rates or increasing debt, or by deferring expenditure. Council is well within its prescribed debt limits with borrowing headroom to raise more debt if required.</p>	<p>Council plans for growth in collaboration with TCC, BOPRC, Iwi and Waka Kotahi (NZTA) through SmartGrowth.</p> <p>Council re-forecasts growth projections each year through the Annual Plan to ensure infrastructure provision and service delivery are aligned to growth, and monitors actual consent numbers throughout the year. The timing of growth-related projects is managed to provide infrastructure 'just in time'.</p> <p>The number of new lots and total dwellings had been adjusted for the Annual Plan 2025/26, due to a slow down in development, with lower than projected growth in urban areas of Te Puke and Ōmokoroa, and lower population in Census 2023 especially in Te Puke.</p> <p>Enabling housing that is affordable, accessible, habitable with security of tenure, and appropriate to our life stages and differing needs is one of Council's top five strategic priorities. Growth and financial sustainability are identified as a top risk in Council's Strategic Risk Register.</p> <p>The risk appetite is low-medium and will need to be balanced with the delivery and achievements of the planned growth outcomes.</p> <p>Council is progressing further investigations on the options available for funding growth-related infrastructure.</p>
Year end 30 June	New lots	Growth rate	Total dwellings	District population		
2024	301	1.23%	24,568	59,850		
2029	324	1.24%	26,199	65,021		
2034	345	1.23%	27,998	68,964		
2039	120	0.42%	28,876	71,070		
2044	90	0.30%	29,520	72,366		
2049	10	0.03%	29,784	72,726		
2054	10	0.03%	29,928	73,086		

2. Climate Change

Assumption	Implication	Level of Uncertainty	Impact	Mitigation
<p>As a result of climate change it is modelled to be that the Western Bay of Plenty may expect to see:</p> <ul style="list-style-type: none"> • More hot days (temperatures 25 degrees or more). • Milder autumns and winters. • Wetter winters. • Decreasing summer rainfall with heavier downpours. • Fewer cold nights and frosts. • Rising sea levels (0.52m above MVD 1953 at 2070). <p>Overall, there could be more extreme weather and storm events (potentially three times more frequent) and increased risk from natural hazards such as coastal erosion and inundation.</p>	<p>Council’s business must respond to climate change now to ensure a level of preparedness for future impacts. Failure to respond will lead to significant future challenges and costs across all our wellbeings.</p> <p>For example, the local economy may be negatively impacted by climate change, particularly through changes to growing conditions and susceptibility to new pests.</p> <p>Council will have to meet additional reporting requirements. The Emissions Reduction Plan (under the Zero Carbon Act) has implications on the activities of Council including the need to report on and take actions to move towards zero carbon by 2050 in alignment with the government’s climate strategy.</p> <p>Coastal properties and flood plain residents are likely to be impacted by insurance retreat within the period covered by the LTP. Council may also be impacted by this if insurers consider that the risks of erosion and inundation of Council owned assets is increasing. The proposed central government guidance on adaptation will also have significant implications for Council.</p>	<p>Moderate</p> <p>We know climate change will impact on our business; however, the exact nature, extent and timing of the impacts is difficult to predict.</p> <p>The major chronic impacts of climate change are expected outside of the 10-year planning period.</p>	<p>High</p> <p>If the impacts of climate change are felt more strongly within the next 10 years, the likely consequences are:</p> <ul style="list-style-type: none"> • Impacts on Council assets located in coastal or alluvial environments. • Unbudgeted maintenance and / or capital costs due to damage to assets. • Added complexity in regulatory processes and risk profile of Council including reputational and legal risk. 	<p>Responding to climate change is one of Council’s top five strategic priorities. Council’s role is as a leader in terms of organisational responses, collaborator through building understanding and knowledge with the community and enabler by being agile and responsive to climate change impacts.</p> <p>Climate change is identified as a top risk in Council’s Strategic Risk Register. The risk appetite is medium. Council recognises the importance of an increasing focus on climate change risks, monitoring and assessment of impacts.</p> <p>Council will focus on understanding the level of risk to our assets and beginning to develop options for reducing this risk.</p> <p>Council will plan using RCP8.5, however individual projects will undertake their own modelling as appropriate.</p> <p>Science is constantly improving. There is a need to make decisions on the best science available at the time, but things will change therefore we need to regularly reassess and update with each IPCC report (every 5- 6 years).</p> <p>Council’s Coastal Erosion Responses Policy provides a decision-making framework to address impacts on Council-owned assets on the coast. \$200,000 per annum has been budgeted for coastal erosion works.</p> <p>Council has modelled harbour inundation scenarios, alongside BOPRC and TCC, through the Natural Hazards Charter.</p>

3. Demographics

Assumption	Implication	Level of Uncertainty	Impact	Mitigation
<p>The make up of our communities will change. As a District we will become older and more diverse. There will be variation between communities as people move and places grow. For example, Te Puke’s average age dropped in the last census.</p> <p>We expect to see:</p> <ul style="list-style-type: none"> • More younger people living in Te Puke. • More older people living in Katikati. • Ōmokoroa population changing (ageing, more families) as new growth areas get developed and new facilities and services are provided for such as schools. 	<p>Increasing cooperation between central and local government to understand and deliver healthy environments for residents.</p> <p>Changing household occupancy (ageing population and single occupancy balanced against cultural norms of multiple generations in one house).</p> <p>Impacts on the District’s labour force.</p> <p>Changing methods of engagement to involve different communities and create welcoming, tolerant communities.</p> <p>Continued cultural awareness practices in communities and workplaces.</p> <p>Changing use of infrastructure and changing recreation and leisure patterns.</p>	<p>Moderate</p> <p>Changes such as the ageing population are clear as they are determined by the make up of the existing population and our current birth rate.</p> <p>Immigration is more difficult to predict. The impacts of this have been addressed under the population growth assumption.</p> <p>Demographic data is based on Census 2023 and is aligned with updated growth assumptions.</p>	<p>Low</p> <p>An over-estimation or under-estimation of this assumption will not have a material impact – as any major impacts would be felt in population growth changes (addressed under the population growth assumption).</p>	<p>We monitor population demographics through SmartGrowth, using census data and NIDEA projections.</p> <p>Our community engagement guidelines and community profiles work assist us to work with communities and understand and respond to their changing needs.</p> <p>We are actively involved in providing support to newcomers to the district and assisting local communities that have a high number of international migrants.</p> <p>Our strategies and plans are reviewed to ensure we keep pace with changing trends and demands.</p>

4. Inflation

Assumption	Implication	Level of Uncertainty	Impact	Mitigation
<p>Costs are assumed to increase due to inflation.</p> <p>For year three of the LTP (Annual Plan 2026/27), Council uses Business and Economic Research Limited (BERL) inflation adjustors as the basis for forecasting inflation impacts on our activities. Relevant BERL inflation adjustors for local government have been applied to our activities and services.</p>	<p>Inflation rates impact the expected costs of our services in the future.</p> <p>These vary by activity as the type of goods purchased differ. A period of very high inflation rates has resulted in higher project costs, however, a more moderate inflation is forecast for the 2026/27 financial year.</p>	<p>Moderate</p> <p>Council uses BERL inflation adjustors as the underlying basis for developing the assumptions in line with most of the local government sector.</p>	<p>High</p> <p>If inflation is under-estimated and actual cost increases are materially higher than forecast, budgets may be too low to complete the work scheduled for the year. In such cases the work would be re-scheduled.</p> <p>If inflation is less than forecast, some work may be brought forward, or surplus held over to the following year.</p>	<p>Inflation assumptions are reviewed each year as part of the annual budgeting process.</p>

Note: Council is able to identify local specific cost changes as inflation is included in financial forecasts and Council can therefore reprioritise the work programme if required to maintain consistency in levels of service. The inflation assumptions in the Annual Plan 2026/27 have been updated based on the Local Government Cost Index (LGCI) prepared by BERL Economics as at October 2025. Council has reviewed these updated cost adjustors to ensure assumptions reflect the latest available information.

Year	Planing & Regulation	Roading	Transport	Community	Water Infrastructure only	Salary & Wages - Local Govt Sector	PPI inputs - Local Govt administration	Average
2027	2.30	3.30	2.70	2.10	2.80	3.00	2.40	2.51

5. Interest Rates

Assumption	Implication	Level of Uncertainty	Impact	Mitigation
<p>During the development of the 2024-34 LTP, monetary policy was being used aggressively to contain high inflation. As a result, the interest rate assumptions adopted at the time reflected a sustained high-rate environment, generally within the 5 to 6 percent range. Inflation has since returned to the target band, prompting more than 3 percent of OCR cuts, and current market conditions no longer characterise interest rates as high. While Council's borrowing is still projected to increase over the coming years, the fall in interest rates will help soften the impact of future interest repayments. Based on information available at the time of writing, Council's interest rate forecast for the next ten years now sits within a lower range of approximately 4 to 5.5 percent.</p>	<p>Interest rates govern the cost of borrowing. While borrowing is beneficial in spreading the cost of infrastructure across all generations that benefit from it, fluctuating interest rates can impact how much we pay.</p> <p>The interest rate assumption for the Annual Plan 2026/27 has been revised to 4.000%, which is 1.029% lower than the 5.029% previously assumed in the Long-Term Plan 2024-2034.</p> <p>This lower forecasted rate offers some potential relief in borrowing costs, helping to alleviate financial pressures compared to earlier projections.</p>	<p>Moderate</p> <p>Council has a reasonable level of confidence in these assumptions.</p> <p>They are informed by current market information, projected cost of funds, and the hedge profile on existing borrowings via interest rate swaps, alongside advice from Treasury experts.</p>	<p>High</p> <p>If interest rate assumptions are set too low, actual borrowing costs could exceed forecasts; if set too high, borrowing costs would come in lower than expected. As an indication of sensitivity, a 0.5 percent movement on \$150 million of floating debt equates to approximately \$750,000 in annual interest expense.</p>	<p>Interest rate assumptions are reviewed each year as part of the annual budgeting process.</p>
Year	Interest rate including margin			
2025	6.020%			
2026	4.160%			
2027	4.000%			
2028	5.094%			
2029	5.242%			
2030	5.389%			
2031	5.507%			
2032	5.624%			
2033	5.694%			
2034	5.726%			

6. Technology

Assumption	Implication	Level of Uncertainty	Impact	Mitigation
<p>The rate of change and innovation in technology will see continued digital disruption that is transformational and impacting on the way we live, requiring Council to be future ready.</p> <p>We expect to see:</p> <ul style="list-style-type: none"> • Better internet and mobile connectivity throughout our District, including broadband and satellite in rural areas and, fibre in all urban areas. • Public demand for open data and transparent information. • More empowered individuals wanting to co-design solutions to problems. • Smart communities and customers seeking information and services ‘on demand’, ‘digital by default’ and increasing requirements to provide ‘real time’ information. • The increased use of data and analytics to enable data driven decision making where data insights inform our asset management planning, policies, practices and services. • Emerging technologies (for example, Internet of things; Artificial Intelligence; Software as a Service and Platforms as a Service cloud options) are changing the way we manage data, evaluate and provide systems, networks and deliver services. • Increasing pressure on our networks from cyber attacks requiring ongoing and up to date risk mitigation. 	<p>Advances in data and analytics should improve capacity, performance, and reliability of infrastructure, shifting design from meeting peak demand to ways of smoothing out the peaks. This should enable us to get more out of our existing infrastructure.</p> <p>Customer services and how we engage with our customers and communities will change.</p> <p>Increasing connectivity between energy, transportation, and technology, driving infrastructure investment decisions.</p> <p>There will be increased opportunities to deliver demand management and non-asset solutions as better information is available.</p> <p>Greater opportunity for shared platform offerings.</p> <p>Decisions will need to be made on where funding is best allocated – resilience, renewals, Business as Usual or new projects.</p> <p>The increasing use of generative AI will change the way we work, offering efficiencies especially in back-office tasks.</p>	<p>Low for years 1-3</p> <p>High for years 4-10</p> <p>We know changes will happen, but we don’t know exactly when or how disruptive those changes will be.</p>	<p>Moderate</p> <p>Technology will have an impact on all areas of Council operations, particularly as the use of AI becomes more widespread, beyond the use of generative AI for back-office tasks. The use of technology will improve the way Council services are delivered.</p>	<p>Council has budgeted for continued investment into our information technology to better support our operations and improve customer experience.</p> <p>The shift to “as a service” cloud offerings will reduce capital expenditure in IT infrastructure and provide resilience in networks, systems and data.</p> <p>We also have a corporate project to look at making the organisation increasingly future ready.</p> <p>The Council’s implementation of Datascape ERP, a cloud software as a service local government platform is scheduled for completion during 2025/26 replacing its end-of-life system.</p> <p>Council invests in technology in walking and cycling, roading, reserves and CCTV to better understand and maintain the assets.</p>

7. Social

Assumption	Implication	Level of Uncertainty	Impact	Mitigation
<p>Equality and equity will continue to be issues.</p> <p>We have greater income and wealth imbalances than in the past.</p> <p>Some communities have reduced access to services and less ability to pay for services. We expect this imbalance to remain.</p> <p>People in more deprived areas are more vulnerable to environmental risks.</p> <p>The map showing the index of deprivation, below, gives an indication of socio-economic deprivation based on the 2023 Census.</p>	<p>There will be increased demand placed on social services, community support organisations, and relief funds.</p> <p>Council may need to tailor solutions and investment for some communities, to ensure people are receiving the services they need.</p> <p>These may be geographic communities, or parts of the population (e.g. older people).</p>	<p>Moderate</p> <p>We expect the imbalance between communities to remain, or to change only slightly.</p>	<p>Low</p> <p>Should the pattern of social-economic wellbeing change radically across our District, Council mau have to postpone.</p>	<p>Council actively seeks community input into decision making. Community led outcomes and housing are two of Council's five strategic priorities.</p> <p>Consideration of social wellbeing and needs through Council projects and plans.</p> <p>Council will continue to build on its strong relationships with community groups and organisations.</p> <p>Monitoring of the social deprivation index through the LTP cycle. Recognising that this is based on nine Census variables and that a community may not consider this data accurately reflects their local community characteristics.</p>



NZDep2023 quintiles

- quintile 1 (least deprived)
- quintile 2
- quintile 3
- quintile 4
- quintile 5 (most deprived)
- Withheld/Missing

8. Economic

Assumption	Implication	Level of Uncertainty	Impact	Mitigation
<p>Economic growth in the Western Bay economy slowed over the last 12 months, primarily due to contraction in the wholesale trade, real estate services and construction sectors. However, a relatively diverse industry mix, strong rural sector (especially horticulture) and continued population growth has helped cushion the impact.</p> <p>In the coming years we expect to see:</p> <ul style="list-style-type: none"> Continued growth in primary sector, led by strong growth in the kiwifruit industry and improving outlook for avocados. Growth in the construction sector, particularly around development of the Eastern Corridor and Takitimu North Link Stage 2. Greater business focus on technology adoption and low waste, low emissions business practice. 	<p>Forecast reduction in frost days for kiwifruit industry may require development of different varieties or other innovative responses.</p> <p>Continued economic growth will require provision of business land.</p> <p>Demands for freight movement will need consideration in transport network planning.</p> <p>Potential for greater consumer demand for locally produced goods and services.</p> <p>Growth in tourism means targeted infrastructure investment may be needed (such as toilets in rest areas, upgraded walking tracks). This will require cooperation with central government agencies.</p> <p>There may be increased pressure on the natural environment from increased use.</p> <p>The demands on the capacity of industry to deliver infrastructure projects may mean increased competition, leading to increased prices and possibly time delays.</p> <p>The Reserve Bank Governor recommended all, including government, to spend sensibly or risk even higher inflation.</p> <p>The impact on our District and community may be significant.</p>	<p>High</p> <p>Forecasts align with national forecasts and District trends for economic growth, however there are still uncertainties about the ongoing impacts of inflation and interest rates.</p>	<p>Moderate</p> <p>The level of economic activity and growth in the District can directly impact ratepayers' ability to pay, while also influencing the level of financial contributions collected as development occurs or the level of demand placed on infrastructure.</p>	<p>Continual monitoring of the situation and 'just in time' infrastructure will aid in mitigating some of these issues. Council will continually monitor the District's economic situation and may revise any plans, with consultation through its Annual Planning process.</p> <p>Council's review of its Economic Activity Plan in 2023/2024 clearly outline's Council's role in economic development, funding required to support this, partnership opportunities and the outcomes we expect to see in our District.</p> <p>Council will continue to provide funding for key organisations that assist in advancing economic development opportunities for the District.</p> <p>The are competing drivers between those on limited and government funded incomes and those that are well off as to what is affordable and important. Council's challenge is to find an appropriate balance in its budget and rate setting processes through the Annual Plan and Long Term Plan.</p>

14. Legislative

Assumption	Implication	Level of Uncertainty	Impact	Mitigation
<p>We expect to see continued focus on the way Council delivers its core services and provides infrastructure for growth.</p> <p>Legislative change will continue along with changes to strategic and funding priorities as recently evidenced in several pieces of legislation released from central government.</p> <p>There is a need for further detail on these changes to understand implications to Council and our District over the LTP planning period.</p> <p>Council will continue to work with partners as we position ourselves to deliver Local Waters Done Well and move towards establishing the proposed new Water Organisation.</p>	<p>Council will need to keep abreast of proposed changes, to ensure we are ready to adapt to any mandated change at the national level.</p> <p>This will place demand on time and resources of Council.</p> <p>Costs associated with the impact of legislative changes are unlikely to be recovered from Central Government and may be substantial.</p> <p>Individual activities of Council may need to make specific assumptions.</p> <p>Levels of service expected through legislative change may be greater than what is currently delivered and funded.</p> <p>Council continues to fund and operate delivery of stormwater, wastewater and water activities to the community in accordance with agreed levels of service.</p>	<p>High</p> <p>Legislative change and national direction is highly dependent on the political direction and priorities at the time.</p>	<p>High</p> <p>Some changes to the delivery of services could significantly alter how Council functions, however, the generally lengthy development process of legislation and implementation phases may allow for suitable planning for transition and implementation.</p> <p>Changes could significantly impact Council's financial position, depending on how this is structured. This could impact the Council's levels of debt, forecast capital and operational expenditure and income. The actual impact can not be quantified at this point.</p>	<p>Continue to watch and input into legislative developments, to ensure a Western Bay of Plenty voice is heard and Council is prepared for change.</p> <p>Council continues to operate a business as usual approach to service delivery while working with partners towards establishing the proposed new Water Organisation.</p> <p>Central government reforms is identified as a top risk in Council's Strategic Risk Register. The risk appetite is high which reflects a limited ability to control the changes being introduced and Council's aim to engage early to support sector advocacy and work closely with government agencies to understand the planned changes and impacts.</p>

16. Land Use

Assumption	Implication	Level of Uncertainty	Impact	Mitigation
<p>How land is used in the District will change.</p> <p>We recognise proposed changes to legislation seek to accelerate the supply of housing.</p> <p>We recognise the National Policy Statement for Highly Productive Land may impact how our rural land is protected.</p> <p>We expect to see a physical expansion and increased intensification of urban areas.</p> <p>This will generally be in line with the District Plan (including Plan Change 92) and the new SmartGrowth Future Development Strategy. This may see an increase in impervious surfaces in urban areas.</p> <p>The SmartGrowth Strategy 2024-2027 was adopted in July 2024 and with the Future Development Strategy included within it, has determined the urban settlement pattern for the sub-region and priorities for development.</p> <p>We will also expect to see continued conversion of dairy land to horticulture over the next 10 years.</p>	<p>Council will have to ensure that services are appropriately sized to accommodate growth and service any growth areas. Similarly, increased horticulture development may have implications for roading.</p> <p>The Infrastructure Acceleration Fund (IAF) with Kainga Ora and Waka Kotahi (NZTA) for the Ōmokoroa SH2 intersection will unlock housing delivery in Ōmokoroa by providing a safe intersection.</p> <p>The Rangiora Business Park (RBP) is under development and the first sites will be available for occupation 2025. RBP will deliver 148ha of industrial land with an expectation that a reasonable percentage will be associated with the horticultural sector.</p> <p>Sectors of the community oppose housing intensification in existing urban areas.</p>	<p>Low</p> <p>Growth areas are sufficiently well signalled through the District Plan and SmartGrowth.</p> <p>The development of a new settlement pattern will require a political process, community engagement and a high level of technical scrutiny to ensure it is viable.</p> <p>Horticulture growth is currently occurring and has been signalled by industry.</p>	<p>Moderate</p> <p>Land use changes have direct implications for the design of our services. If this occurs in unexpected areas, or does not occur as planned, then there may be financial implications.</p> <p>Council is a lead investor and is at risk of market down turns which reduces the payment of financial contributions.</p> <p>Investment delays by infrastructure providers could affect timing of development e.g., Waka Kotahi and Takitimu North Link Stage 2.</p>	<p>Council will maintain input into SmartGrowth and the Future Development Strategy.</p> <p>Council has commenced a review of the District Plan which includes undertaking spatial planning to help inform future plan changes.</p>

17. External funding for Projects

Assumption	Implication	Level of Uncertainty	Impact	Mitigation
<p>Council and the community often rely on external funding sources to help deliver projects. There is continued pressure on funding available from other sectors and some projects will be contingent on this. Where Council is contributing, this is included in the Annual Plan 2026/27. Otherwise, it is assumed the projects will be delivered with external funding and that any ongoing costs to Council are included in the budgets. Council can access Central Government funds in some situations to assist with delivery of projects. It is assumed these projects will not be delivered unless there is certainty of funds from Central Government. The level and basis of funding available in the Annual Plan 2026/27 period is uncertain. The quantum of Waka Kotahi funding was confirmed on 3 September 2024. The 51% subsidy assumption remains however the amount of funding was reduced and the priorities for their funding have changed. Council adjusted to this change prior to the LTP 2024-2034 approval and for Annual Plan 2026/27 by continuing to commit council's funding share of projects (as included and consulted on in the draft LTP 2024-2034) and endeavouring to achieve efficiencies and a reprioritised programme of delivery within a reduced funding envelope. Funding available for waste minimisation initiatives is assumed to remain at current levels.</p>	<p>Some projects will only be progressed with sufficient external funding.</p> <p>Recent history indicates that Council has been successful (either directly or in partnership) with most funding applications. This sometimes enables projects to be brought forward or enhanced.</p>	<p>High</p> <p>The level of uncertainty for this assumption is high. It is difficult to predict whether community groups and Council will be successful in obtaining external funding for projects. The level of funding may vary from our assumptions.</p>	<p>Moderate</p> <p>If the project is unable to secure funds, then Council may be approached to meet any shortfall. If this is the case, this request will be considered through the annual budget process. If the project does not proceed, Council will remove the funding contribution (if applicable) from the budget.</p>	<p>Council will continue to talk with partnering agencies regarding funding availability.</p> <p>Council will continue to plan ahead and remain agile to respond to Central Government funding opportunities.</p> <p>For the transportation activity, analysis in the Annual Plan 2026/27 on options for a potential change to status quo in terms of projects, levels of service and funding given the Waka Kotahi funding changes have been considered.</p>

19. Capital Delivery

Assumption	Implication	Level of Uncertainty	Impact	Mitigation
<p>Council will deliver and fund 100% of its planned capital works programme expenditure as planned through the LTP and updated through the Annual Plan.</p>	<p>The planned Long term Plan capital works programme is larger than previously. There are risks outside of Council’s control that can impact on the ability to deliver regardless of the size of the programme.</p> <p>Risks outside of Council’s control include availability of contractors, supply chain disruptions, legislative change, resource consent delays and further project investigation exposing unanticipated issues.</p>	<p>High</p> <p>Given the extent of external factors that are outside of council control, there will always be a moderate to high level of uncertainty associated with this assumption despite the best endeavours to improve the delivery model.</p>	<p>Moderate</p> <p>Higher levels of forward planning, project monitoring and risk identification will seek to minimise the impact of any changes to this assumption, and annual plan processes can be used to respond to any budget changes required as an outcome of this.</p>	<p>Council has been implementing changes to the delivery model for the capital programme with the aim to achieve projects that are delivered on time and within budget. This includes steering groups for all major projects and comprehensive risk management plans.</p>



Doggy Day Out 2025

Ōmokoroa Sportsground



2.

To mātou mahi Activities

Whole of Council Funding Impact Statement for year ended 30 June 2026	22	Representation	43
Community Group of Activities	23	Solid Waste	46
Economic Development	27	Stormwater	49
Natural Environment and Sustainable Living	30	Support Services	53
Planning for the Future	33	Transportation	56
Recreation and Open Space	36	Wastewater	61
Regulatory Services	40	Water Supply	65
		Structure Plans	70



This section highlights our Council Activities and what each activity is focusing on in Annual Plan 2026/27.

**Rārangi mahi
Project Lists**

There are some changes to projects from the Long Term Plan 2024-34.

Project lists are provided by activity and show the variances from the Long Term Plan 2024-34. The financial variances include changes to project costs and projects that have been brought forward or delayed, which are either operational or capital expenditure. There are some changes to specific project timing to better align with actual progress.

**Ngā taukī tuku pūtea
Activity Funding Impact Statements**

These statements show where each Council activity receives its funding from, and where the funding is applied.

Capital expenditure classifications

Growth is used to describe new projects identified in structure plans for the urban growth areas, and funded (either wholly or partially) from financial contributions.

Level of service (LOS) is used to describe projects that deliver on Council's adopted level of service, and are not growth related or renewals. It is not about new levels of service or any specific change in levels of service.

Renewals are used to describe projects that replace or upgrade existing assets.

Section 2 | Activities | Whole of Council Funding Impact Statement

**Whole of Council
Funding Impact Statement**

	Annual Plan 2025/26 (000's)	Long Term Plan 2026/27 (000's)	Annual Plan 2026/27 (000's)
Sources of operating funding			
General rates, uniform annual general charges, rates penalties	54,944	56,102	56,965
Targeted rates	58,167	69,235	67,143
Subsidies and grants for operating purposes	8,661	11,170	3,235
Fees and charges and other revenue	11,105	12,586	12,558
Interest and dividends from investments	284	297	538
Local authorities fuel tax, fines, infringement fees, and other receipts	1,687	1,716	1,852
Total operating funding (A)	134,848	151,106	142,290
Applications of operating funding			
Payment to staff and suppliers	119,808	117,929	123,601
Finance costs	7,933	11,742	11,801
Other operating funding applications	-	-	-
Total applications of operating funding (B)	127,741	129,672	135,402
Surplus (deficit) of operating funding (A - B)	7,107	21,435	6,888
Surplus (deficit) of capital funding			
Sources of capital funding			
Subsidies and grants for capital expenditure	41,525	29,891	25,150
Development and financial contributions	15,910	17,824	16,717
Increase (decrease) in debt	68,981	47,496	63,593
Gross proceeds from sale of assets	-	-	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding (C)	126,415	95,211	105,460
Applications of capital funding			
Capital expenditure	-	-	-
- to meet additional demand	61,636	28,252	38,398
- to improve the level of service	28,451	51,652	64,419
- to replace existing assets	42,008	46,859	28,482
Increase (decrease) in reserves	(255)	(11,306)	(5,538)
Increase (decrease) in investments	1,682	1,158	(13,412)
Total applications of capital funding (D)	133,522	116,646	112,348
Surplus (deficit) of capital funding (C - D)	(7,107)	(21,434)	(6,888)
Funding balance ((A - B) + (C - D))	-	-	-

Ngā kaupapa ā te tira hāpori

Community Group of Activities

The Communities Group of Activities aims to ensure that the social infrastructure needed for individuals, families, groups, and communities is in place. These activities support inclusive, connected, and resilient communities by fostering partnerships, providing accessible public spaces and delivering essential services. While not all social infrastructure is provided by Council, we make a significant contribution through the provision of community facilities such as elder housing, cemeteries, libraries and service centres, and community development initiatives. Building authentic Te Tiriti based relationships means that we work closely with tangata whenua around the planning and delivery of the things Council is responsible for, ensuring that their perspectives and aspirations are captured and reflected in our mahi.



People from all different cultures and countries proudly holding their country's flag for the parade at the Katikati Festival of Cultures.

What we provide

Community building

- Community support through grants and service delivery contracts that contribute to achieving social and cultural wellbeing.

Community facilities

- Elder housing
- Cemeteries - Katikati, Maketu, Oropi and Te Puke (old and new)
- Support our community halls

Libraries and Service Centres

- Head Office and Contact Centre (key service centre)
- Four libraries and service centres in Waihi Beach, Katikati, Ōmokoroa and Te Puke
- One Digital Hub as part of The Centre - Pātuki Manawa in Katikati

Why we provide this activity

Our community outcome

- Our communities are vibrant and welcoming to all.
- We have authentic Te Tiriti based relationships with tangata whenua.
- We can all enjoy a healthy and safe lifestyle.

What are we planning to do

Project No.	Project name	Type	Long Term Plan 2026/27 (\$)	Annual Plan 2026/27(\$)	Difference
355302	Community Building - CCTV	Capital	59,631	54,998	(4,633)
332101	Libraries and Service Centres - Waihi Beach Library Building	Capital	399,627	-	(399,627)
332301	Libraries and Service Centres - Te Puke - Library Building	Capital	1,706,994	1,678,291	(28,703)
282103	Libraries and Service Centres - Library Book Purchase Renewals	Capital	418,572	386,053	(32,519)
282105	Libraries and Service Centres - Library New Book Purchases	Capital	66,011	60,882	(5,128)
318501	Libraries and Service Centres - District Libraries Security Tags	Capital	56,900	52,479	(4,420)
280001	Community Facilities - Elder Housing Capital Renewals	Capital	85,350	78,719	(6,631)
264315	Community Facilities - Cemeteries - Cemetery/Urupa Land Purchase & Development - West	Capital	209,150	538,952	329,802
264402	Community Facilities - Cemeteries - Te Puke Cemetery Burial Beams	Capital	-	12,252	12,252
264407	Community Facilities - Cemeteries - Te Puke Cemetery Natural Burials Construction	Capital	-	180,960	180,960
LTP25/34-5-C	Te Puke Cemetery Natural Burials Construction	Capital	180,960	-	(180,960)
264403	Community Facilities - Cemeteries - Katikati Cemetery Burial Beams	Capital	-	12,252	12,252
148805	Community Building - Grant Katikati Open Air Art Grant (Murals)	Operational	14,391	14,391	-
148809	Community Matching Fund	Operational	121,770	112,310	(9,460)
148813	Community Building - Community Arts - The Incubator Creative Hub	Operational	25,461	25,461	-
148815	Community Action Plans	Operational	49,815	25,525	(24,290)
148818	Community Building - Community Services Contract - Age Friendly Communities	Operational	24,354	24,354	-
148901	Community Building - Community Services Contract - Citizens Advice Bureau	Operational	27,675	27,675	-
149001	Community Building - Community Services contract - Creative Bay of Plenty	Operational	118,397	118,397	-
149102	Community Service Contract SRD	Operational	116,235	116,235	-
299901	Community Building - Community Development - Crime Prevention Projects	Operational	18,819	-	(18,819)
303901	Katikati Comm Centre Contract	Operational	48,708	48,708	-
315602	Community Building - Bay of Plenty Local Authority Shared Services	Operational	45,520	34,723	(10,797)
326701	Community Building - Arts and Culture contract - Tauranga Art Gallery	Operational	48,708	48,708	-
336101	Community Building - Community Services Contract - Museum Operations	Operational	249,075	249,075	-
340901	Safer Communities Programmes	Operational	34,823	32,118	(2,705)
341001	Regional Healthy Housing Programme	Operational	68,280	68,280	-

Section 2 | Activities | Community Group of Activities

Project No.	Project name	Type	Long Term Plan 2026/27 (\$)	Annual Plan 2026/27(\$)	Difference
341002	Community Building - Housing Action Plan Implementation	Operational	33,210	32,652	(558)
345501	Community Building - Community Development - Welcoming Communities Programme	Operational	45,520	41,984	(3,536)
345502	Community Building - Community Development - Migrant Support Grant	Operational	17,411	-	(17,411)
347901	Community Building - Community Development - COLAB & SocialLink	Operational	68,280	68,280	-
353801	Community Building - Wellbeing Plan implementation of agreed actions	Operational	206,100	102,100	(104,000)
355001	Community Building - Community Events Support	Operational	136,560	128,646	(7,914)
362501	Community Building - Service Delivery Contract - Live Well Waihi Beach	Operational	-	33,210	33,210
LTP25/34-42	Community Fund	Operational	280,071	-	(280,071)
LTP25/34-44-B	Community Building - Future Community Facilities Fund	Operational	709,587	697,655	(11,932)
LTP25/34-4	Service Delivery Contract - Live Well Waihi Beach	Operational	33,210	-	(33,210)
300301	Community Building - Kaupapa Maori - Cultural Kaupapa	Operational	33,210	33,210	-
323201	Community Building - Kaupapa Maori - Papakainga Development	Operational	110,700	110,700	-
331001	Community Building - Kaupapa Maori - Supporting Iwi and Hapu Plan Implementation	Operational	110,700	110,700	-
334801	Community Building - Kaupapa Maori - Marae Sustainability funding	Operational	66,420	66,420	-
346201	Community Building - Te Ara Mua Implementation	Operational	23,656	-	(23,656)
156302	Community Building - Lifeline Facilities study	Operational	11,380	-	(11,380)
330902	Libraries and Service Centres - Aotearoa Peoples Network Kaharoa (APNK) Operational costs	Operational	28,450	26,240	(2,210)
280816	Community Facilities - Property - Halls Kaimai	Operational	14,072	10,300	(3,772)
280801	Community Facilities - Property - Halls Katikati	Operational	128,697	64,170	(64,527)
280832	Community Facilities - Property - Halls Katikati (Loan)	Operational	38,344	-	(38,344)
280803	Community Facilities - Property - Halls Ohauti	Operational	18,725	11,777	(6,948)
280804	Community Facilities - Property - Halls Omanawa	Operational	16,384	11,581	(4,803)
280805	Community Facilities - Property - Halls Omokoroa	Operational	53,065	50,975	(2,090)
280806	Community Facilities - Property - Halls Oropi	Operational	24,424	14,270	(10,154)
280809	Community Facilities - Property - Halls Paengaroa	Operational	48,316	31,155	(17,161)
280819	Community Facilities - Property - Halls Pukehina Beach	Operational	28,920	21,382	(7,538)
280810	Community Facilities - Property - Halls Pyes Pa	Operational	32,782	20,526	(12,256)
280811	Community Facilities - Property - Halls Te Puke	Operational	255,740	141,272	(114,468)
280820	Community Facilities - Property - Halls Te Ranga	Operational	12,986	8,238	(4,748)

Section 2 | Activities | Community Group of Activities

Project No.	Project name	Type	Long Term Plan 2026/27 (\$)	Annual Plan 2026/27(\$)	Difference
280812	Community Facilities - Property - Halls Te Puna Community Centre	Operational	21,293	47,987	26,694
280813	Community Facilities - Property - Halls Te Puna	Operational	58,502	13,502	(45,000)
280815	Community Facilities - Property - Halls Waihi Beach	Operational	75,524	51,589	(23,935)
280822	Community Facilities - Property - Halls Whakamarama	Operational	25,234	17,502	(7,732)

Section 2 | Activities | Community Group of Activities

Community Group of Activities Funding Impact Statement

	Annual Plan 2025/26 (000's)	Long Term Plan 2026/27 (000's)	Annual Plan 2026/27 (000's)
Sources of operating funding			
General rates, uniform annual general charges, rates penalties	11,077	11,634	13,406
Targeted rates	640	2,638	647
Subsidies and grants for operating purposes	-	-	49
Fees and charges and other revenue	1,419	1,602	1,405
Internal charges and overheads recovered	1,787	1,960	1,451
Local authorities fuel tax, fines, infringement fees, and other receipts	5	6	119
Total operating funding (A)	14,929	17,840	17,077
Applications of operating funding			
Payment to staff and suppliers	9,093	10,659	10,124
Finance costs	254	226	395
Internal charges and overheads applied	4,495	5,389	4,843
Other operating funding applications	-	-	-
Total applications of operating funding (B)	13,842	16,274	15,362
Surplus (deficit) of operating funding (A - B)	1,087	1,566	1,716
Surplus (deficit) of capital funding			
Sources of capital funding			
Subsidies and grants for capital expenditure	416	211	-
Development and financial contributions	-	-	-
Increase (decrease) in debt	3,203	1,349	1,624
Gross proceeds from sale of assets	-	-	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding (C)	3,619	1,560	1,624
Applications of capital funding			
Capital expenditure	-	-	-
- to meet additional demand	4,429	2,616	2,536
- to improve the level of service	57	60	55
- to replace existing assets	849	504	465
Increase (decrease) in reserves	(630)	(54)	284
Increase (decrease) in investments	-	-	-
Total applications of capital funding (D)	4,705	3,125	3,340
Surplus (deficit) of capital funding (C - D)	(1,087)	(1,566)	(1,716)
Funding balance ((A - B) + (C - D))	-	-	-

Whanake Taiōhanga

Economic Development

This activity focuses on Council’s role in supporting economic development, tourism, promotions, events and town centre development.

What we provide

- Town Centre promotion
 - Te Puke
 - Katikati
 - Waihi Beach
- Support for external organisations, focused on strengthening our local and Western Bay of Plenty sub-regional economy.
- Supporting economic development and tourism.

Why we provide this activity

Our community outcome

- Our economy is thriving
- Our communities are vibrant and welcoming to all.



Community Forum Expo at Te Puna School Hall.



Performers at the Katikati Festival of Cultures.



Doggy Day Out 2025 in Ōmōkorōa.

What are we planning to do

Project No.	Project name	Type	Long Term Plan 2026/27 (\$)	Annual Plan 2026/27(\$)	Difference
326804	Economic Development - Property - Katikati Town Centre Development Ward Funded	Capital	114,482	97,540	(16,942)
326805	Economic Development - Property - Town Centre Katikati	Capital	227,599	223,772	(3,827)
299101	Economic Development - Community capacity building	Operational	17,070	10,210	(6,860)
298901	Economic Development - Tourism Bay of Plenty CCO Services	Operational	325,000	331,825	6,825
299001	Economic Development - Sub-Regional Economic Services Contract Joint TCC / WBOPDC	Operational	226,366	231,120	4,754
298902	Economic Development - Tourism Bay of Plenty Branding	Operational	-	-	-
299301	Economic Development - Te Puke Promotion - Te Puke Economic Development Group	Operational	88,560	88,560	-
299302	Economic Development - Te Puke Promotion - EPIC Te Puke	Operational	60,885	60,885	-
299401	Economic Development - Katikati Promotion - Katch Katikati	Operational	138,375	138,375	-
336501	Economic Development - Waihi Beach Promotion - Events and Promotions	Operational	74,169	74,169	-

Section 2 | Activities | Economic Development

**Economic Development
Funding Impact Statement**

	Annual Plan 2025/26 (000's)	Long Term Plan 2026/27 (000's)	Annual Plan 2026/27 (000's)
Sources of operating funding			
General rates, uniform annual general charges, rates penalties	858	218	711
Targeted rates	452	476	487
Subsidies and grants for operating purposes	-	-	-
Fees and charges and other revenue	-	-	-
Internal charges and overheads recovered	-	-	-
Local authorities fuel tax, fines, infringement fees, and other receipts	-	-	49
Total operating funding (A)	1,310	695	1,247
Applications of operating funding			
Payment to staff and suppliers	1,074	933	939
Finance costs	(2)	149	8
Internal charges and overheads applied	126	124	133
Other operating funding applications	-	-	-
Total applications of operating funding (B)	1,198	1,206	1,081
Surplus (deficit) of operating funding (A - B)	112	(511)	166
Surplus (deficit) of capital funding			
Sources of capital funding			
Subsidies and grants for capital expenditure	-	-	-
Development and financial contributions	-	-	-
Increase (decrease) in debt	-	-	(19)
Gross proceeds from sale of assets	-	-	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding (C)	-	-	(19)
Applications of capital funding			
Capital expenditure -	-	-	-
- to meet additional demand	110	342	321
- to improve the level of service	-	-	-
- to replace existing assets	-	-	-
Increase (decrease) in reserves	2	(853)	(175)
Increase (decrease) in investments	-	-	-
Total applications of capital funding (D)	112	(511)	146
Surplus (deficit) of capital funding (C - D)	(112)	511	(166)
Funding balance ((A - B) + (C - D))	-	-	-

Taiao Māori me Nohonga Tautīnei

Natural Environment and Sustainable Living

Council's Environment Strategy sets out Council's contribution to achieving a clean, green and valued environment.

What we provide

- Education programmes and initiatives
- Support for environment service delivery providers
- Environmental programmes
- Community group support
- Liaison with the regional council and partners (with a focus on environmental issues).

Why we provide this activity

Our community outcome

- Our environment is clean, green and valued.



Flowering Kanuka in Bowentown.



Very popular and short walk at Minden Scenic Reserve, located off Ainsworth Road, Te Puna.



View of the harbour from Huhurua Park, located at the end of Plummers Point Road, Te Puna.

Section 2 | Activities | Natural Environment and Sustainable Living

What are we planning to do

Project No.	Project name	Type	Long Term Plan 2026/27 (\$)	Annual Plan 2026/27(\$)	Difference
306902	Natural Environment and Sustainable Living - Environmental Monitoring Protection Lots	Operational	59,139	51,350	(7,789)
357901	Natural Environment and Sustainable Living - Multi-agency funded programmes	Operational	183,200	174,590	(8,610)
252302	Natural Environment and Sustainable Living - Ecological Education	Operational	70,990	70,990	-
252306	Natural Environment and Sustainable Living - Maketu Ongataro Wetland Society Education Programme	Operational	42,365	42,365	-
306403	Natural Environment and Sustainable Living - Environ Capacity Building East	Operational	35,484	35,484	-
306405	Natural Environment and Sustainable Living - Environ Capacity Building West	Operational	66,410	66,410	-
311701	Natural Environment and Sustainable Living - Ecological Financial Contributions Fencing	Operational	1,138	514	(624)
311702	Natural Environment and Sustainable Living - Ecological Financial Contributions Enhancement Plantings	Operational	2,048	925	(1,123)
311810	Natural Environment and Sustainable Living - Tauranga Moana Biosecurity Capital	Operational	12,595	11,297	(1,298)
352201	Natural Environment and Sustainable Living - Community Matching fund - Ecological projects	Operational	68,700	61,620	(7,080)
356402	Natural Environment and Sustainable Living - Kaituna River Action Plan Implementation	Operational	57,520	51,350	(6,170)
311812	Natural Environment and Sustainable Living - Environmental Services Contract- Envirohub	Operational	50,380	50,380	-
354801	Natural Environment and Sustainable Living - Climate Change Responsiveness	Operational	82,500	-	(82,500)
244606	Natural Environment and Sustainable Living - Coastcare Materials	Operational	-	15,405	15,405
244602	Natural Environment and Sustainable Living - Community Contract Coastcare	Operational	21,245	20,540	(705)
302302	Natural Environment and Sustainable Living - Pukehina Beach Protection funding	Operational	17,742	16,757	(985)
162401	Natural Environment and Sustainable Living - Esplanade Strips Compensation funding	Operational	17,742	-	(17,742)

Section 2 | Activities | Natural Environment and Sustainable Living

Natural Environment and Sustainable Living Funding Impact Statement

	Annual Plan 2025/26 (000's)	Long Term Plan 2026/27 (000's)	Annual Plan 2026/27 (000's)
Sources of operating funding			
General rates, uniform annual general charges, rates penalties	480	494	558
Targeted rates	774	775	771
Subsidies and grants for operating purposes	63	69	-
Fees and charges and other revenue	-	-	-
Internal charges and overheads recovered	-	-	-
Local authorities fuel tax, fines, infringement fees, and other receipts	-	-	52
Total operating funding (A)	1,317	1,338	1,381
Applications of operating funding			
Payment to staff and suppliers	1,601	1,747	1,554
Finance costs	18	109	4
Internal charges and overheads applied	131	128	108
Other operating funding applications	-	-	-
Total applications of operating funding (B)	1,749	1,984	1,667
Surplus (deficit) of operating funding (A - B)	(432)	(645)	(286)
Surplus (deficit) of capital funding			
Sources of capital funding			
Subsidies and grants for capital expenditure	-	-	-
Development and financial contributions	-	-	183
Increase (decrease) in debt	-	-	-
Gross proceeds from sale of assets	-	-	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding (C)	-	-	183
Applications of capital funding			
Capital expenditure	-	-	-
- to meet additional demand	-	-	-
- to improve the level of service	-	-	-
- to replace existing assets	-	-	-
Increase (decrease) in reserves	(432)	(645)	(103)
Increase (decrease) in investments	-	-	-
Total applications of capital funding (D)	(432)	(645)	(103)
Surplus (deficit) of capital funding (C - D)	432	645	286
Funding balance ((A - B) + (C - D))	-	-	-

Mahere ki Raurangi

Planning for the Future

Planning for the Future includes the development of the Long Term Plan and other strategic plans, policies and bylaws to support the health, safety and general wellbeing of our communities.

What we provide

Policy and Planning

- Bylaws
- Policies
- Strategies
- S17A reviews
- Advocacy

Environmental Planning

- District Plan
- Structure Plans
- Growth Strategies
- Monitoring
- Advocacy

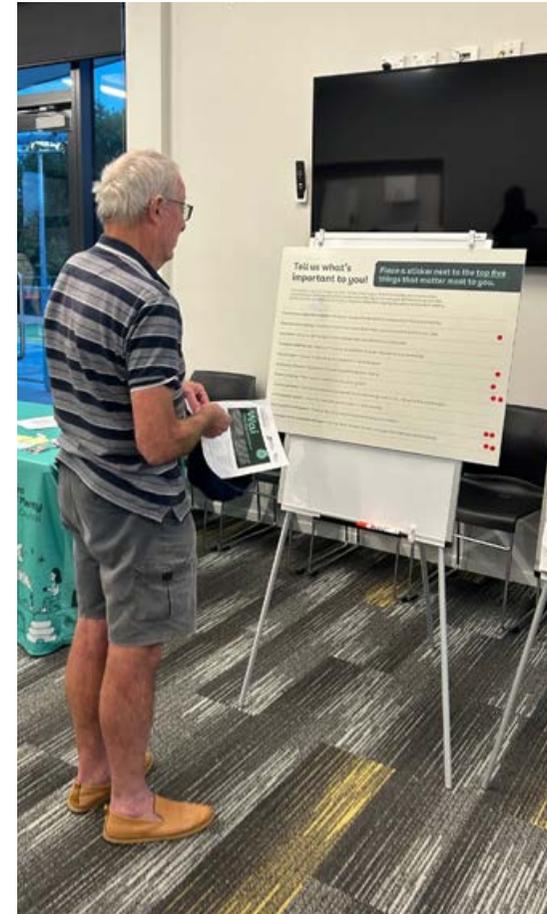
Why we provide this activity

Our community outcome

- Leaders are effective, informed and inclusive.
- We have authentic Te Tiriti based relationships with tangata whenua.



Consultation event for Local Water Done Well.



Section 2 | Activities | Planning for the Future

What are we planning to do

Project No.	Project name	Type	Long Term Plan 2026/27 (\$)	Annual Plan 2026/27(\$)	Difference
151107	Planning for the Future - Policy & Planning - Reserve Concept Plans	Operational	9,160	24,648	15,488
175602	Planning for the Future - Policy & Planning - Management of LTP review	Operational	114,500	267,020	152,520
175910	Planning for the Future - Policy & Planning - Policy Development and Review	Operational	11,828	20,540	8,712
293002	Planning for the Future - Policy & Planning - Bylaw Review and Development	Operational	5,914	5,649	(265)
296301	Planning for the Future - Monitoring Reports - Annual Residents Survey	Operational	59,139	32,864	(26,275)
252208	Planning for the Future - SmartGrowth Implementation coordination share	Operational	183,200	183,200	-
346401	Planning for the Future - Natural Hazards Collaborative Planning	Operational	85,875	85,875	-
354101	Planning for the Future - Spatial Planning	Operational	171,750	171,750	-
354102	Planning for the Future - Resource Management Reform	Operational	114,500	114,500	-
362301	Planning for the Future - Plan Changes / Structure Planning	Operational	114,500	114,500	-
354902	Planning for the Future - Regional Deals	Operational	-	256,750	256,750

Section 2 | Activities | Planning for the Future

Planning for the Future Funding Impact Statement

	Annual Plan 2025/26 (000's)	Long Term Plan 2026/27 (000's)	Annual Plan 2026/27 (000's)
Sources of operating funding			
General rates, uniform annual general charges, rates penalties	4,306	5,359	5,763
Targeted rates	-	-	-
Subsidies and grants for operating purposes	-	-	-
Fees and charges and other revenue	-	-	-
Internal charges and overheads recovered	-	-	671
Local authorities fuel tax, fines, infringement fees, and other receipts	-	-	5
Total operating funding (A)	4,306	5,359	6,438
Applications of operating funding			
Payment to staff and suppliers	3,151	3,934	4,768
Finance costs	6	10	-
Internal charges and overheads applied	1,155	1,426	1,662
Other operating funding applications	-	-	-
Total applications of operating funding (B)	4,312	5,370	6,430
Surplus (deficit) of operating funding (A - B)	(6)	(10)	8
Surplus (deficit) of capital funding			
Sources of capital funding			
Subsidies and grants for capital expenditure	-	-	-
Development and financial contributions	-	-	-
Increase (decrease) in debt	-	-	-
Gross proceeds from sale of assets	-	-	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding (C)	-	-	-
Applications of capital funding			
Capital expenditure	-	-	-
- to meet additional demand	-	-	-
- to improve the level of service	-	-	-
- to replace existing assets	-	-	-
Increase (decrease) in reserves	(6)	(10)	8
Increase (decrease) in investments	-	-	-
Total applications of capital funding (D)	(6)	(10)	8
Surplus (deficit) of capital funding (C - D)	6	10	(8)
Funding balance ((A - B) + (C - D))	-	-	-

Rēhia me Papa Wātea

Recreation and Open Space

Our recreation and open space network plays an important role in contributing to the social, environmental, cultural and economic wellbeing of our community.

What we provide

This activity includes all recreation and open space assets owned and administered by Council. Among other things, recreation includes leisure, organised sport, informal sports activity and passive recreation such as walking.

Why we provide this activity

Our community outcome

- We can all enjoy a healthy and safe lifestyle.
- Our environment is clean, green and valued.
- Our communities are vibrant and welcoming to all.



The view of Tauranga Harbour showcasing the lush greenery and sandy foreshore from Te Puna.

- Walking and cycling networks
- Neighbourhood reserves
- Camp grounds
- Esplanade and coastal reserves
- Swimming pools
- Indoor recreation centre (within Katikati College)
- Water access - boat ramps, wharves and jetties, pontoons
- Coastal erosion protection structures (seawalls)
- Playgrounds
- Heritage, natural and cultural reserves
- Skate parks
- Dog parks
- Public toilets
- Sport and recreation parks
- Sub-regional parks (TECT Park and Huharua Park).

What are we planning to do

Project No.	Project name	Type	Long Term Plan 2026/27 (\$)	Annual Plan 2026/27(\$)	Difference
244912	Recreation and Open Space - District Wide - Land acquisition	Capital	284,499	576,724	292,225
320801	Recreation and Open Space - Asset Replacement	Capital	1,065,544	982,765	(82,779)
322701	Recreation and Open Space - Pongakawa - Domain upgrade access/carpark	Capital	98,862	91,181	(7,680)
342001	Recreation and Open Space - Assets Erosion Protection funding	Capital	227,599	209,917	(17,682)
354201	Recreation and Open Space - Conway Road Reserve Concept Plan Implementation	Capital	88,560	81,680	(6,880)
269005	Recreation and Open Space - Kiokio Reserve - Playground	Capital	-	173,570	173,570
LTP25/34-37	Playground at Kiokio Reserve	Capital	188,190	-	(188,190)
212912	Recreation and Open Space - Katikati Moore Park - Toilet	Capital	276,750	-	(276,750)
218406	Recreation and Open Space - Omokoroa Domain - concept plan implementation	Capital	56,900	-	(56,900)
225403	Recreation and Open Space - District Wide Reserves - Minor Works	Capital	56,900	52,479	(4,420)
245601	Recreation and Open Space - Maketu - Spencer Ave Development	Capital	137,268	126,604	(10,664)
246810	Recreation and Open Space - Midway Park & Pukehina Parade - Sports field Medium 2nd stage	Capital	11,070	10,210	(860)
260306	Recreation and Open Space - Kauri Point - Car Park	Capital	70,101	-	(70,101)
260322	Recreation and Open Space - Kauri Point	Capital	-	204,200	204,200
260401	Recreation and Open Space - Kaimai Ward- Anson Bush Reserve Facilities	Capital	-	26,176	26,176
260523	Recreation and Open Space - Otamarakau / Rogers Rd boat ramp & formalise boat access	Capital	22,760	20,992	(1,768)
260524	Recreation and Open Space - Otamarakau / Rogers Rd - car parks	Capital	59,176	54,579	(4,597)
312501	Recreation and Open Space - District Signage Capital	Capital	22,760	20,992	(1,768)
322102	Recreation and Open Space - Waihi Beach Pohutukawa Reserve	Capital	55,350	51,050	(4,300)
322710	Recreation and Open Space - Pongakawa - reserve development	Capital	-	24,089	24,089
345301	Recreation and Open Space - Cycleways & Walkways funding	Capital	341,399	314,876	(26,522)
345401	Recreation and Open Space - Omokoroa Active Reserves	Capital	1,365,595	-	(1,365,595)
354401	Recreation and Open Space - Wairoa Road Rowing club Reserve	Capital	101,282	159,961	58,680
354501	Recreation and Open Space - Lynley Park Subdivision	Capital	159,319	146,942	(12,377)
357501	Recreation and Open Space - Bell Road Kaituna River access	Capital	34,937	32,223	(2,714)
357601	Recreation and Open Space - Otaiparia Kaituna River	Capital	589,129	-	(589,129)
357603	Recreation and Open Space - Beach Road	Capital	-	112,310	112,310
357604	Recreation and Open Space - Tahawai Road	Capital	-	111,289	111,289
326106	Recreation and Open Space - Te Puke - new indoor swimming pool facility	Capital	553,500	830,205	276,705

Section 2 | Activities | Recreation and Open Space

Project No.	Project name	Type	Long Term Plan 2026/27 (\$)	Annual Plan 2026/27(\$)	Difference
281507	Recreation and Open Space - Coastal & Marine Projects funding	Capital	56,900	52,479	(4,420)
321101	Recreation and Open Space - Coastal Marine Asset Replacement Project funding	Capital	1,470,096	-	(1,470,096)
289858	Recreation and Open Space - TECT ALL Terrain Park Motorsport Entrance Relocation	Capital	-	215,431	215,431
289860	Recreation and Open Space - TECT ALL Terrain Park Events Space Fence	Capital	-	61,260	61,260
289824	Recreation and Open Space - TECT ALL Terrain Park - Forest Replanting's	Capital	111,943	103,247	(8,697)
289863	Recreation and Open Space - TECT ALL Terrain Park Te Matai Sealed Driver Training Area - Forestry	Capital	455,198	419,835	(35,363)
289808	Recreation and Open Space - TECT ALL Terrain Park Public Infrastructure	Capital	113,800	104,959	(8,841)
289815	Recreation and Open Space - TECT ALL Terrain Park Roding	Capital	56,900	52,479	(4,420)
289823	Recreation and Open Space - TECT ALL Terrain Park Sub hub & Park Signage	Capital	22,760	20,992	(1,768)
289840	Recreation and Open Space - TECT ALL Terrain Park Asset Development	Capital	44,382	133,404	89,022
289861	Recreation and Open Space - TECT ALL Terrain Park Ngawaro Road Crossing	Capital	-	61,260	61,260
289862	Recreation and Open Space - TECT ALL Terrain Park Te Matai Road Network Extension	Capital	-	45,811	45,811
289864	Recreation and Open Space - TECT ALL Terrain Park Inclusive Adventure Playground	Capital	-	104,963	104,963
289865	Recreation and Open Space - TECT ALL Terrain Park Motorsport Shared Training/Administration Build	Capital	276,750	275,265	(1,485)
213404	Recreation and Open Space - Asset Management Improvement Programme	Operational	83,025	76,575	(6,450)
164501	Recreation and Open Space - Te Puke Sports Field Service Delivery Contract	Operational	17,070	16,785	(285)
260522	Recreation and Open Space - Otamarakau / Rogers Rd - planting & weed spraying	Operational	11,949	11,021	(928)
312502	Recreation and Open Space - District Signage Operating	Operational	11,380	10,496	(884)
318901	Recreation and Open Space - Sub Regional Council Contribution to Sports and Exhibition Centre funding	Operational	37,907	41,485	3,578
330701	Recreation and Open Space - Tauranga Harbour Esplanade funding	Operational	28,450	15,315	(13,135)
331201	Recreation and Open Space - Tauranga Harbour Margins project funding	Operational	28,450	36,450	8,000
336701	Recreation and Open Space - Matakana Island Service Delivery Contract funding	Operational	5,690	7,964	2,274
352301	Recreation and Open Space - District CCTV Implementation	Operational	22,140	-	(22,140)
353702	Recreation and Open Space - Dog Parks Maintenance	Operational	6,642	-	(6,642)
500005	Recreation and Open Space - Maintenance Mowing	Operational	-	929,110	929,110
500004	Recreation and Open Space - Maintenance Trees	Operational	-	45,945	45,945
500001	Recreation and Open Space - Maintenance Litter Collection	Operational	-	255,250	255,250
500002	Recreation and Open Space - Maintenance Building Alterations	Operational	-	102,100	102,100

Section 2 | Activities | Recreation and Open Space

Project No.	Project name	Type	Long Term Plan 2026/27 (\$)	Annual Plan 2026/27(\$)	Difference
500003	Recreation and Open Space - Maintenance Cycleways	Operational	-	102,100	102,100
500006	Recreation and Open Space - Maintenance Toilet Cleaning	Operational	-	587,075	587,075
500007	Recreation and Open Space - Maintenance Turf Management	Operational	-	112,310	112,310
500008	Recreation and Open Space - Maintenance Vandalism	Operational	-	61,260	61,260
500010	Recreation and Open Space - Maintenance Pest Control	Operational	-	234,830	234,830
500011	Recreation and Open Space - Maintenance Volunteers	Operational	-	5,105	5,105
500013	Recreation and Open Space - Maintenance Dog Parks	Operational	-	6,126	6,126
500000	Recreation and Open Space - Maintenance General	Operational	-	2,174,730	2,174,730
249201	Reserves - Facilities in the community fund	Operational	62,590	51,050	(11,540)
163503	Recreation and Open Space - Swimming Pools - Te Puke Aquatic Centre Service Delivery Contract	Operational	352,779	-	(352,779)
165401	Recreation and Open Space - Swimming Pools - Dave Hume Service Delivery Contract	Operational	332,100	-	(332,100)
326105	Recreation and Open Space - Swimming Pools - Te Puke repairs and maintenance	Operational	38,745	-	(38,745)
326109	Recreation and Open Space - Swimming Pools - Pools Service Delivery Contract	Operational	-	891,381	891,381
289835	Recreation and Open Space - TECT All Terrain Park Plans and Assessments	Operational	11,380	11,189	(191)

Section 2 | Activities | Recreation and Open Space

**Recreation and Open Spaces
Funding Impact Statement**

	Annual Plan 2025/26 (000's)	Long Term Plan 2026/27 (000's)	Annual Plan 2026/27 (000's)
Sources of operating funding			
General rates, uniform annual general charges, rates penalties	12,047	14,519	14,214
Targeted rates	-	-	-
Subsidies and grants for operating purposes	323	336	18
Fees and charges and other revenue	119	145	459
Internal charges and overheads recovered	2,300	2,366	3,152
Local authorities fuel tax, fines, infringement fees, and other receipts	523	554	1,090
Total operating funding (A)	15,312	17,920	18,934
Applications of operating funding			
Payment to staff and suppliers	8,760	9,369	10,051
Finance costs	513	875	393
Internal charges and overheads applied	3,945	4,953	5,270
Other operating funding applications	-	-	-
Total applications of operating funding (B)	13,218	15,197	15,714
Surplus (deficit) of operating funding (A - B)	2,094	2,723	3,219
Surplus (deficit) of capital funding			
Sources of capital funding			
Subsidies and grants for capital expenditure	596	628	710
Development and financial contributions	1,944	2,101	1,926
Increase (decrease) in debt	-	44	558
Gross proceeds from sale of assets	-	-	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding (C)	2,540	2,773	3,195
Applications of capital funding			
Capital expenditure	-	-	-
- to meet additional demand	1,628	1,847	2,465
- to improve the level of service	2,724	4,106	2,485
- to replace existing assets	4,326	2,580	1,116
Increase (decrease) in reserves	(4,044)	(3,037)	348
Increase (decrease) in investments	-	-	-
Total applications of capital funding (D)	4,634	5,496	6,414
Surplus (deficit) of capital funding (C - D)	(2,094)	(2,723)	(3,219)
Funding balance ((A - B) + (C - D))	-	-	-

Ratonga Waeture

Regulatory Services

As a regulator we are required to take a balanced response to decision making by considering the competing rights of individuals and groups to undertake particular activities.

What we provide

- Parking services
- Animal control services
- Resource consent processing
- Building consent processing and inspections
- Licensing for food and alcohol
- Noise control
- Dog shelters
- Building Act, Resource Management Act (RMA) and bylaw compliance monitoring
- Building Warrant of Fitness (BWOFF)
- Fencing and swimming pool audits
- Land Information Memorandum (LIMS) and Project Information Memorandum (PIMS).

Why we provide this activity

Our community outcome

- We can all enjoy a healthy and safe lifestyle.
- Our environment is clean, green and valued.



Event at The Trading Post Salatini as part of the Flavours of Plenty events.



Animal Services helping furry friends find their forever homes at our Doggy Day Out 2025.



What are we planning to do

Project No.	Project name	Type	Long Term Plan 2025/26 (\$)	Annual Plan 2025/26(\$)	Difference
AP2027*body cameras	Body worn cameras x7	Capital	-	10,016	10,016
358601	Regulatory - Seasonal Bylaw compliance & monitoring	Operational	80,562	69,303	(11,259)

Section 2 | Activities | Regulatory Services

Regulatory Services Funding Impact Statement

	Annual Plan 2025/26 (000's)	Long Term Plan 2026/27 (000's)	Annual Plan 2026/27 (000's)
Sources of operating funding			
General rates, uniform annual general charges, rates penalties	7,383	7,829	7,655
Targeted rates	-	-	-
Subsidies and grants for operating purposes	-	-	-
Fees and charges and other revenue	8,174	9,418	9,377
Internal charges and overheads recovered	991	1,242	1,643
Local authorities fuel tax, fines, infringement fees, and other receipts	395	404	478
Total operating funding (A)	16,944	18,892	19,153
Applications of operating funding			
Payment to staff and suppliers	10,217	11,360	12,752
Finance costs	(1)	(8)	2
Internal charges and overheads applied	6,676	7,491	6,348
Other operating funding applications	-	-	-
Total applications of operating funding (B)	16,892	18,843	19,102
Surplus (deficit) of operating funding (A - B)	52	49	51
Surplus (deficit) of capital funding			
Sources of capital funding			
Subsidies and grants for capital expenditure	-	-	-
Development and financial contributions	-	-	-
Increase (decrease) in debt	73	-	(4)
Gross proceeds from sale of assets	-	-	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding (C)	73	-	(4)
Applications of capital funding			
Capital expenditure	-	-	-
- to meet additional demand	-	-	-
- to improve the level of service	77	-	10
- to replace existing assets	-	-	-
Increase (decrease) in reserves	49	49	37
Increase (decrease) in investments	-	-	-
Total applications of capital funding (D)	126	49	47
Surplus (deficit) of capital funding (C - D)	(52)	(49)	(51)
Funding balance ((A - B) + (C - D))	-	-	-

Māngai Representation

This activity has two areas of focus. It includes running the process to provide the District with a democratically elected Mayor, Councillors and Community Board members and the governance of the District by these elected members. This involves the organising and preparation of Council meetings, and organising civic events such as citizenship ceremonies. The activity also includes Māori representation arrangements and collaborative processes with other councils.

What we provide

- One Mayor
- Eight General Ward Councillors
- One Māori Ward Councillor
- Five Community Boards
 - Waihi Beach Community Board
 - Katikati Community Board
 - Ōmokoroa - Kaimai Community Board
 - Te Puke - Eastern Community Board
 - Maketu Community Board
- Two Māori Representation Forums
 - Te Kahui Mana Whenua o Tauranga Moana
 - Te Ihu o Te Waka o Te Arawa

Why we provide this activity

Our community outcome

- Leaders are effective, informed and inclusive.
- We have authentic Te Tiriti based relationships with tangata whenua.



Council Chambers at Head Office, Barks Corner



Staff and members of our community at a consultation event held to discuss Local Water Done Well.

What are we planning to do

Project No.	Project name	Type	Long Term Plan 2026/27 (\$)	Annual Plan 2026/27(\$)	Difference
236801	Representation - Representation Review - Triennially	Operational	22,140	-	(22,140)
250401	Representation - Triennial Elections	Operational	-	3,063	3,063
315901	Representation - Waihi Beach Community Board Grants	Operational	5,690	10,210	4,520
316001	Representation - Katikati Community Board Grants	Operational	8,856	10,210	1,354
316101	Representation - Omokoroa Community Board Grants	Operational	15,382	36,000	(3,130)
316201	Representation - Te Puke Community Board Grants	Operational	17,408	20,000	(2,093)
316301	Representation - Maketu Community Board Grants	Operational	5,535	8,168	2,633

Representation Funding Impact Statement

	Annual Plan 2025/26 (000's)	Long Term Plan 2026/27 (000's)	Annual Plan 2026/27 (000's)
Sources of operating funding			
General rates, uniform annual general charges, rates penalties	4,745	4,076	4,970
Targeted rates	75	497	376
Subsidies and grants for operating purposes	-	-	-
Fees and charges and other revenue	11	-	11
Internal charges and overheads recovered	1,171	1,305	-
Local authorities fuel tax, fines, infringement fees, and other receipts	-	-	27
Total operating funding (A)	6,002	5,878	5,384
Applications of operating funding			
Payment to staff and suppliers	2,992	2,541	2,550
Finance costs	-	(1)	-
Internal charges and overheads applied	3,008	3,334	2,802
Other operating funding applications	-	-	-
Total applications of operating funding (B)	6,000	5,874	5,352
Surplus (deficit) of operating funding (A - B)	2	4	32
Surplus (deficit) of capital funding			
Sources of capital funding			
Subsidies and grants for capital expenditure	-	-	-
Development and financial contributions	-	-	-
Increase (decrease) in debt	-	-	-
Gross proceeds from sale of assets	-	-	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding (C)	-	-	-
Applications of capital funding			
Capital expenditure	-	-	-
- to meet additional demand	-	-	-
- to improve the level of service	-	-	-
- to replace existing assets	-	-	-
Increase (decrease) in reserves	2	5	32
Increase (decrease) in investments	-	-	-
Total applications of capital funding (D)	2	5	32
Surplus (deficit) of capital funding (C - D)	(2)	(5)	(32)
Funding balance ((A - B) + (C - D))	-	-	-

Paratotoka

Solid Waste

This section sets out our sustainable development approach to the management of solid waste activities across our District. Human activity is inextricably linked to the health of our natural environment. A healthy environment is essential for overall wellbeing and prosperity. With our population growing, demands on our natural resources will increase. The challenge is to lessen our impacts on the environment and reduce consumption and waste.

What we provide

- Kerbside recycling, glass, food scraps and general waste services
- Recycling and greenwaste centres at Katikati, Te Puke and Athenree
- Greenwaste centre at Ōmokoroa
- Waste minimisation education programmes
- Ongoing monitoring of closed and capped landfills at Athenree, Te Puke and Waihi Beach
- Monitor and remove illegal dumping (fly-tipping) across our District.

Why we provide this activity

Our community outcome

- We can all enjoy a healthy and safe lifestyle.
- Our environment is clean, green and valued.



The frequency of collection of your rubbish is up to you with our prepaid pay-as-you-throw (PAYT) tags.



What are we planning to do

Project No.	Project name	Type	Long Term Plan 2026/27 (\$)	Annual Plan 2026/27(\$)	Difference
318601	Solid Waste - Waste Minimisation Funding Pool	Operational	165,590	308,100	142,510
319902	Solid Waste - WMMP Implementation	Operational	59,139	-	(59,139)
348506	Solid Waste - Rural Recycling Drop Off Points	Operational	-	10,270	10,270
348507	Solid Waste - Community Re-use Facility	Operational	-	308,100	308,100
348501	Solid Waste - Kerbside Collection	Operational	2,816,871	2,752,360	(64,511)
348502	Solid Waste - Kerbside Waste - Cost of transferring refuse from recycling centres to other location	Operational	45,800	41,080	(4,720)
348503	Solid Waste - Rural Recycling Drop Off Points	Operational	11,450	-	(11,450)
355101	Solid Waste - Community Re-use Facility	Operational	114,500	-	(114,500)

Solid Waste Funding Impact Statement

	Annual Plan 2025/26 (000's)	Long Term Plan 2026/27 (000's)	Annual Plan 2026/27 (000's)
Sources of operating funding			
General rates, uniform annual general charges, rates penalties	1,140	946	1,170
Targeted rates	3,963	4,315	3,581
Subsidies and grants for operating purposes	325	166	1,027
Fees and charges and other revenue	687	718	650
Internal charges and overheads recovered	-	-	-
Local authorities fuel tax, fines, infringement fees, and other receipts	183	199	300
Total operating funding (A)	6,298	6,344	6,728
Applications of operating funding			
Payment to staff and suppliers	4,923	5,145	5,395
Finance costs	(176)	221	-
Internal charges and overheads applied	948	1,166	1,402
Other operating funding applications	-	-	-
Total applications of operating funding (B)	5,695	6,532	6,797
Surplus (deficit) of operating funding (A - B)	603	(188)	(69)
Surplus (deficit) of capital funding			
Sources of capital funding			
Subsidies and grants for capital expenditure	-	-	-
Development and financial contributions	-	-	-
Increase (decrease) in debt	-	-	-
Gross proceeds from sale of assets	-	-	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding (C)	-	-	-
Applications of capital funding			
Capital expenditure	-	-	-
- to meet additional demand	-	-	-
- to improve the level of service	-	-	-
- to replace existing assets	-	-	-
Increase (decrease) in reserves	603	(188)	(69)
Increase (decrease) in investments	-	-	-
Total applications of capital funding (D)	603	(188)	(69)
Surplus (deficit) of capital funding (C - D)	(603)	188	69
Funding balance ((A - B) + (C - D))	-	-	-

Waiāwha

Stormwater

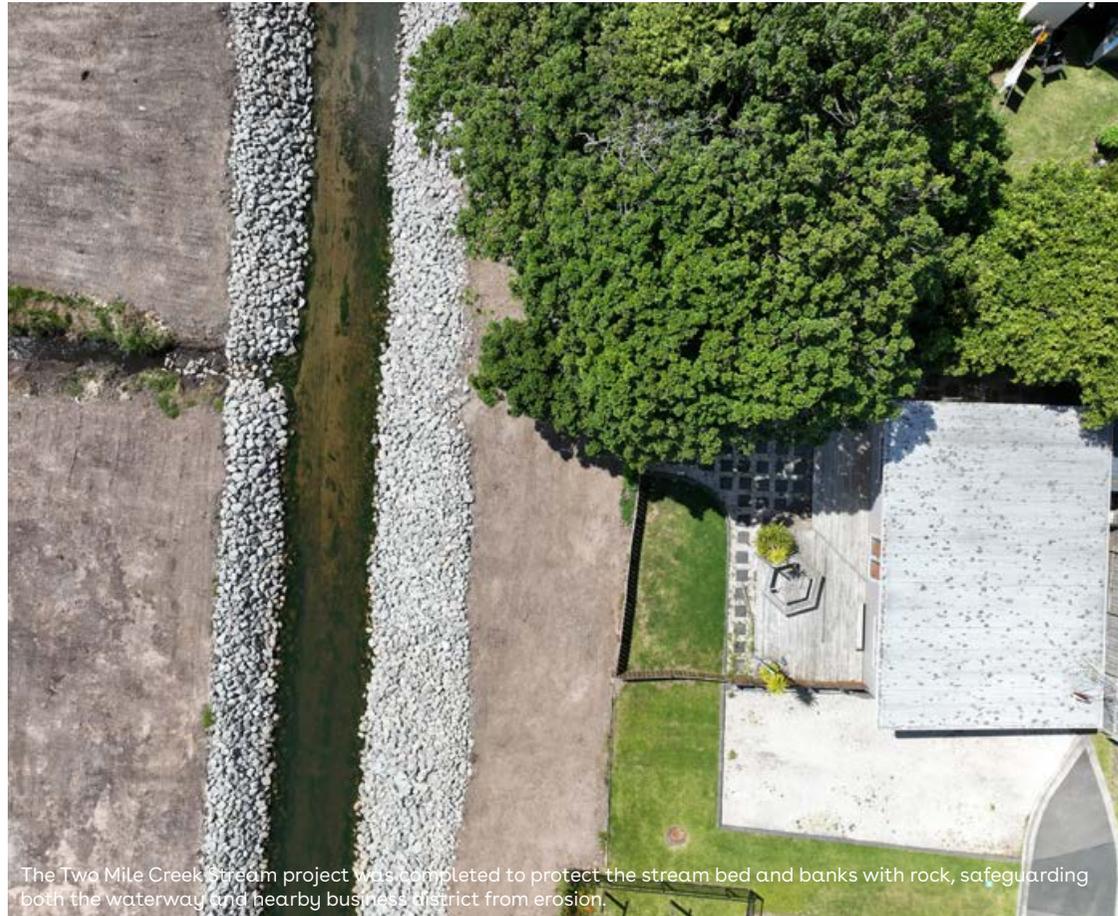
Council's stormwater network is designed to manage the risk of flooding and coastal erosion to buildings and property, in a way that avoids negative impacts on the environment. The stormwater network includes watercourses, open channels, swales, pipes and structures that channel stormwater to a final discharge point. It includes primary and secondary overland flow paths, stormwater detention and stormwater treatment.

What we provide

- 222.3km of stormwater pipes
- 3,732 manholes
- 19 soakholes
- 2 dams
- 9 pump stations
- 914 utility catchpits
- 46 stormwater ponds
- 34.94km of open drains
- 1.2km of rising mains.

Why we provide this activity**Our community outcome**

- We can all enjoy a healthy and safe lifestyle.
- Our environment is clean, green and valued.



The Two Mile Creek Stream project was completed to protect the stream bed and banks with rock, safeguarding both the waterway and nearby business district from erosion.

What are we planning to do

Project No.	Project name	Type	Long Term Plan 2026/27 (\$)	Annual Plan 2026/27(\$)	Difference
226620	Stormwater - Te Puke SW Upgrades for Growth	Capital	-	1,027,000	1,027,000
319601	Stormwater - Comprehensive Stormwater Consents	Capital	274,800	100,184	(174,616)
226332	Stormwater - Waihi Beach - Pump Station Renewals	Capital	74,267	66,613	(7,654)
226363	Stormwater - Waihi Beach - 2 Mile Creek Catchment Improvements	Capital	-	308,100	308,100
226515	Stormwater - Omokoroa - Upgrades Hamurana Rd, Owen Pl	Capital	495,116	395,326	(99,790)
226523	Stormwater - Omokoroa - Vivian Dr upgrade	Capital	662,360	535,581	(126,779)
226524	Stormwater - Omokoroa - Renewals	Capital	-	367,570	367,570
226525	Stormwater - Omokoroa - Upgrades	Capital	464,172	367,570	(96,601)
226642	Stormwater - Te Puke - Upgrades Williams Dr	Capital	263,350	206,951	(56,399)
226652	Stormwater - Te Puke - King Street Outfall	Capital	-	376,665	376,665
344901	Stormwater - Omokoroa - Harbour View Road Upgrade	Capital	-	505,815	505,815
340001	Stormwater - Small Communities Infrastructure Remediation	Capital	12,595	11,896	(699)
340101	Stormwater - District Wide Modelling	Capital	80,150	-	(80,150)
226353	Stormwater - Waihi Beach - 2 Mile Creek West Bank	Capital	-	154,050	154,050
226361	Stormwater - Waihi Beach - Pio Shores	Capital	916,000	154,050	(761,950)
226362	Stormwater - Waihi Beach - Pipe Upgrade	Capital	515,250	423,137	(92,113)
226364	Stormwater - Waihi Beach - Earth Dam	Capital	8,415,750	513,500	(7,902,250)
226365	Stormwater - Waihi Beach - Improvements various	Capital	171,750	154,050	(17,700)
226367	Stormwater- Waihi Beach - Brighton Road Diversion and Darley Drain Outlet Improvements	Capital	-	1,027,000	1,027,000
LTP25/34-46-B	Stormwater, Waihi Beach, Brighton Road Diversion and Darley Drain Outlet Improvements	Capital	2,290,000	-	(2,290,000)
LTP25/34-47-B	Stormwater- Waihi Beach - Walnut Avenue Pipe Renewal	Capital	687,000	-	(687,000)
226370	Stormwater - Waihi Beach - Wilson Park/ The Crescent SW improvements	Capital	-	513,500	513,500
LTP25/34-49-B	Stormwater, Waihi Beach, Wilson Park/ The Crescent SW improvements	Capital	572,500	-	(572,500)
226603	Stormwater - Katikati Structure Plan - New Pipe and Pond (SWD, SWC, Pond 4c, Pond 4b)	Capital	-	243,868	243,868
316707	Stormwater - Te Puke Structure Plan - Pond4 (SWP4)	Capital	-	154,050	154,050
317208	Stormwater - Omokoroa Structure Plan - Wetland end of Prole Rd (N1)	Capital	-	2,521,268	2,521,268
226602	Stormwater - Te Puke Structure Plan	Capital	2,175,500	-	(2,175,500)
316601	Stormwater - Katikati Structure Plan	Capital	1,685,042	-	(1,685,042)
265413	Stormwater - Maketu - Upper Catchment Attenuation	Capital	189,691	71,890	(117,801)

Section 2 | Activities | Stormwater

Project No.	Project name	Type	Long Term Plan 2026/27 (\$)	Annual Plan 2026/27(\$)	Difference
332614	Stormwater - Small Communities - Infrastructure rehabilitation	Capital	6,870	6,489	(381)
332616	Stormwater - Tanners Pt Upgrades Tanners Pt Road East Stg 2	Capital	137,400	123,240	(14,160)
332617	Stormwater - Tanners Pt Upgrades Tanners Pr Road North	Capital	103,050	92,430	(10,620)
332621	Stormwater - Small Communities- Kauri Point Upgrades	Capital	579,565	471,072	(108,493)
311302	Stormwater - Asset Validation	Operational	34,350	20,540	(13,810)
362701	Stormwater - Levels of Service Review	Operational	-	61,620	61,620
253202	Stormwater - Maintenance	Operational	-	996,190	996,190
LTP25/34-50-B	Levels of Service Review	Operational	114,500	-	(114,500)
332630	Stormwater - Small Communities - Annual Contribution to Waihi Drainage Society	Operational	5,725	5,407	(318)

Stormwater Funding Impact Statement

	Annual Plan 2025/26 (000's)	Long Term Plan 2026/27 (000's)	Annual Plan 2026/27 (000's)
Sources of operating funding			
General rates, uniform annual general charges, rates penalties	845	802	88
Targeted rates	5,086	7,956	5,180
Subsidies and grants for operating purposes	-	-	-
Fees and charges and other revenue	-	-	5
Internal charges and overheads recovered	-	-	-
Local authorities fuel tax, fines, infringement fees, and other receipts	-	-	854
Total operating funding (A)	5,930	8,758	6,127
Applications of operating funding			
Payment to staff and suppliers	2,231	1,797	1,878
Finance costs	108	2,926	2,589
Internal charges and overheads applied	889	1,160	1,027
Other operating funding applications	-	-	-
Total applications of operating funding (B)	3,228	5,883	5,494
Surplus (deficit) of operating funding (A - B)	2,702	2,875	634
Surplus (deficit) of capital funding			
Sources of capital funding			
Subsidies and grants for capital expenditure	-	-	-
Development and financial contributions	3,348	3,808	3,502
Increase (decrease) in debt	3,346	12,819	5,099
Gross proceeds from sale of assets	-	-	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding (C)	6,694	16,627	8,601
Applications of capital funding			
Capital expenditure	-	-	-
- to meet additional demand	2,936	4,314	4,225
- to improve the level of service	1,905	2,968	3,122
- to replace existing assets	2,675	13,490	3,546
Increase (decrease) in reserves	1,880	(1,270)	(1,659)
Increase (decrease) in investments	-	-	-
Total applications of capital funding (D)	9,396	19,503	9,234
Surplus (deficit) of capital funding (C - D)	(2,702)	(2,875)	(634)
Funding balance ((A - B) + (C - D))	-	-	-

Ratonga Taunaki

Support Services

Our Corporate Plan guides the activities that support our staff to produce their best work and deliver the highest standards of service to our customers.

What we provide

- Financial management
- Human resources
- Communications and community engagement
- Customer service
- Information technology
- Asset management
- Procurement
- Risk management
- Corporate assets and quality management.

We follow a philosophy of continuous improvement which is implemented across the organisation.

Our current organisational direction is to build on our understanding of what our current customers value and anticipate the services future customers will want. This means we will need to develop our capacity and capability to proactively manage change and make sound decisions about using technology effectively and strategically for the future.



Council staff were in attendance at the Doggy Day Out 2025 event to consult on various projects with our community.

To achieve our wider goals, we will need a workforce that is ready for the future, with appropriate skills, knowledge and confidence to make the most of change and opportunity. This will require effective engagement and good workforce planning which includes training and career development, effective reward and recognition programmes, equal opportunity, fair treatment, flexible policies and family friendliness.

Section 2 | Activities | Support Services

What are we planning to do

Project No.	Project name	Type	Long Term Plan 2026/27 (\$)	Annual Plan 2026/27(\$)	Difference
157503	Support Services - Information Technology - Digital Services and Applications	Capital	-	45,012	45,012
212302	Support Services - Information Technology - Infrastructure Development and Renewals	Capital	618,200	729,233	111,033
157103	Information Technology - Ozone application development and support	Capital	22,000	-	(22,000)
157302	Information Technology - Application software development	Capital	88,000	-	(88,000)
225501	Support Services - GIS - Aerial photography resupply	Capital	39,600	38,743	(857)
259803	Support Services - Property - Office Furniture & Fittings capital and renewals	Capital	88,000	81,840	(6,160)
259903	Support Services - Property - Office Alterations	Capital	113,190	105,267	(7,923)
259905	Support Services - Property - Office Refurbishment	Capital	455,950	424,034	(31,917)
259908	Support Services - Property - Service Centre Alterations	Capital	84,893	78,950	(5,942)
338301	Support Services - Property - Strategic Opportunities	Capital	219,177	219,177	-
315701	Support Services - Property - Vehicle Purchases	Capital	770,000	716,100	(53,900)
360401	Support Services - Human Resource System	Operational	-	255,750	255,750
314602	Support Services - Information Technology - Work Programme contract resources	Operational	220,000	-	(220,000)
327901	Support Services - Information Technology - Business Process Reviews digitisation and automation of business processes	Operational	121,000	-	(121,000)
353302	Support Services - Information Technology - Replacement of Council's ERP Solution	Operational	979,000	-	(979,000)
353401	Support Services - Corporate Business Improvement Programme	Operational	1,111,000	767,250	(343,750)
312301	Support Services - Business & Process Improvement - Finance & Technology Services Group	Operational	22,638	-	(22,638)
312202	Support Services - Business & Process Improvement - Infrastructure Services Group	Operational	22,638	22,148	(490)
360901	Support Services - Business & Process Improvement - Regulatory	Operational	22,000	51,150	29,150
333301	Support Services - Business Improvement - Initiatives	Operational	16,979	-0	(16,979)
AP2701	Support Services - Business Continuity Management System	Operational	-	153,450	153,450
312402	Support Services - Business & Process Improvement - Policy & Planning Group	Operational	-	20,460	20,460
312102	Business & Process Improvement - Strategy & Community	Operational	22,638	-	(22,638)

Section 2 | Activities | Support Services

**Support Services
Funding Impact Statement**

	Annual Plan 2025/26 (000's)	Long Term Plan 2026/27 (000's)	Annual Plan 2026/27 (000's)
Sources of operating funding			
General rates, uniform annual general charges, rates penalties	8,964	7,665	5,174
Targeted rates	-	-	-
Subsidies and grants for operating purposes	-	-	-
Fees and charges and other revenue	344	332	199
Internal charges and overheads recovered	25,807	31,660	24,704
Local authorities fuel tax, fines, infringement fees, and other receipts	815	852	(3,312)
Total operating funding (A)	35,930	40,509	26,766
Applications of operating funding			
Payment to staff and suppliers	33,385	30,240	24,773
Finance costs	3,409	(569)	(3,342)
Internal charges and overheads applied	3,773	4,571	1,937
Other operating funding applications	-	-	-
Total applications of operating funding (B)	40,567	34,242	23,368
Surplus (deficit) of operating funding (A - B)	(4,638)	6,267	3,398
Surplus (deficit) of capital funding			
Sources of capital funding			
Subsidies and grants for capital expenditure	-	-	-
Development and financial contributions	-	-	-
Increase (decrease) in debt	32,526	(1,168)	1,007
Gross proceeds from sale of assets	-	-	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding (C)	32,526	(1,168)	1,007
Applications of capital funding			
Capital expenditure	-	-	-
- to meet additional demand	578	307	301
- to improve the level of service	946	1,226	1,140
- to replace existing assets	1,243	1,945	997
Increase (decrease) in reserves	23,439	462	15,379
Increase (decrease) in investments	1,682	1,158	(13,412)
Total applications of capital funding (D)	27,889	5,099	4,405
Surplus (deficit) of capital funding (C - D)	4,638	(6,267)	(3,398)
Funding balance ((A - B) + (C - D))	-	-	-

Rangawaka Transportation

Council’s transportation activity aims to provide infrastructure that enables our communities to travel across our district safely and efficiently, that facilitates economic development and promotes multi-modal shift, and that is resilient to the impact of extreme weather events.

Our district is growing fast and our roading programme seeks to balance meeting this growth with the need to maintain affordable levels of service for our District’s communities.

What we provide

- 1,073km roading network with connections to State Highways
- 194.25km urban roads
- 878.41km rural roads
- 919.31km sealed roads
- 153.34km unsealed roads
- 249 bridges
- 3,040 streetlights (excludes Waka Kotahi NZ Transport Agency)
- 206km hard surfaced footpaths
- 6.5km metal surfaced footpaths

Why we provide this activity

Our community outcome

- We can all enjoy a healthy and safe lifestyle.
- Our environment is clean, green and valued.
- Our economy is thriving.



Our goals

- Provide the appropriate infrastructure to enable our communities to travel across our transportation network safely and efficiently.
- Provide a transportation network that is inclusive, accessible and improves mobility enabling communities to live a healthy lifestyle and access housing, education, and employment.
- Provide infrastructure to support and promote the use of multi-modal transport to reduce the transportation network’s impact on the environment.
- Ensure network resilience to maintain access and respond to extreme weather events to reduce the impact of the environment on the transportation network.
- Our transportation network supports and promotes economic development and prosperity in our sub-region.
- Manage assets with an aim to minimise whole of life cost while providing agreed levels of service.

What are we planning to do

Project No.	Project name	Type	Long Term Plan 2026/27(\$)	Annual Plan 2026/27(\$)	Difference
283202	Transportation - Rural Rooding	Capital	276,182	271,459	(4,722)
282702	Transportation - Waihi Beach Community Rooding Funding	Capital	174,914	95,200	(79,714)
282802	Transportation - Katikati Community Rooding Funding	Capital	196,091	106,700	(89,391)
282902	Transportation - Omokoroa Community Rooding Funding	Capital	116,917	63,600	(53,316)
283002	Transportation - Te Puke Community Rooding Funding	Capital	349,826	190,350	(159,476)
283102	Transportation - Maketu Community Rooding Funding	Capital	81,150	44,150	(37,000)
302803	Transportation - Waihi Beach Structure Plan - Reserves Walkway adjacent to Three Mile Creek (RD17)	Capital	-	196,080	196,080
302801	Transportation - Waihi Beach Structure Plan	Capital	480,134	-	(480,134)
303009	Transportation - Omokoroa Structure Plan - Walkways/Cycleways Stage 2/3 (WC)	Capital	-	387,000	387,000
303021	Transportation - Omokoroa Structure Plan - Omokoroa Urbanisation Stage 1A (O-02-1, O-02-2, O-03-1, O-04-1)	Capital	-	3,096,000	3,096,000
303024	Transportation - Omokoroa Structure Plan - Omokoroa Urbanisation Stage 2 (O-06-1, O-07-2, O-08)	Capital	-	3,096,000	3,096,000
303028	Transportation - Omokoroa Structure Plan - Pedestrian Bridge Harbour Ridge to Lynley Park (X-01)	Capital	-	1,434,480	1,434,480
303001	Transportation - Omokoroa Structure Plan	Capital	417,750	-	(417,750)
303108	Transportation - Te Puke Structure Plan - Walkway towards school (WC3)	Capital	-	103,200	103,200
303101	Transportation - Te Puke Structure Plan Urban Catchment	Capital	1,355,258	-	(1,355,258)
LTP25/34-29	Transportation and Reserves - Waiari Bridge Area Restoration	Capital	445,600	-	(445,600)
361901	Transportation - Waiari Bridge Area Restoration	Capital	-	772,762	772,762
279202	Transportation - Land Purchases	Capital	222,800	456,228	233,428
283408	Transportation - Seal Extension	Capital	1,671,000	3,806,273	2,135,273
353901	Transportation - Public Transport Infrastructure (UFTI commitment)	Capital	111,400	109,495	(1,905)
400211	Transportation - NZTA Works 211 Unsealed road metalling	Capital	-	691,065	691,065
400212	Transportation - NZTA Works 212 Sealed road resurfacing	Capital	-	3,276,001	3,276,001
400213	Transportation - NZTA Works 213 Drainage renewals	Capital	-	524,486	524,486
400214	Transportation - NZTA Works 214 Sealed road pavement rehabilitation	Capital	-	1,867,198	1,867,198
400215	Transportation - NZTA Works 215 Structures component replacements	Capital	-	57,653	57,653

Section 2 | Activities | Transportation

Project No.	Project name	Type	Long Term Plan 2026/27(\$)	Annual Plan 2026/27(\$)	Difference
400221	Transportation - NZTA Works 221 Environmental renewals	Capital	-	10,615	10,615
400222	Transportation - NZTA Works 222 Traffic services renewal	Capital	-	745,410	745,410
400225	Transportation - NZTA Works 225 Footpath renewal	Capital	-	-	76,992
400324	Transportation - NZTA Works 324 Low Cost Low Risk	Capital	-	1,759,999	1,759,999
283423	Transportation - One Network Maintenance Contract Pavement Surfacing (Reseals)	Capital	5,474,676	-	(5,474,676)
283426	Transportation - One Network Maintenance Contract Pavement Unsealed Strengthening	Capital	779,800	-	(779,800)
283432	Transportation - One Network Maintenance Contract Drainage Improvements	Capital	38,990	-	(38,990)
283435	Transportation - One Network Maintenance Contract Ancillary Improvements	Capital	20,052	-	(20,052)
283438	Transportation - District Capital Network Improvements	Capital	1,114,000	-	(1,114,000)
283429	Transportation - One Network Maintenance Contract Pavement Rehabilitation	Capital	14,679,710	-	(14,679,710)
283441	Transportation - One Network Maintenance Contract Pavement Seal Widening	Capital	2,204,703	-	(2,204,703)
362002	Transportation - Pongakawa Bush Road Resilience improvements	Capital	-	1,444,800	1,444,800
210413	Transportation - Minor Capital Roding Improvements	Capital	4,010,400	-	(4,010,400)
307601	Transportation - Walking and Cycling	Capital	557,000	516,000	(41,000)
307604	Transportation - District Walking - Off-road	Capital	57,482	51,600	(5,883)
324009	Transportation - Modelling	Operational	126,869	124,700	(2,169)
324013	Transportation - Service Relocations	Operational	171,274	-	(171,274)
400111	Transportation - NZTA Works 111 Sealed pavement maintenance	Operational	-	4,859,935	4,859,935
400112	Transportation - NZTA Works 112 Unsealed pavement maintenance	Operational	-	736,694	736,694
400113	Transportation - NZTA Works 113 Routine drainage maintenance	Operational	-	1,107,157	1,107,157
400114	Transportation - NZTA Works 114 Structures maintenance	Operational	-	419,071	419,071
400121	Transportation - NZTA Works 121 Environmental maintenance	Operational	-	5,618,074	5,618,074
400122	Transportation - NZTA Works 122 Traffic services maintenance	Operational	-	2,244,616	2,244,616
400123	Transportation - NZTA Works 123 Network operations	Operational	-	856,578	856,578
400124	Transportation - NZTA Works 124 Cycle path maintenance	Operational	-	371,775	371,775
400125	Transportation - NZTA Works 125 Footpath maintenance	Operational	-	44,473	44,473

Section 2 | Activities | Transportation

Project No.	Project name	Type	Long Term Plan 2026/27(\$)	Annual Plan 2026/27(\$)	Difference
400131	Transportation - NZTA Works 131 Rail level crossing warning devices maintenance	Operational	-	27,031	27,031
400140	Transportation - NZTA Works 140 Minor events	Operational	-	477,728	477,728
400151	Transportation - NZTA Works 151 Network and asset management	Operational	-	3,420,578	3,420,578
152301	Transportation - Road Safety Operation	Operational	167,100	82,560	(84,540)

Section 2 | Activities | Transportation

Transportation Funding Impact Statement

	Annual Plan 2025/26 (000's)	Long Term Plan 2026/27 (000's)	Annual Plan 2026/27 (000's)
Sources of operating funding			
General rates, uniform annual general charges, rates penalties	2,411	2,560	3,196
Targeted rates	17,693	18,793	24,001
Subsidies and grants for operating purposes	7,949	10,600	2,141
Fees and charges and other revenue	297	312	284
Internal charges and overheads recovered	-	-	-
Local authorities fuel tax, fines, infringement fees, and other receipts	-	-	1,250
Total operating funding (A)	28,350	32,264	30,872
Applications of operating funding			
Payment to staff and suppliers	21,298	21,743	23,695
Finance costs	1,240	2,135	3,603
Internal charges and overheads applied	1,365	2,127	2,487
Other operating funding applications	-	-	-
Total applications of operating funding (B)	23,903	26,005	29,784
Surplus (deficit) of operating funding (A - B)	4,447	6,259	1,088
Surplus (deficit) of capital funding			
Sources of capital funding			
Subsidies and grants for capital expenditure	35,839	14,677	13,491
Development and financial contributions	4,121	4,526	4,311
Increase (decrease) in debt	8,703	8,103	10,469
Gross proceeds from sale of assets	-	-	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding (C)	48,663	27,306	28,271
Applications of capital funding			
Capital expenditure	-	-	-
- to meet additional demand	37,061	3,701	8,878
- to improve the level of service	4,297	10,200	5,918
- to replace existing assets	22,122	20,934	10,377
Increase (decrease) in reserves	(10,371)	(1,271)	4,185
Increase (decrease) in investments	-	-	-
Total applications of capital funding (D)	53,110	33,565	29,359
Surplus (deficit) of capital funding (C - D)	(4,447)	(6,259)	(1,088)
Funding balance ((A - B) + (C - D))	-	-	-

Waipara Wastewater

Council aims to ensure that wastewater treatment and disposal systems are sustainable and continue to meet environmental and health and safety standards. We will continue to encourage households to explore and implement measures that reduce wastewater volume per person.

What we provide

- Maketu: 37.75km of pipes, 530 household pumps and two pump stations
- Ōmokoroa: 82.24km of pipes and 16 pump stations
- Te Puke: 77.72km of pipes, one household pump and seven pump stations
- Katikati: 81.16km of pipes, 21 household pumps and 14 pump stations
- Waihi Beach: 85.43km of pipes, four household pumps and 23 pump stations
- Te Puna: 20.47km of pipes, 126 household pumps and one pump station
- Ongare Point: 4.08km of pipes and 56 household pumps

Why we provide this activity

Our community outcome

- We can all enjoy a healthy and safe lifestyle.
- Our environment is clean, green and valued.



Pipe plugging work underway by a diver at the Katikati Wastewater Treatment Plant.



We're upgrading the Katikati Wastewater Treatment Plant to improve water quality and ensure the final treated water is as clean as possible.

What are we planning to do

Project No.	Project name	Type	Long Term Plan 2026/27 (\$)	Annual Plan 2026/27(\$)	Difference
168605	Waihi Beach WWTP Mechanical Separator for Wetlands	Capital	801,500	718,900	(82,600)
353101	Wastewater - Waihi Beach - Wastewater Treatment Plant Renewal of Resource Consent	Capital	-	52,663	52,663
353201	Wastewater - Waihi Beach - SAS Lagoon Repairs	Capital	-	513,500	513,500
168603	Wastewater - Waihi Beach - Wastewater Treatment Renewals	Capital	68,700	51,350	(17,350)
168604	Wastewater - Waihi Beach - Wastewater Treatment Plant Fixed Generator	Capital	-	317,343	317,343
226001	Wastewater - Waihi Beach Treatment Pump Station Renewal	Capital	226,710	308,100	81,390
226025	Wastewater - Waihi Beach - Treatment Plant Upgrade	Capital	8,892,986	12,679,004	3,786,018
226031	Wastewater - Waihi Beach - Wastewater Treatment Plant screw press	Capital	-	634,840	634,840
317001	Wastewater - Waihi Beach Structure Plan	Capital	622,508	-	(622,508)
225723	Wastewater - Katikati Pump Station	Capital	76,715	171,509	94,794
225743	Wastewater - Katikati - Infrastructure Improvements	Capital	19,465	17,459	(2,006)
361801	Wastewater - Katikati - Wastewater Disposal Future Directions	Capital	-	1,442,969	1,442,969
LTP25/34-18-C	Katikati Ocean Outfall or Alternative Discharge	Capital	1,145,000	-	(1,145,000)
225744	Wastewater - Katikati - Wastewater Treatment Plant Upgrades	Capital	397,315	356,369	(40,946)
316701	Wastewater - Katikati Structure Plan	Capital	148,850	-	(148,850)
229815	Wastewater - Omokoroa - Pumpstation Renewals	Capital	111,065	308,100	197,035
343901	Wastewater - Omokoroa - Reduce infiltration	Capital	-	97,565	97,565
336601	Wastewater - Omokoroa - Manhole Repair	Capital	114,500	102,700	(11,800)
317302	Wastewater - Omokoroa Structure Plan - Rising Main Omokoroa Road (WW1-B)	Capital	-	718,900	718,900
225615	Wastewater - Te Puke - Wastewater Pump Station Renewals and Access	Capital	153,430	174,590	21,160
353501	Wastewater - Te Puke - Infrastructure Rehabilitation	Capital	85,875	77,025	(8,850)
344001	Wastewater - Te Puke - Wastewater Treatment Plant Rock Filter	Capital	171,750	154,050	(17,700)
344101	Wastewater - Te Puke - Wastewater Treatment Plant - wetlands decommissioning	Capital	171,750	-	(171,750)
225632	Wastewater - Te Puke - Wastewater Gordon St Treatment Plant Upgrade	Capital	30,603,560	49,393,819	18,790,259
316708	Wastewater - Te Puke Structure Plan - New reticulation to adjacent to RD3-1 (WW-2)	Capital	-	108,143	108,143
316703	Wastewater - Te Puke Structure Plan - Raymond Ave to Dunlop Road (WWSP-2)	Capital	-	1,170,780	1,170,780
295703	Wastewater - Te Puke Structure Plan	Capital	277,446	-	(277,446)
344301	Wastewater - Maketu - Pump Station Renewals	Capital	343,500	2,310,750	1,967,250
344302	Wastewater - Maketu - Booster Pump Station Renewals	Capital	-	123,240	123,240

Section 2 | Activities | Wastewater

Project No.	Project name	Type	Long Term Plan 2026/27 (\$)	Annual Plan 2026/27(\$)	Difference
310902	Wastewater - Waihi Beach - Asset Validation	Operational	11,450	10,270	(1,180)
252902	Wastewater - Waihi Beach - Maintenance	Operational	-	681,197	681,197
311002	Wastewater - Katikati - Asset Validation	Operational	13,053	11,708	(1,345)
323402	Wastewater - Katikati - Infiltration Investigation	Operational	57,250	51,350	(5,900)
253002	Wastewater - Katikati - Maintenance	Operational	-	871,923	871,923
338601	Wastewater - Omokoroa - Asset Validation	Operational	11,450	10,270	(1,180)
304502	Wastewater - Omokoroa - Maintenance	Operational	-	718,900	718,900
311102	Wastewater - Te Puke - Asset Validation	Operational	11,450	10,270	(1,180)
323602	Wastewater - Te Puke - Infiltration investigations	Operational	34,350	30,810	(3,540)
253102	Wastewater - Te Puke - Maintenance	Operational	-	618,398	618,398
335004	Wastewater - Maketu - Maintenance	Operational	-	462,150	462,150
331804	Wastewater - Ongare Point - Maintenance	Operational	-	123,895	123,895
AP2027-01	Water Supply, Stormwater & Wastewater - Water Entity CCO Setup Costs	Operational	-	2,023,190	2,023,190

Section 2 | Activities | Wastewater

Wastewater Funding Impact Statement

	Annual Plan 2025/26 (000's)	Long Term Plan 2026/27 (000's)	Annual Plan 2026/27 (000's)
Sources of operating funding			
General rates, uniform annual general charges, rates penalties	688	-	-
Targeted rates	16,616	19,333	17,387
Subsidies and grants for operating purposes	-	-	-
Fees and charges and other revenue	54	59	75
Internal charges and overheads recovered	-	-	5,991
Local authorities fuel tax, fines, infringement fees, and other receipts	-	-	1,352
Total operating funding (A)	17,359	19,392	24,805
Applications of operating funding			
Payment to staff and suppliers	11,969	9,570	16,372
Finance costs	197	3,270	4,659
Internal charges and overheads applied	2,534	2,980	5,886
Other operating funding applications	-	-	-
Total applications of operating funding (B)	14,700	15,820	26,917
Surplus (deficit) of operating funding (A - B)	2,659	3,572	(2,112)
Surplus (deficit) of capital funding			
Sources of capital funding			
Subsidies and grants for capital expenditure	4,093	13,160	8,545
Development and financial contributions	4,131	4,698	4,321
Increase (decrease) in debt	9,128	22,415	40,253
Gross proceeds from sale of assets	-	-	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding (C)	17,352	40,273	53,119
Applications of capital funding			
Capital expenditure	-	-	-
- to meet additional demand	8,065	10,114	14,831
- to improve the level of service	10,384	31,802	51,421
- to replace existing assets	2,649	2,517	5,752
Increase (decrease) in reserves	(1,087)	(587)	(20,996)
Increase (decrease) in investments	-	-	-
Total applications of capital funding (D)	20,011	43,845	51,007
Surplus (deficit) of capital funding (C - D)	(2,659)	(3,572)	2,112
Funding balance ((A - B) + (C - D))	-	-	-

Puna Wai / Kohinga Wai

Water Supply

We supply potable (drinking) water to properties in our District through water infrastructure operating in the Western, Central and Eastern supply zones. Our customer base includes residential, commercial, horticultural, and agricultural users.

What we provide

- Water reticulation operated in three zones:
 - Western (Waihi Beach, Katikati)
 - Central (Ōmokoroa, Te Puna)
 - Eastern (Te Puke, Maketu, Pukehina Beach, Paengaroa)
- District-wide metering
- 27 booster pump stations
- 9 bore fields
- 7 water treatment plants
- 33 reservoir and tank sites
- 854.13 km of watermains

Why we provide this activity

Our community outcome

- We can all enjoy a healthy and safe lifestyle.



Upgrades underway at Youngson Road Water Treatment Plant and Reservoir.

What are we planning to do

Project No.	Project name	Type	Long Term Plan 2026/27 (\$)	Annual Plan 2026/27(\$)	Difference
345201	Water Supply - Western Supply Zone - Additional Water Source	Capital	171,750	-	(171,750)
243619	Water Supply - Western Supply Zone - Reticulation Capital Improvements	Capital	326,325	472,420	146,095
337201	Water Supply - Western Supply Zone - Western Reticulation Modelling	Capital	5,725	-	(5,725)
340801	Water Supply - Western Supply Zone - Reservoirs, Pumps & Controls Renewals	Capital	125,950	112,970	(12,980)
243624	Water Supply - Western Supply Zone Bulk Flow Meters	Capital	85,875	77,025	(8,850)
243623	Structure Plan - Waihi Beach - WS4 and WS5 - Water main	Capital	33,377	-	(33,377)
243622	Water Supply - Katikati Structure Plan	Capital	401,379	-	(401,379)
243320	Water Supply - Central Supply Zone - Additional Bore	Capital	1,259,500	1,129,700	(129,800)
243310	Water Supply - Central Supply Zone - Reticulation Improvements	Capital	1,625,900	1,116,982	(508,918)
340601	Water Supply - Central Supply Zone - Central Modelling	Capital	22,900	-	(22,900)
319001	Water Supply - Central Supply Zone - District Wide Water Metering	Capital	59,139	53,045	(6,095)
243338	Water Supply - Central Supply Zone - Central source and storage improvements	Capital	369,835	331,721	(38,114)
LTP25/34-22-C	Central - WTPs UV Treatment All Plants	Capital	1,030,500	-	(1,030,500)
243029	Water Supply - Eastern Supply Zone - Treatment Plant Renewals and Improvements	Capital	34,350	-	(34,350)
243031	Water Supply - Eastern Supply Zone - Water source and storage to water bores	Capital	294,265	616,200	321,935
243034	Water Supply - Eastern Supply Zone - Muttons Treatment Plant - Renewal	Capital	-	154,050	154,050
287113	Water Supply - Eastern Supply Zone - Bulk Flow Meters	Capital	85,875	77,025	(8,850)
243002	Water Supply - Eastern Supply Zone - Eastern Reticulation Improvements	Capital	2,482,360	932,216	(1,550,144)
287112	Water Supply - Eastern Supply Zone - Eastern Alternative Supply	Capital	1,717,500	2,403,453	685,953
287120	Water Supply - Eastern Supply Zone - Water - Eastern Supply New Water Source (no.2 Road)	Capital	-	975,650	975,650
LTP25/34-45-B	IOP Proposed - Water - Eastern Supply New Water Source (no.2 Road)	Capital	1,087,750	-	(1,087,750)
243061	Water Supply - Eastern Supply Zone - Pongakawa Water Treatment Plant improvements	Capital	-	2,464,800	2,464,800
AP2027-ESZ-Raymond Dam	Water Supply - Eastern Supply Zone - Raymond Dam Siphon	Capital	-	359,450	359,450
AP2027-WSZ-IOP01	Water Supply - Western Supply Zone - Fluoride Free Supply Taps Waihi Beach	Capital	-	60,000	60,000
243636	Water Supply - Western Supply Zone- Water Demand Management	Operational	62,975	56,485	(6,490)
243640	Water Supply - Western Supply Zone - Water Consents and Compliance Renewals	Operational	125,950	-	(125,950)
310601	Water Supply - Western Supply Zone - Western Asset Validation	Operational	34,350	30,810	(3,540)
252602	Water Supply - Western Supply Zone - Water Maintenance	Operational	-	1,468,610	1,468,610

Section 2 | Activities | Water Supply

Project No.	Project name	Type	Long Term Plan 2026/27 (\$)	Annual Plan 2026/27(\$)	Difference
243333	Water Supply - Central Supply Zone - Water Demand Management	Operational	28,625	25,675	(2,950)
243341	Water Supply - Central Supply Zone - Water Consents and Compliance Renewals	Operational	47,311	42,436	(4,876)
310701	Water Supply - Central Supply Zone - Central Asset Validation	Operational	11,828	10,609	(1,219)
252702	Water Supply - Central Supply Zone - Water Maintenance	Operational	-	2,259,400	2,259,400
287117	Water Supply - Eastern Supply Zone - Eastern Demand Management	Operational	57,250	51,350	(5,900)
310801	Water Supply - Eastern Supply Zone - Eastern Asset Validation	Operational	11,450	10,270	(1,180)
252802	Water Supply - Eastern Supply Zone - Water Maintenance	Operational	-	1,335,100	1,335,100

Section 2 | Activities | Water Supply

Water Supply Funding Impact Statement

	Annual Plan 2025/26 (000's)	Long Term Plan 2026/27 (000's)	Annual Plan 2026/27 (000's)
Sources of operating funding			
General rates, uniform annual general charges, rates penalties	-	-	60
Targeted rates	12,869	14,057	14,714
Subsidies and grants for operating purposes	-	-	-
Fees and charges and other revenue	-	-	92
Internal charges and overheads recovered	-	-	-
Local authorities fuel tax, fines, infringement fees, and other receipts	50	-	125
Total operating funding (A)	12,919	14,057	14,991
Applications of operating funding			
Payment to staff and suppliers	9,115	8,891	8,750
Finance costs	2,366	2,400	3,491
Internal charges and overheads applied	3,012	3,686	3,706
Other operating funding applications	-	-	-
Total applications of operating funding (B)	14,493	14,976	15,947
Surplus (deficit) of operating funding (A - B)	(1,575)	(919)	(956)
Surplus (deficit) of capital funding			
Sources of capital funding			
Subsidies and grants for capital expenditure	581	1,216	2,403
Development and financial contributions	2,366	2,691	2,475
Increase (decrease) in debt	12,002	3,934	4,606
Gross proceeds from sale of assets	-	-	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding (C)	14,949	7,840	9,484
Applications of capital funding			
Capital expenditure	-	-	-
- to meet additional demand	6,827	5,041	4,841
- to improve the level of service	8,060	1,290	267
- to replace existing assets	8,145	4,889	6,229
Increase (decrease) in reserves	(9,658)	(4,299)	(2,808)
Increase (decrease) in investments	-	-	-
Total applications of capital funding (D)	13,374	6,922	8,528
Surplus (deficit) of capital funding (C - D)	1,575	919	956
Funding balance ((A - B) + (C - D))	-	-	-

Mahere Whaihanga Structure Plans

As part of the development of the Annual Plan 2026/27, the Structure Plans were reviewed.

These projects are shown on structure plan maps and detailed in schedules that include:

- Estimated costs for each project
- Planned timing for when the work will take place
- Funding sources that will pay for the projects.

You can find the updated structure plan schedules and maps on our [Annual Plan 26/27 website](#).



Kōrero and Kai

Flavours of Plenty Festival, Otawhiwhi Mārae



3.

He kupu whakataki ki a maatau pūtea

Introduction to our financials

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He aha ngā reiti e whakamahia ana

What are rates used for?

General rate

This consists of:

- A rate in the dollar charged on capital value
- A Uniform Annual General Charge (UAGC), which is a flat amount levied on each rating unit.

The General Rate is used to fund our day to day operations and activities that are considered to be mainly for public benefit.

Targeted rate

Council uses targeted rates to collect funds over areas that benefit from a particular service. This rating tool is chosen where services are specific to a particular community or area within the District and it is not considered fair to charge all ratepayers. For example, charges for water, wastewater and town centre promotion.

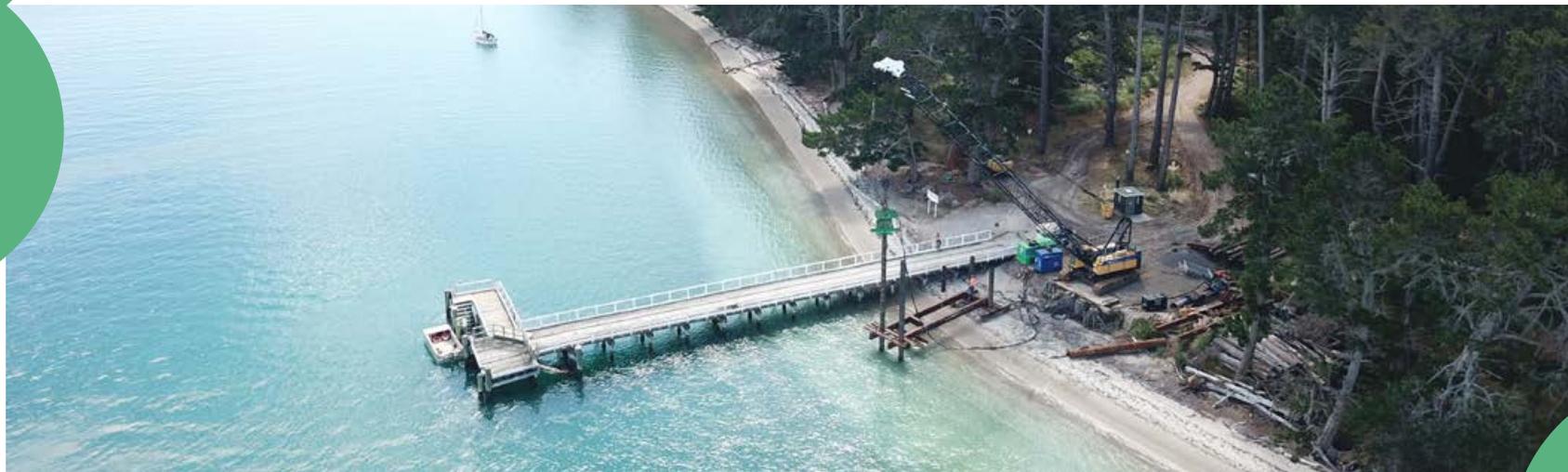
Roading rate

This consists of:

- A rate in the dollar charged on land value
- The rural works charge, which is a fixed amount on every rural zoned property in the District.

The Roothing Rate is used to fund the building and maintenance of the roading network within the District.

For more details on how we will fund operating expenses and capital expenditure go to our Long Term Plan 2024-2034 - [The Revenue and Financing Policy \(page 33\)](#).



The wharf at Panepane Point, Matakana Island, has come to the end of its lifespan and is being replaced. The new wharf will be primarily constructed from steel and aluminium, with a lifespan of up to 50 years.

He aha te pānga ki a koe me ōu rawa

What it means for your property?

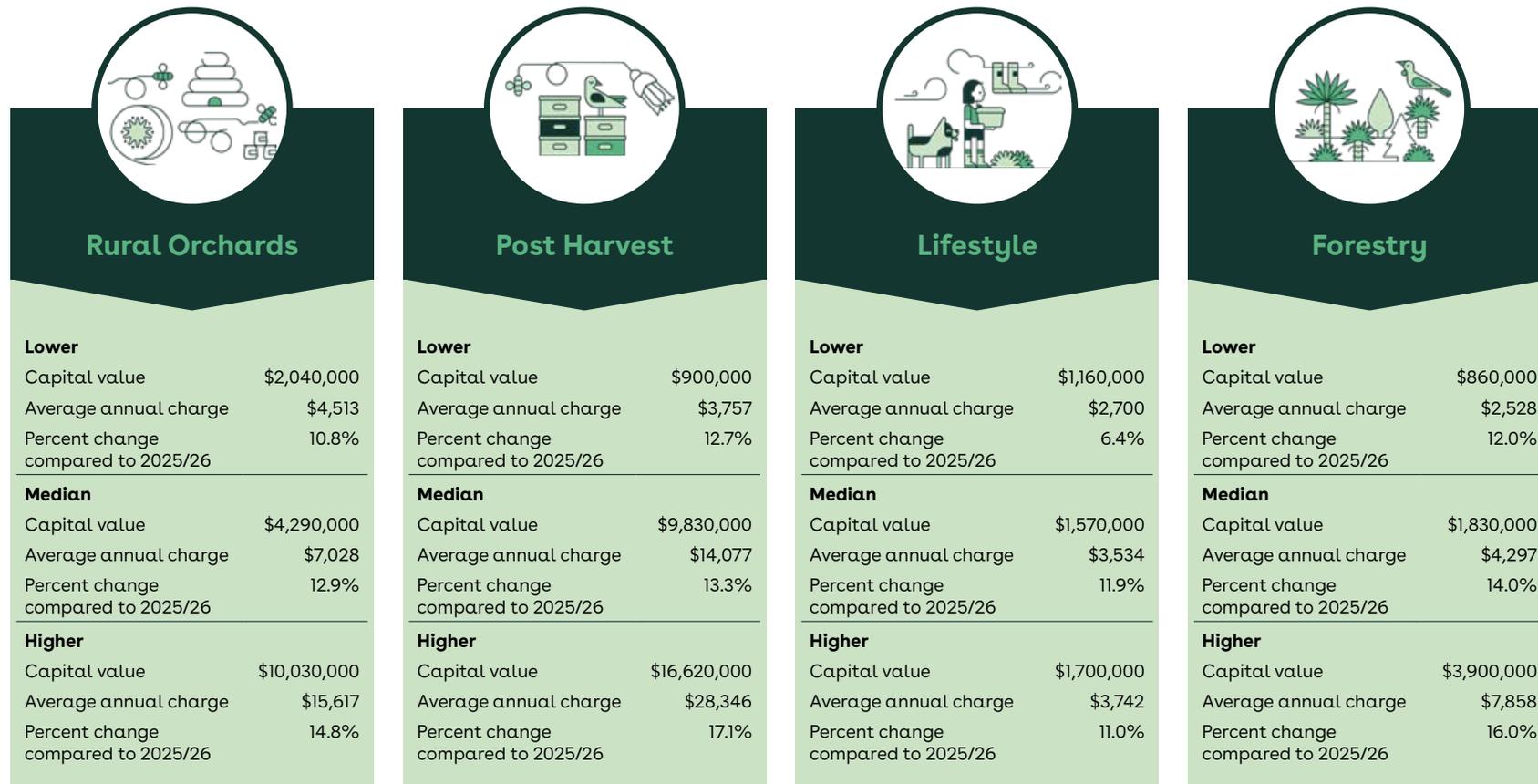
We're managing our finances, with planned increases in rates, so we can deliver in the future.

The Financial Strategy in Chapter Two (page 54) of the Long Term Plan 2024-2034, sets out rates increases for each of the 10 years of the LTP. Through this Annual Plan 2026/27, the total rates requirement is proposed to increase by 9.13%. This is below the 9.64% planned through the LTP. For existing ratepayers the total rate requirement increase is 8.13%. Rates will vary depending on location and property.

Sample property rates for 2026/27

The following table provides the rates impact on sample properties from across the Western Bay of Plenty. The annual charges provided are inclusive of GST.

																					
	Commercial/Industrial	Residential	Rural																		
Lower	<table border="1"> <tr><td>Capital value</td><td>\$770,000</td></tr> <tr><td>Average annual charge</td><td>\$5,951</td></tr> <tr><td>Percent change compared to 2025/26</td><td>10.4%</td></tr> </table>	Capital value	\$770,000	Average annual charge	\$5,951	Percent change compared to 2025/26	10.4%	<table border="1"> <tr><td>Capital value</td><td>\$650,000</td></tr> <tr><td>Average annual charge</td><td>\$3,887</td></tr> <tr><td>Percent change compared to 2025/26</td><td>2.9%</td></tr> </table>	Capital value	\$650,000	Average annual charge	\$3,887	Percent change compared to 2025/26	2.9%	<table border="1"> <tr><td>Capital value</td><td>\$1,180,000</td></tr> <tr><td>Average annual charge</td><td>\$3,380</td></tr> <tr><td>Percent change compared to 2025/26</td><td>11.4%</td></tr> </table>	Capital value	\$1,180,000	Average annual charge	\$3,380	Percent change compared to 2025/26	11.4%
Capital value	\$770,000																				
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Capital value	\$1,180,000																				
Average annual charge	\$3,380																				
Percent change compared to 2025/26	11.4%																				
Median	<table border="1"> <tr><td>Capital value</td><td>\$1,100,000</td></tr> <tr><td>Average annual charge</td><td>\$8,354</td></tr> <tr><td>Percent change compared to 2025/26</td><td>13.2%</td></tr> </table>	Capital value	\$1,100,000	Average annual charge	\$8,354	Percent change compared to 2025/26	13.2%	<table border="1"> <tr><td>Capital value</td><td>\$1,010,000</td></tr> <tr><td>Average annual charge</td><td>\$4,378</td></tr> <tr><td>Percent change compared to 2025/26</td><td>3.9%</td></tr> </table>	Capital value	\$1,010,000	Average annual charge	\$4,378	Percent change compared to 2025/26	3.9%	<table border="1"> <tr><td>Capital value</td><td>\$1,360,000</td></tr> <tr><td>Average annual charge</td><td>\$3,330</td></tr> <tr><td>Percent change compared to 2025/26</td><td>11.5%</td></tr> </table>	Capital value	\$1,360,000	Average annual charge	\$3,330	Percent change compared to 2025/26	11.5%
Capital value	\$1,100,000																				
Average annual charge	\$8,354																				
Percent change compared to 2025/26	13.2%																				
Capital value	\$1,010,000																				
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Capital value	\$1,360,000																				
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Percent change compared to 2025/26	11.5%																				
Higher	<table border="1"> <tr><td>Capital value</td><td>\$1,820,000</td></tr> <tr><td>Average annual charge</td><td>\$9,251</td></tr> <tr><td>Percent change compared to 2025/26</td><td>12.6%</td></tr> </table>	Capital value	\$1,820,000	Average annual charge	\$9,251	Percent change compared to 2025/26	12.6%	<table border="1"> <tr><td>Capital value</td><td>\$1,300,000</td></tr> <tr><td>Average annual charge</td><td>\$4,529</td></tr> <tr><td>Percent change compared to 2025/26</td><td>4.0%</td></tr> </table>	Capital value	\$1,300,000	Average annual charge	\$4,529	Percent change compared to 2025/26	4.0%	<table border="1"> <tr><td>Capital value</td><td>\$2,090,000</td></tr> <tr><td>Average annual charge</td><td>\$3,746</td></tr> <tr><td>Percent change compared to 2025/26</td><td>11.3%</td></tr> </table>	Capital value	\$2,090,000	Average annual charge	\$3,746	Percent change compared to 2025/26	11.3%
Capital value	\$1,820,000																				
Average annual charge	\$9,251																				
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Percent change compared to 2025/26	11.3%																				



Rēti me āna whāititanga

Rating information

This section includes details of rate charges for 2026/27, as well as the basis for the charges.

Rate Funding Mechanisms 2026/27

Further detail on the rate funding mechanisms can be found in Council’s [Revenue and Financing Policy](#).

All our funding will also be used during each future year covered by the Long Term Plan 2024-2033.

General Rate

General Rates consist of a rate in the dollar charged on capital value and a Uniform Annual General Charge (UAGC) which is a fixed amount assessed on each rateable rating unit. The General rate is set under section 13 of the Local Government (Rating) Act 2002 using capital value as the valuation system (the capital value of all rateable rating units for the District). Our policy is to have the same system for charging General Rates across the whole District.

Categories	Matters	Factor of liability	2025/26 Annual Plan Revenue \$ (GST excl.)	2026/27 General Rate in the dollar of capital value (GST incl.)	2026/27 Annual Plan Revenue \$ (GST excl.)
All zoned areas	Zone	Capital value	39,089,256	0.001179270	43,837,298
Total			39,089,256		43,837,298

Uniform Annual General Charge (UAGC)

A uniform annual general charge set under section 15 (1) of the Local Government (Rating) Act for all rateable land within the District. The size of the UAGC is set each year by Council and is used as a leveling tool in the collection of General Rates. The combined revenue sought from both the UAGC and targeted rates set on a uniform basis, is to be assessed close to but not exceeding 30% of the total rates revenue. If the Uniform Annual General Charge (UAGC) were set at zero the effect would be to increase the amount of General Rates assessed on capital value which would increase the share assessed on properties with higher capital values and decrease the share assessed on lower capital values. In setting the level of the UAGC, we consider the following:

- The impact of a high UAGC on those with low incomes and relatively low property values.
- The impact of a low UAGC on the relative share of rates levied on large rural properties.
- Fairness and equity and the social consequences of an unfair distribution of rates.

Environmental Protection Targeted Rate

This is a uniform targeted rate set under section 16 (3) (a) of the Local Government (Rating) Act 2002. It was set as a fixed charge per rating unit for the District. It part funds the following activities: wastewater, environmental protection, recreation and leisure. It is now included as part of the UAGC.

Library Services Rate

The library services rate is a differential targeted rate set under section 16 of the Local Government (Rating) Act 2002. It was set as a fixed charge per rating unit for the District. It part funds the library activity. It is now included as part of the UAGC.

Heritage Museum Rate

This is a targeted rate set in respect of all rating units in the district, as an amount per rating unit. It is now included as part of the UAGC.

Roading Rate District Wide

This is a targeted rate set in respect of all rating units in the district, as an amount per rating unit. It is now included as part of the UAGC.

Categories	Matters	Factor of liability	2025/26 Annual Plan Revenue \$ (GST excl.)	2026/27 Amount \$ (GST incl.)	2026/27 Annual Plan Revenue \$ (GST excl.)
UAGC	-	Fixed amount per rating unit	14,406,363	560.00	11,619,731
Total			14,406,363	560.00	11,619,731

Section 3 | Introduction to our financials | Rating Information

Roading Targeted Rates

The roading rates are differential targeted rates set under section 16 of the Local Government (Rating) Act 2002. The different categories of land are based on the use to which the land is put and where the land is situated. The roading targeted rates part fund the transportation activity. The different categories of land and rates are outlined in the table below.

Categories	Matters	Factor of liability	2025/26 Annual Plan Revenue \$ (GST excl.)	2026/27 General rate in the dollar of land value (GST incl.)	2026/27 Annual Plan Revenue \$ (GST excl.)
Residential zoned or Rural zoned	Zoning	Land value	12,843,744	0.000877709	17,330,184
Commercial/Industrial or Post-harvest zoned properties	Zoning	Land value	1,422,292	0.003510837	1,906,326
Rural zoned	Zoning	Fixed amount per rating unit	3,427,175	524.83	4,764,932
Total			17,693,211		24,001,443

Community Board Targeted Rates

The community board rates are targeted rates set under section 16 of the Local Government (Rating) Act 2002. The community board rate part funds community board activity. The different categories of land are based on where the land is situated (location). The rates are outlined in the table below.

Categories	Matters	Factor of liability	2025/26 Annual Plan Revenue \$ (GST excl.)	2026/27 Amount \$ (GST incl.)	2026/27 Annual Plan Revenue \$ (GST excl.)
Waihi Beach	Location	Fixed charge per rating unit	0	15.74	44,445
Katikati	Location	Fixed charge per rating unit	0	12.99	55,693
Ōmokoroa	Location	Fixed charge per rating unit	0	16.44	113,585
Te Puke	Location	Fixed charge per rating unit	0	20.70	125,908
Maketu	Location	Fixed charge per rating unit	74,702	60.19	36,060
Total			74,702		375,691

Section 3 | Introduction to our financials | Rating Information

Community Halls Targeted Rates

Community Hall rates are targeted rates set under section 16 of the Local Government (Rating) Act 2002. Community Hall targeted rates part fund Community Halls in defined areas of benefit. The targeted rates are on all rating units in defined areas of benefit. The categories of land are based on the location of land. The different categories of land and rates are outlined in the table below.

Categories	Matters	Factor of liability	2025/26 Annual Plan Revenue \$ (GST excl.)	2026/27 Amount \$ (GST incl.)	2026/27 Annual Plan Revenue \$ (GST excl.)
Kaimai Hall	Location of land and provision or availability of service	Fixed charge per rating unit	10,274	27.87	10,300
Katikati War Memorial Hall	Location of land and provision or availability of service	Fixed charge per rating unit	64,126	15.27	64,170
Ohauti Hall	Location of land and provision or availability of service	Fixed charge per rating unit	11,692	48.72	11,777
Omanawa Hall	Location of land and provision or availability of service	Fixed charge per rating unit	11,610	31.34	11,581
Omokoroa Settlers Hall	Location of land and provision or availability of service	Fixed charge per rating unit	49,965	19.51	50,975
Oropi War Memorial Hall	Location of land and provision or availability of service	Fixed charge per rating unit	25,148	43.52	24,425
Paengaroa Hall	Location of land and provision or availability of service	Fixed charge per rating unit	31,073	48.98	31,155
Pukehina Beach Community Centre	Location of land and provision or availability of service	Fixed charge per rating unit	24,217	30.34	24,246
Pyes Pa Hall	Location of land and provision or availability of service	Fixed charge per rating unit	20,484	47.49	20,526
Te Puke War Memorial and Settlers Hall	Location of land and provision or availability of service	Fixed charge per rating unit	202,411	49.65	203,095
Te Puna War Memorial Hall	Location of land and provision or availability of service	Fixed charge per rating unit	16,584	10.26	13,502
Te Puna Community Centre	Location of land and provision or availability of service	Fixed charge per rating unit	48,000	39.75	52,324
Te Ranga Hall	Location of land and provision or availability of service	Fixed charge per rating unit	8,146	33.96	8,238
Waihi Beach Community Centre	Location of land and provision or availability of service	Fixed charge per rating unit	51,464	18.30	51,589
Whakamarama Hall	Location of land and provision or availability of service	Fixed charge per rating unit	17,465	39.54	17,502
Total			592,660		595,405

Section 3 | Introduction to our financials | Rating Information

Promotion Targeted Rates

Promotion rates are targeted rates set under section 16 of the Local Government (Rating) Act 2002. Promotion targeted rates part fund town centre promotion in defined areas of benefit. The categories of land are based on the location of land and zoning. The targeted rates are on all rating units in defined areas of benefit. The different categories of land and rates are outlined in the table below.

Categories	Matters	Factor of liability	2025/26 Annual Plan Revenue \$ (GST excl.)	2026/27 Amount \$ (GST incl.)	2026/27 Annual Plan Revenue \$ (GST excl.)
Waihi Beach Community board area	Location - community board area	Fixed amount per rating unit	54,471	19.73	55,627
Waihi Beach Commercial/industrial zoned area	Location of land and land use	Fixed amount per rating unit	18,157	361.42	18,542
Katikati Town Centre	Location of land	Fixed amount per rating unit	97,240	23.01	97,540
Katikati promotion	Location of land	Fixed amount per rating unit	74,525	18.11	76,106
Katikati Commercial/industrial zoned area	Location of land and land use	Fixed amount per rating unit	60,975	515.17	62,269
Te Puke promotion	Location of land - Te Puke	Fixed amount per rating unit	68,224	22.24	82,453
Te Puke Commercial/industrial zoned area	Location of land and land use	Fixed amount per rating unit	52,434	339.74	63,369
Maketu promotion	Location of land - Maketu	Fixed amount per rating unit	25,683	11.11	31,039
Total			451,708		486,945

Community Development and Grants Targeted Rates

Community Development and Grants rates are targeted rates set under section 16 of the Local Government (Rating) Act 2002, which part fund the communities activity. The different categories of land are based on location of land. The targeted rates are on all rating units in defined areas of benefit. The different categories of land and rates are outlined in the table below.

Categories	Matters	Factor of liability	2025/26 Annual Plan Revenue \$ (GST excl.)	2026/27 Amount \$ (GST incl.)	2026/27 Annual Plan Revenue \$ (GST excl.)
Katikati Resource Centre - Katikati	Location - community board area	Fixed amount per rating unit	35,772	8.69	36,531
Katikati Resource Centre - Waihi Beach	Location - community board area	Fixed amount per rating unit	11,924	4.32	12,177
Total			47,696		48,708

Section 3 | Introduction to our financials | Rating Information

Waihi Beach Coastal Protection Targeted Rates

The Waihi Beach Coastal Protection rates are targeted rates set under section 16 and 17 of the Local Government (Rating) Act 2002. The Waihi Beach Coastal Protection targeted rates part fund coastal protection in Waihi Beach. The different categories of land are based on the provision of services by Council. The targeted rates are on all rating units in the Waihi Beach area or defined areas of benefit. The different categories of land and rates are outlined in the table below.

Categories	Matters	Factor of liability	2025/26 Annual Plan Revenue \$ (GST excl.)	2026/27 Amount \$ (GST incl.)	2026/27 Annual Plan Revenue \$ (GST excl.)
Rock revetment area of benefit - Operational	Location of land and provision or availability of service	Per rating unit	7,071	219.77	7,071
Rock revetment area of benefit - Capital	Location of land and provision or availability of service	Per rating unit	19,704	1,510.64	19,704
Rock revetment area of benefit - capital lump sum (optional)*	Location of land and provision or availability of service	Per rating unit	0.00	11,871.22	0.00
• Ward area	Location of land and provision or availability of service	Per rating unit	45,118	16.00	45,118
• Dunes northern area of benefit	Location of land and provision or availability of service	Per rating unit	15,478	773.90	15,478
• Dunes Glen Isla Place area of benefit	Location of land and provision or availability of service	Per rating unit	4,159	797.14	4,159
Total			91,529		91,530

* Lump sum contributions are invited in respect of Waihi Beach Rock revetment within the defined areas of benefit in lieu of future payments of the Rock Revetment area of benefit - capital rate above. Offer letters are sent out each year inviting rate payers to make a lump sum contribution.

Pukehina Beach Protection Targeted Rates

Pukehina Beach Protection rate is a targeted rate set under section 16 of the Local Government (Rating) Act 2002 and part funds Pukehina beach protection in defined areas of benefit. The different categories of land are based on location of land. The targeted rates are on all rating units in defined areas of benefit. The different categories of land and rates are outlined in the table below.

Categories	Matters	Factor of liability	2025/26 Annual Plan Revenue \$ (GST excl.)	2026/27 Amount \$ (GST incl.)	2026/27 Annual Plan Revenue \$ (GST excl.)
Coastal	Location	Fixed amount per rating unit	15,631	57.96	13,405
Inland	Location	Fixed amount per rating unit	3,908	10.33	3,351
Total			19,538		16,757

Section 3 | Introduction to our financials | Rating Information

Western Water Targeted Rates

The western water rates are targeted rates set under section 16 and a volumetric water rate set under section 19 of the Local Government (Rating) Act 2002. The western water targeted rate part funds the western water activity, which approximately covers the area of the Katikati/Waihi Beach ward. The different categories of land are based on the provision or availability of water supply services provided by Council on all rating units in the western water zone. Where a rating unit has the ability to, but is not connected to the water supply an availability rate is charged. The different categories of land and rates are outlined in the table below.

Categories	Matters	Factor of liability	2025/26 Annual Plan Revenue \$ (GST excl.)	2026/27 Amount \$ (GST incl.)	2026/27 Annual Plan Revenue \$ (GST excl.)
Metered connection (standard 20mm)	Location of land and provision of service	Per connection	2,625,303	432.91	2,835,424
Metered connection (additional to standard 20mm)	Location of land and provision of service	Per connection	25,610	108.23	25,316
Metered connection (25mm)	Location of land and provision of service	Per connection	5,304	242.43	5,692
Metered connection (40mm)	Location of land and provision of service	Per connection	3,157	1,298.72	4,517
Metered connection (50mm)	Location of land and provision of service	Per connection	36,837	2,272.75	41,502
Metered connection (100mm)	Location of land and provision of service	Per connection	33,679	10,389.73	36,138
Metered connection (150mm)	Location of land and provision of service	Per connection	19,383	23,918.01	20,798
Unmetered connection	Location of land and provision of service	Per connection	1,827	563.64	1,960
Availability charge	Location of land and provision of service	Per rating unit	45,298	216.45	47,824
Consumption charge	Location of land and provision or availability of service	A fixed amount per cubic meter of water consumption	0.00	1.75	0.00
Woodland Road water supply extension	Location of land and provision or availability of service	Per rating unit	1,055	606.48	1,055
Woodland Road water supply extension - lump sum	Location of land and provision or availability of service	Per rating unit	0.00	1,274.07	0.00
Total			2,797,454		3,020,227

Section 3 | Introduction to our financials | Rating Information

Central Water Targeted Rates

The central water rates are targeted rates set under section 16 and a volumetric water rate set under section 19 of the Local Government (Rating) Act 2002. The central water targeted rate part funds the western water activity. The area serviced is approximately the same as the Kaimai Ward area. The different categories of land are based on the provision or availability of water supply services provided by Council on all rating units in the central water zone. Where a rating unit has the ability to, but is not connected to the water supply an availability rate is charged. The different categories of land and rates are outlined in the table below.

Categories	Matters	Factor of liability	2025/26 Annual Plan Revenue \$ (GST excl.)	2026/27 Amount \$ (GST incl.)	2026/27 Annual Plan Revenue \$ (GST excl.)
Metered connection (standard 20mm)	Location of land and provision of service	Per connection	1,637,228	432.91	1,786,502
Metered connection (additional to standard 20mm)	Location of land and provision of service	Per connection	21,313	108.23	23,057
Metered connection (25mm)	Location of land and provision of service	Per connection	6,483	242.43	6,957
Metered connection (40mm)	Location of land and provision of service	Per connection	2,105	1,298.72	2,259
Metered connection (50mm)	Location of land and provision of service	Per connection	22,102	2,272.75	23,716
Metered connection (100mm)	Location of land and provision of service	Per connection	25,259	10,389.73	27,104
Metered connection (150mm)	Location of land and provision of service	Per connection	0.00	23,918.01	0.00
Unmetered connection	Location of land and provision of service	Per connection	914	563.64	980
Availability charge	Location of land and availability of service	Per rating unit	37,822	216.45	38,328
Consumption charge	Location of land and provision or availability of service	A fixed amount per cubic meter of water consumption	0.00	1.75	0.00
Total			1,753,225		1,908,902

Section 3 | Introduction to our financials | Rating Information

Eastern Water Targeted Rates

The eastern water rates are targeted rates set under section 16 and a volumetric water rate set under section 19 of the Local Government (Rating) Act 2002. The eastern water targeted rate part funds the western water activity. The area serviced is approximately the same as the Maketu/Te Puke Ward area. The different categories of land are based on the provision or availability of water supply services provided by Council on all rating units in the eastern water zone. Where a rating unit has the ability to, but is not connected to the water supply an availability rate is charged. The different categories of land and rates are outlined in the table below.

Categories	Matters	Factor of liability	2025/26 Annual Plan Revenue \$ (GST excl.)	2026/27 Amount \$ (GST incl.)	2026/27 Annual Plan Revenue \$ (GST excl.)
Metered connection (standard 20mm)	Location of land and provision of service	Per connection	1,950,764	432.91	2,096,522
Metered connection (additional to standard 20mm)	Location of land and provision of service	Per connection	20,611	108.23	23,998
Metered connection (25mm)	Location of land and provision of service	Per connection	10,020	242.43	10,962
Metered connection (40mm)	Location of land and provision of service	Per connection	5,262	1,298.72	6,776
Metered connection (50mm)	Location of land and provision of service	Per connection	47,888	2,272.75	49,408
Metered connection (100mm)	Location of land and provision of service	Per connection	50,519	10,389.73	54,207
Metered connection (150mm)	Location of land and provision of service	Per connection	19,383	23,918.01	20,798
Unmetered connection	Location of land and provision of service	Per connection	2,741	563.64	2,941
Availability charge	Location of land and availability of service	Per rating unit	42,550	216.45	47,066
Consumption charge	Location of land and provision or availability of service	A fixed amount per cubic meter of water consumption	0.00	1.75	0.00
Black Road water supply extension	Location of land in defined area of benefit and provision or availability of service	Per rating unit	1,023	587.96	1,023
Black Road water supply extension - lump sum	Location of land in defined area of benefit and provision or availability of service	Per rating unit	0.00	1,235.30	0.00
Gibraltar water scheme	Location of land in defined area of benefit and provision or availability of service	Per rating unit	3,075	121.96	3,075
Total			2,153,835		2,316,776

Section 3 | Introduction to our financials | Rating Information

Waihi Beach Wastewater Targeted Rates

The Waihi Beach wastewater rates are targeted rates set under section 16 of the Local Government (Rating) Act 2002. The Waihi Beach wastewater targeted rate part funds the Waihi Beach wastewater activity. The different categories of land are based on the provision or availability of wastewater services provided by Council. The targeted rates are on all rating units in the Waihi Beach wastewater area or in defined areas of benefit. Where a rating unit has the ability to, but is not connected to the wastewater system an availability rate is charged. A rating unit used primarily as a residence is deemed to only have one toilet. The different categories of land and rates are outlined in the table below.

Categories	Matters	Factor of liability	2025/26 Annual Plan Revenue \$ (GST excl.)	2026/27 Amount \$ (GST incl.)	2026/27 Annual Plan Revenue \$ (GST excl.)
Availability charge	Location of land and provision or availability of service	Per rating unit	76,885	725.08	96,846
Connection charge	Location of land and provision or availability of service	On each rating unit connected to the scheme	3,521,901	1,450.16	3,635,119
Multiple pan charge	Location of land and provision or availability of service	Per water closet or urinal after the first	463,086	1,232.64	461,972
Waihi Beach School	Location of land and provision or availability of service	Per rating unit	10,276	11,817.32	10,276
Total			4,072,148		4,204,212

Katikati Wastewater Targeted Rates

The Katikati wastewater rates are targeted rates set under section 16 of the Local Government (Rating) Act 2002. The Katikati wastewater targeted rate part funds the Katikati wastewater activity. The different categories of land are based on the provision or availability of wastewater services provided by Council. The targeted rates are on all rating units in the Katikati wastewater area or in defined areas of benefit. Where a rating unit has the ability to, but is not connected to the wastewater system an availability rate is charged. A rating unit used primarily as a residence is deemed to only have one toilet. The different categories of land and rates are outlined in the table below.

Categories	Matters	Factor of liability	2025/26 Annual Plan Revenue \$ (GST excl.)	2026/27 Amount \$ (GST incl.)	2026/27 Annual Plan Revenue \$ (GST excl.)
Availability charge	Location of land and provision or availability of service	Per rating unit	80,956	725.08	74,557
Connection charge	Location of land and provision or availability of service	On each rating unit connected to the scheme	3,083,974	1,450.16	3,201,709
Multiple pan charge	Location of land and provision or availability of service	Per water closet or urinal after the first	453,720	1,232.64	480,193
Katikati College	Location of land and provision or availability of service	Per rating unit	33,672	38,722.81	33,672
Katikati Primary	Location of land and provision or availability of service	Per rating unit	21,194	24,373.22	21,194
Total			3,673,516		3,811,326

Section 3 | Introduction to our financials | Rating Information

Te Puna West Wastewater Targeted Rates

The Te Puna West wastewater rates are targeted rates set under section 16 of the Local Government (Rating) Act 2002. The Te Puna West Wastewater targeted rate part funds the Te Puna wastewater activity and part funds the Te Puna West Wastewater wastewater activity. The different categories of land are based on the provision or availability of wastewater services provided by Council. The targeted rates are on all properties in the Te Puna West wastewater area or in defined areas of benefit. Where a rating unit has the ability to, but is not connected to the wastewater system an availability rate is charged. A rating unit used primarily as a residence is deemed to only have one toilet. The different categories of land and rates are outlined in the table below.

Categories	Matters	Factor of liability	2025/26 Annual Plan Revenue \$ (GST excl.)	2026/27 Amount \$ (GST incl.)	2026/27 Annual Plan Revenue \$ (GST excl.)
Availability charge	Location of land and provision or availability of service	Per rating unit	6,734	725.08	6,936
Connection charge	Location of land and provision or availability of service	On each rating unit connected to the scheme	164,054	1,450.16	168,976
Multiple pan charge	Location of land and provision or availability of service	Per water closet or urinal after the first	43,707	1,232.64	45,018
Te Puna West Wastewater Scheme	Location of land in the area of benefit and provision or availability of service (either A or B is required to be paid)	A. Optional per rating unit (one-off capital repayment)	37,170	1,335.79	37,170
		B. Per rating unit	0.00	7,828.14	0.00
Te Puna Primary School	Location of land and provision or availability of service	Per rating unit	0.00	8,170.68	7,105
Total			251,665		265,204

Ōmokoroa Wastewater Targeted Rates

The Ōmokoroa wastewater rates are targeted rates set under section 16 of the Local Government (Rating) Act 2002. The Ōmokoroa wastewater targeted rate part funds the Ōmokoroa wastewater activity. The different categories of land are based on the provision or availability of wastewater services provided by Council. The targeted rates are on all rating units in the Ōmokoroa wastewater area or in defined areas of benefit. Where a rating unit has the ability to, but is not connected to the wastewater system an availability rate is charged. A rating unit used primarily as a residence is deemed to only have one toilet. The different categories of land and rates are outlined in the table below.

Categories	Matters	Factor of liability	2025/26 Annual Plan Revenue \$ (GST excl.)	2026/27 Amount \$ (GST incl.)	2026/27 Annual Plan Revenue \$ (GST excl.)
Availability charge	Location of land and provision or availability of service	Per rating unit	170,788	725.08	202,392
Connection charge	Location of land and provision or availability of service	On each rating unit connected to the scheme	2,721,586	1,450.16	2,921,764
Multiple pan charge	Location of land and provision or availability of service	Per water closet or urinal after the first	318,437	1,232.64	323,702
Ōmokoroa Point School	Location of land and provision or availability of service	Per rating unit	14,175	8,150.78	14,175
Total			3,224,985		3,462,034

Section 3 | Introduction to our financials | Rating Information

Ongare Point Wastewater Targeted Rates

The Ongare Point wastewater rates are targeted rates set under section 16 of the Local Government (Rating) Act 2002. The Ongare Point wastewater targeted rate part funds the Ongare Point Wastewater wastewater activity. The different categories of land are based on the provision or availability of wastewater services provided by Council. The targeted rates are on all rating units in the Ongare Point wastewater area or in defined areas of benefit. Where a rating unit has the ability to, but is not connected to the wastewater system an availability rate is charged. A rating unit used primarily as a residence is deemed to only have one toilet. The different categories of land and rates are outlined in the table below.

Categories	Matters	Factor of liability	2025/26 Annual Plan Revenue \$ (GST excl.)	2026/27 Amount \$ (GST incl.)	2026/27 Annual Plan Revenue \$ (GST excl.)
Availability charge	Location of land and provision or availability of service	Per rating unit	1,224	725.08	1,261
Connection charge	Location of land and provision or availability of service	On each rating unit connected to the scheme	67,336	1,450.16	69,356
Multiple pan charge	Location of land and provision or availability of service	Per water closet or urinal after the first	1,041	1,232.64	1,072
Ongare Point Wastewater Scheme	Location in Ongare Point area of benefit and provision or availability of service (either A or B is required to be paid)	A. Optional per rating unit (one-off capital repayment)	0.00	7,727.15	0.00
		B. Per rating unit	10,454	1,335.79	10,454
Total			80,055		82,143

Section 3 | Introduction to our financials | Rating Information

Te Puke Wastewater Targeted Rates

The Te Puke wastewater rates are targeted rates set under section 16 of the Local Government (Rating) Act 2002 and part funds the Te Puke wastewater activity. The different categories of land are based on the provision or availability of wastewater services provided by Council. The targeted rates are on all rating units in the Te Puke wastewater area or in defined areas of benefit. Where a rating unit has the ability to, but is not connected to the wastewater system an availability rate is charged. A rating unit used primarily as a residence is deemed to only have one toilet. The different categories of land and rates are outlined in the table below.

Categories	Matters	Factor of liability	2025/26 Annual Plan Revenue \$ (GST excl.)	2026/27 Amount \$ (GST incl.)	2026/27 Annual Plan Revenue \$ (GST excl.)
Availability charge	Location of land and provision or availability of service	Per rating unit	66,111	725.08	67,464
Connection charge	Location of land and provision or availability of service	On each rating unit connected to the scheme	3,583,482	1,450.16	3,769,164
Multiple pan charge	Location of land and provision or availability of service	Per water closet or urinal after the first	848,123	1,232.64	885,356
Te Puke High School	Location of land and provision or availability of service	Per rating unit	39,911	45,897.62	39,911
Te Puke Intermediate School	Location of land and provision or availability of service	Per rating unit	18,075	20,785.81	18,075
Te Puke Primary School	Location of land and provision or availability of service	Per rating unit	14,175	16,301.56	14,175
Fairhaven Primary School	Location of land and provision or availability of service	Per rating unit	18,854	21,682.66	18,854
Te Timatanga Hou Kohanga Reo	Location of land and provision or availability of service	Per rating unit	2,477	2,848.81	2,477
Total			4,591,210		4,815,477

Maketu / Little Waihi Wastewater Targeted Rates

The Maketu / Little Waihi wastewater rates are targeted rates set under section 16 of the Local Government (Rating) Act 2002. The Maketu / Little Waihi wastewater targeted rate part funds the Maketu / Little Waihi Wastewater wastewater activity. The different categories of land are based on the provision or availability of wastewater services provided by Council. The targeted rates are on all rating units in the Maketu / Little Waihi wastewater area or in defined areas of benefit. Where a rating unit has the ability to, but is not connected to the wastewater system an availability rate is charged. A rating unit used primarily as a residence is deemed to only have one toilet. The different categories of land and rates are outlined in the table below.

Categories	Matters	Factor of liability	2025/26 Annual Plan Revenue \$ (GST excl.)	2026/27 Amount \$ (GST incl.)	2026/27 Annual Plan Revenue \$ (GST excl.)
Availability charge	Location of land and provision or availability of service	Per rating unit	28,538	725.08	28,764
Connection charge	Location of land and provision or availability of service	On each rating unit connected to the scheme	576,393	1,450.16	594,945
Multiple pan charge	Location of land and provision or availability of service	Per water closet or urinal after the first	115,511	1,232.64	120,048
Maketu School	Location of land and provision or availability of service	Per rating unit	2,477	2,848.81	2,477
Total			722,920		746,235

Land Drainage Targeted Rates

Land Drainage rates are targeted rates set under section 16 of the Local Government (Rating) Act 2002. Land Drainage targeted rates part fund land drainage in Little Waihi defined areas of benefit. The categories of land liable for each rate are based on the provision of services by Council and the location of the land. The targeted rates are on all rating units in defined areas of benefit. The different categories of land and rates are outlined in the table below.

Categories	Matters	Factor of liability	2025/26 Annual Plan Revenue \$ (GST excl.)	2026/27 Amount \$ (GST incl.)	2026/27 Annual Plan Revenue \$ (GST excl.)
Waihi Land Drainage - drains class A	Location of land and provision or availability of service	Per hectare of each rating unit	249,272	65.85	249,272
Waihi Land Drainage - drains class B	Location of land and provision or availability of service	Per hectare of each rating unit	3,877	27.16	3,877
Waihi Pumping Drainage - pumps class A	Location of land and provision or availability of service	Per hectare of each rating unit	474,417	288.54	474,417
Waihi Pumping Drainage - pumps class B	Location of land and provision or availability of service	Per hectare of each rating unit	11,848	151.70	11,848
Waihi Pumping Drainage - pumps class C	Location of land and provision or availability of service	Per hectare of each rating unit	14,820	92.68	14,820
Total			754,234		754,234

Section 3 | Introduction to our financials | Rating Information

Stormwater Targeted Rates

Stormwater rates are targeted rates set under section 16 of the Local Government (Rating) Act 2002. The Stormwater targeted rate part funds stormwater in defined areas of benefit. The different categories of land are based on the provision services provided by Council. The targeted rates are on all rating units in defined areas of benefit. The different categories of land and rates are outlined in the table below.

Categories	Matters	Factor of liability	2025/26 Annual Plan Revenue \$ (GST excl.)	2026/27 Amount \$ (GST incl.)	2026/27 Annual Plan Revenue \$ (GST excl.)
Waihi Beach	Location of land	Fixed amount per rating unit	1,360,696	492.73	1,389,003
Kauri Point	Location of land	Fixed amount per rating unit	9,337	134.94	9,622
Ongare Point	Location of land	Fixed amount per rating unit	6,832	134.94	7,041
Tanners Point	Location of land	Fixed amount per rating unit	12,753	134.94	13,142
Tuapiro Point	Location of land	Fixed amount per rating unit	2,847	134.94	2,934
Katikati	Location of land	Fixed amount per rating unit	983,997	492.73	993,597
Ōmokoroa	Location of land	Fixed amount per rating unit	1,090,732	492.73	1,129,418
Te Puna	Location of land	Fixed amount per rating unit	15,713	134.94	16,076
Te Puke	Location of land	Fixed amount per rating unit	1,353,315	492.73	1,364,857
Paengaroa	Location of land	Fixed amount per rating unit	34,729	134.94	35,789
Pukehina	Location of land	Fixed amount per rating unit	73,215	134.94	75,451
Maketu	Location of land	Fixed amount per rating unit	49,987	134.94	51,513
Total			4,994,151		5,088,442

Ōmokoroa Greenwaste Targeted Rate

The Ōmokoroa greenwaste rate is a targeted rate set under section 16 of the Local Government (Rating) Act 2002. The Ōmokoroa greenwaste targeted rate part funds greenwaste facilities. The targeted rate is on all properties in the Ōmokoroa community board defined area of benefit.

Categories	Matters	Factor of liability	2025/26 Annual Plan Revenue \$ (GST excl.)	2026/27 Amount \$ (GST incl.)	2026/27 Annual Plan Revenue \$ (GST excl.)
Ōmokoroa Greenwaste targeted rate	Location	Fixed amount per rating unit	111,639	10.87	25,000
Total			111,639		25,000

Section 3 | Introduction to our financials | Rating Information

Solid Waste Targeted Rate

The solid waste rates are a targeted rate set under section 16 (3) (b) of the Local Government (Rating) Act 2002. The solid waste rate part funds the solid waste activity (refuse that is non recyclable).

Categories	Matters	Factor of liability	2025/26 Annual Plan Revenue \$ (GST excl.)	2026/27 Amount \$ (GST incl.)	2026/27 Annual Plan Revenue \$ (GST excl.)
Western	Location - Katikati/Waihi Beach	Fixed amount per rating unit	717,004	71.22	500,000
Eastern	Location - Maketu/Te Puke Ward	Fixed amount per rating unit	568,004	61.52	400,000
Total			1,285,009		900,000

Kerbside Collection Targeted Rate

The Kerbside collection rates are a targeted rate set under section 16 (3) (b) of the Local Government (Rating) Act 2002. This rate only applies to rating units provided with the service. The kerbside collection rate part funds the solid waste activity.

Categories	Matters	Factor of liability	2025/26 Annual Plan Revenue \$ (GST excl.)	2026/27 Amount \$ (GST incl.)	2026/27 Annual Plan Revenue \$ (GST excl.)
Partial service	Service provision	Fixed amount per service	685,236	116.28	708,078
Full service	Service provision	Fixed amount per service	1,881,149	174.41	1,947,446
Total			2,566,385		2,655,525

Rating Base Information

The projected number of rating units within the district at the end of the preceding financial year (30 Jun 2026)	25,429
The projected total capital value of rating units within the district at the end of the preceding financial year (30 June 2026)	42,812,526,441
The projected total land value of rating units within the district at the end of the preceding financial year (30 June 2026)	23,976,444,750

Taukī haurapa pūtea

Prospective financial statements

Cautionary note

The information in the prospective financial statements is uncertain and its preparation requires the exercise of judgement. Actual financial results achieved are likely to vary from the information presented and the variations may be material. Events and circumstances may not occur as expected and may or may not have been predicted or the Council may subsequently take actions that differ from the proposed course of action on which the prospective financial statements are based.

Assumptions underlying prospective financial information

The financial information contained within these policies and statements is prospective information and has been prepared in compliance with PBE FRS 42: Prospective Financial Information. The purpose for which it has been prepared is to enable the public to participate in decision-making processes as to the services to be provided by Western Bay of Plenty District Council over the financial year ended 30 June 2026 and to provide a broad accountability mechanism of the Council to the community. Refer to page 14 for details of the underlying strategic assumptions.

Section 3 | Introduction to our financials | Prospective Financial Statements

Prospective Statement of Financial Position

	Annual Plan 2025/26 (000's)	Long Term Plan 2026/27 (000's)	Annual Plan 2026/27 (000's)
Assets			
Current Assets			
Cash and Cash Equivalents	10,969	15,137	11,986
Receivables	18,903	18,117	26,547
Prepayments and Accrued Income	2,224	263	1,660
Non Current Assets Held For Sale	-	-	-
Other Financial Assets	-	-	-
Total Current Assets	32,096	33,516	40,193
Non-Current Assets			
Investment in CCOs and Other Similar Entities	15,600	8,236	19,197
Other Financial Assets	13,731	1,732	228
Investment in associates	429	512	429
Derivative financial instruments asset	1,965	2,580	138
Property, Plant and Equipment	2,211,208	2,381,413	2,274,983
Intangible Assets	3,692	5,254	5,019
Forestry Assets	4,243	8,516	4,737
Total Non-Current Assets	2,250,868	2,408,244	2,304,732
Total Assets	2,282,964	2,441,760	2,344,925
Liabilities			
Current Liabilities			
Creditors and Other Payables	31,326	24,850	46,423
Borrowings	35,000	15,000	40,000
Employee Entitlements	3,967	4,570	3,877
Provisions	1,903	313	32
Derivative Financial Instruments	(54)	-	-
Total Current Liabilities	72,142	44,733	90,332
Non-Current Liabilities			
Employee Entitlements	14	21	6
Borrowings	243,571	274,130	279,473
Provisions	62	262	2
Derivate Financial Instruments	-	-	-
Total Non-Current Liabilities	243,647	274,413	279,481
Total Liabilities	315,789	319,147	369,813
Total Net Assets	1,967,175	2,122,613	1,975,112

Section 3 | Introduction to our financials | Prospective Financial Statements

Equity			
Accumulated Funds			
Retained Earnings	1,148,575	1,276,679	1,094,563
Retained Earnings	1,148,575	1,276,679	1,094,563
Reserves			
Council Created Reserves	(55,101)	(92,219)	19,890
Current Accounts	-	-	-
Restricted Reserves	362	371	352
Asset Revaluation Reserves	873,340	937,782	860,306
Reserves	818,600	845,934	880,549
Total Equity	1,967,175	2,122,613	1,975,112

Section 3 | Introduction to our financials | Prospective Financial Statements

Prospective Statement of Comprehensive Revenue and Expenditure

	Annual Plan 2025/26 (000's)	Long Term Plan 2026/27 (000's)	Annual Plan 2026/27 (000's)
Revenue and Expense			
Revenue			
Rates	106,947	118,397	116,637
Metered water charges	6,164	6,940	7,471
Fees and Charges	9,698	10,859	10,814
Financial Contributions	15,910	17,824	16,717
Subsidies and Grants	50,185	41,061	28,385
Fines	346	352	369
Interest income	284	297	538
Rental income	1,407	1,727	1,744
Dividends	-	-	-
Petrol tax	433	453	409
Other revenue	909	912	1,073
Gain/(Loss) on Vested assets	1,835	1,302	1,278
Gain/(Loss) on Financial assets	-	-	-
Gain/(Loss) on Disposal of assets	-	-	-
Share of associates net surplus/deficit	-	-	-
Total Operating Revenue	194,118	200,123	185,435
Expenditure			
Other expenses	86,163	81,160	85,421
Personnel costs	33,646	36,770	38,180
Depreciation	31,328	34,981	35,293
Amortisation	128	271	131
Impairment expense	-	-	-
Finance costs	7,933	11,742	11,801
Total Operating Expenditure	159,197	164,924	170,826
Operating Surplus/(Deficit)	34,921	35,200	14,609
Other Comprehensive Revenue and Expense			
Gain/(Loss) on assets			
Gain/(Loss) on revaluation	63,779	24,547	21,798
Total Gain/(Loss) on assets	63,779	24,547	21,798
Other Comprehensive Revenue and Expense	63,779	24,547	21,798
Statement of Comprehensive Revenue Expenditure	98,700	59,746	36,407

Section 3 | Introduction to our financials | Prospective Financial Statements

Prospective Statement of Changes in Equity

	Annual Plan 2025/26 (000's)	Long Term Plan 2026/27 (000's)	Annual Plan 2026/27 (000's)
Equity balance			
Equity balance at 1 July	1,868,475	2,063,260	1,938,705
Comprehensive income for year	98,700	59,357	36,407
Equity balance at 30 June	1,967,175	2,122,616	1,975,112
Components of Equity			
Retained earnings			
Retained earnings at 1 July	1,091,218	1,226,633	1,080,022
Net Surplus/(Deficit)	34,921	35,200	14,609
Transfer to/(from) reserves	22,436	14,847	(69)
Retained earnings 30 June	1,148,575	1,276,680	1,094,563
Revaluation Reserves			
Revaluation Reserves at 1 July	809,561	913,235	838,509
Revaluation Gains	63,779	24,547	21,798
Revaluation Reserves 30 June	873,340	937,782	860,306
Council created Reserves			
Council created Reserves at 1 July	(32,304)	(77,001)	20,174
Transfers to/(from) Reserves	(22,436)	(14,848)	69
Council created Reserves 30 June	(54,740)	(91,849)	20,242
Components of Equity	1,967,175	2,122,613	1,975,112

Section 3 | Introduction to our financials | Prospective Financial Statements

Prospective Statement of Cash Flows

	Annual Plan 2025/26 (000's)	Long Term Plan 2026/27 (000's)	Annual Plan 2026/27 (000's)
Cashflow Operating Activities			
Cash was provided from:			
Rates revenue incld. Metered water charges	113,111	124,947	124,108
Interest received	284	297	538
Other revenue	62,790	55,184	42,532
Financial contributions	15,910	17,824	16,717
Cash was provided from:	192,095	198,253	183,895
Cash was applied to:			
Payments to suppliers and employees	(119,504)	(117,676)	(123,172)
Interest paid	(7,881)	(12,152)	(10,081)
Cash was applied to:	(127,385)	(129,828)	(133,253)
Net cashflow from Operating Activities	64,710	68,425	50,641
Cashflow Investment Activities			
Cash was provided from:			
Proceeds from sale of property, plant and equipment	-	-	-
Proceeds from sale of investments	-	-	15,164
Cash was provided from:	-	-	15,164
Cash was applied to:			
Purchase of property, plant and equipment	(132,095)	(126,793)	(131,299)
Purchase of investments	(1,682)	10,074	(1,752)
Cash was applied to:	(133,777)	(116,719)	(133,051)
Net cashflow from Investment Activities	(133,777)	(116,719)	(117,887)
Cashflow Finance Activities			
Cash was provided from:			
Proceeds from borrowings	68,981	47,496	63,593
Cash was provided from:	68,981	47,496	63,593
Cash was applied to:			
Repayment of borrowings	-	-	-
Cash was applied to:	-	-	-
Net cashflow from Finance Activities	68,981	47,496	63,593
Total Net Cashflow	86	798	3,652
Cash balance			
Net Increase/(Decrease) in Cash Held	-	-	-
Cash balance at the Beginning of the Year	10,969	15,136	17,358
Cash balance at the End of the Year	10,969	15,136	11,986

Section 3 | Introduction to our financials | Prospective Financial Statements

Reconciliation of Summary Funding Impact Statement to Prospective Statement of Comprehensive Revenue and Expense

	Annual Plan 2025/26 (000's)	Long Term Plan 2026/27 (000's)	Annual Plan 2026/27 (000's)
Revenue			
Prospective Statement of Comprehensive Revenue Expenditure			
Total Operating Revenue			
Total Operating Revenue	194,118	199,734	185,435
Total Operating Revenue	194,118	199,734	185,435
Prospective Statement of Comprehensive Revenue Expenditure			
Summary Funding Impact Statement			
Sources of operating funding			
Total sources of operating funding	134,848	150,717	142,290
Sources of operating funding	134,848	150,717	142,290
Add sources of capital funding			
Subsidies and grants for capital expenditure	41,525	29,891	25,150
Development and financial contributions	15,910	17,824	16,717
Gain disposal of assets	-	-	-
Vested assets	1,835	1,302	1,278
Add sources of capital funding	59,269	49,017	43,145
Summary Funding Impact Statement	194,118	199,734	185,435
Expenditure			
Prospective Statement of Comprehensive Revenue Expenditure			
Total Operating Expenditure			
Total Operating Expenditure	159,197	164,924	170,826
Total Operating Expenditure	159,197	164,924	170,826
Prospective Statement of Comprehensive Revenue Expenditure			
Summary Funding Impact Statement			
Application of operating fund			
Total application of operating funding	127,741	129,672	135,402
Application of operating fund	127,741	129,672	135,402
Add application of capital funding			
Loss on disposal of asset	-	-	-
Loss on changes in fair value of investment property and revaluation of financial assets	-	-	-
Increase/(decrease) in provisions	-	-	-
Depreciation and amortisation expense	31,455	35,252	35,423
Add application of capital funding	31,455	35,252	35,423
Summary Funding Impact Statement	159,197	164,924	170,826

Kaupapa here Tautuhi Tatauranga

Significant Accounting Policies

The accompanying Prospective Statement of Accounting Policies and Notes to the Financial Statements must be prepared according to generally accepted accounting practice (GAAP) and recognised accounting standards. These are as per the Significant Accounting Policies in the LTP 2024-2034 (pages 362-372), noting that it is for the year ended 30 June 2027 (rather than the full then years of the LTP). The differences to note are below.

Regarding the basis of preparation

Council, who are authorised to do so, believe the assumptions underlying the Prospective Financial Statements are appropriate and as such, have adopted the draft Annual Plan.

Assumption underlying prospective financial information

The purpose for which it has been prepared is to set out the Council's plan for the financial year 2026/27 and to provide a broad accountability mechanism of the Council to the community.

Local Water Done Well

The Government has initiated a reform process for service delivery of three waters. The Council consulted on potential delivery models for three waters and is developed a Water Services Delivery Plan on a proposed joint Council Controlled Organisation (CCO) with Tauranga City Council, from 1 July 2027. The process for the future establishment of a joint CCO is currently going through a due diligence phase, with final decisions and direction by both Councils expected in early April 2026. The current structure of water delivery services is likely to change, however the exact arrangement and timing of this is yet to be determined.

Pūtea tāpui

Reserve Balances

This statement shows the opening balance of Council's reserves at 1 July 2026, and the proposed deposits, withdrawals and closing balances as at 30 June 2027.

Note: The figures are all shown as accounting balances, i.e. credit in brackets/negative.

Section 3 | Introduction to our financials | Reserve Balances

Current Accounts

Reserve name	Purpose	Activity	Interest Bearing	Opening balance 1 July 2026	Expected deposits to fund to 30 June 2027	Expected withdrawals from fund to 30 June 2027	Closing balance 30 June 2027
Current accounts			No	(188,442)	(26,833,463)	26,833,463	(188,442)
Total current accounts				(188,442)	(26,833,463)	26,833,463	(188,442)

Asset Replacement Reserves

Reserve name	Purpose	Activity	Interest Bearing	Opening balance 1 July 2026	Expected deposits to fund to 30 June 2027	Expected withdrawals from fund to 30 June 2027	Closing balance 30 June 2027
Asset Replacement - Cemetery	Depreciation charged is transferred to the specified reserves detailed below and accumulated so that the interest earned on the reserves capital is available for asset replacement/renewals. The replacement/renewals programme is based on the renewals planned in our asset management plans. The reserves are not held as cash reserves.	Communities	Yes	(351,071)	(40,300)	-	(391,371)
Asset Replacement - Civil Defence Vehicles		Communities	Yes	(1,663)	(128)	-	(1,791)
Asset Replacement - Computers		Support Services	Yes	1,566,248	(497,377)	879,554	1,948,425
Asset Replacement - Library Books		Communities	Yes	(1,876,788)	(243,532)	443,392	(1,676,928)
Asset Replacement - Library Computers		Support Services	Yes	-	-	-	-
Asset Replacement - Office Buildings		Recreation and Open Space	Yes	921,772	(576,573)	729,266	1,074,465
Asset Replacement - Swimming Pool		Recreation and Open Space	Yes	1,709,939	(121,930)	72,672	1,660,681
Asset Replacement - Telemetry		Communities	Yes	(62,266)	(2,401)	-	(64,667)
Asset Replacement - Vehicles		Support Services	Yes	(398,989)	(433,531)	716,100	(116,420)
Coastal Marine		Recreation and Open Space	Yes	2,162,581	(804,132)	91,910	1,450,359
District Reserve		Support Services	Yes	(1,220,633)	(923,664)	982,765	(1,161,532)
Huharua Sub Regional Park		Recreation and Open Space	Yes	(362,083)	(29,248)	-	(391,331)
TECT All Terrain Park		Recreation and Open Space	Yes	(1,858,680)	(362,850)	-	(2,221,530)
Total Asset Replacement Reserves					228,367	(4,035,666)	3,915,659

Section 3 | Introduction to our financials | Reserve Balances

Community Board Reserves

Reserve name	Purpose	Activity	Interest Bearing	Opening balance 1 July 2026	Expected deposits to fund to 30 June 2027	Expected withdrawals from fund to 30 June 2027	Closing balance 30 June 2027
Community Boards - general approach							
Katikati Community Board	We have 5 community boards. However from the 2025 Local Elections there are changes to the areas in our District covered by the Community Boards. These reserves are the cumulative unspent money from previous years for each respective community board. These reserves apply to the community board areas of benefit as at 1 July 2025, unless otherwise resolved by the relevant Community Board on a case-by-case basis. Reserve funds can only be used for capital, one-off, or non-recurring expenditure items or grants.	Communities	No	(88,779)	(3,329)	-	(92,108)
Maketu Community Board		Communities	No	(195,988)	(7,350)	-	(203,338)
Ōmokoroa Community Board		Communities	No	(131,778)	(4,942)	-	(136,720)
Te Puke Community Board		Communities	No	(130,906)	(4,909)	-	(135,815)
Waihi Beach Community Board		Communities	No	(181,372)	(6,801)	-	(188,173)
Total Community Board Reserves				(728,823)	(27,331)	-	(756,154)

Other Community Reserves

Reserve name	Purpose	Activity	Interest Bearing	Opening balance 1 July 2026	Expected deposits to fund to 30 June 2027	Expected withdrawals from fund to 30 June 2027	Closing balance 30 June 2027
Other community reserves - general approach	These reserves have been established to accumulate sufficient funds to allow for planned expenditure (per the Long Term Plan) in particular areas, often for town centre development. The funding is provided by way of targeted rates.						
Katikati Town Centre Development Reserve	For town centre development scheduled to begin in as and when opportunity arise.	Economic	Yes	(365,310)	(13,699)	223,772	(155,237)
Omokoroa Town Centre Development Reserve	For town centre development scheduled to begin in as and when opportunity arise.	Economic	Yes	(221,246)	(8,297)	-	(229,543)
Maketu Town Centre Development Reserve	For town centre development scheduled to begin in as and when opportunity arise.	Economic	Yes	(89,561)	(3,359)	-	(92,920)
Pukehina Beach Development Reserve	For community related projects.	Planning for the future	Yes	(121,802)	(4,568)	-	(126,370)
Pukehina Beach Protection Reserve	For beach nourishment and protection.	Natural Environment	Yes	(323,897)	(12,146)	-	(336,043)
Te Puke Town Centre Development Reserve	For town centre development.	Economic	Yes	4,952	(210)	210	4,952
Waihi Beach Town Centre Development Reserve	For town centre development.	Economic	Yes	(628,489)	(23,568)	-	(652,057)
Total Other Community Reserves				(1,745,353)	(65,847)	223,982	(1,587,218)
Total Community Reserves				(2,474,176)	(93,178)	223,982	(2,343,372)

Financial Contribution Reserves

Reserve name	Purpose	Activity	Interest Bearing	Opening balance 1 July 2026	Expected deposits to fund to 30 June 2027	Expected withdrawals from fund to 30 June 2027	Closing balance 30 June 2027
Financial contributions reserves - general approach	These are specific reserves that must be applied for a particular purpose and under specific criteria or qualifying conditions. These reserves are not cash reserves.						
Ecological Financial Contribution Reserve	Financial contributions split into capital and operational components that are to be spent based on Council's annually approved ecological education programme. Capital expenditure must be by Council resolution and satisfy criteria for privately owned land.	Natural Environment	Yes	(341,033)	(12,789)	-	(353,822)
Ecological Operational Financial Contributions Reserve	Financial contributions split into capital and operational components that are to be spent based on Council's annually approved ecological education programme. Operational expenditure is based on the prior year's closing balance available.	Natural Environment	Yes	(712,011)	(209,565)	358,859	(562,717)
Lynley Park Wastewater Remedial Financial Contribution Reserve	Established from money received from Durham Properties Limited, to be used to fund any infrastructure failures in the Lynley Park Development.	Wastewater	Yes	-	-	-	-
Parking Space Financial Contribution Reserve	Provided from financial contributions from developers in the urban areas where they cannot provide public car parks themselves.	Regulatory	Yes	(52,503)	(1,969)	-	(54,472)
Parks and Community Financial Contribution Reserve	To provide for additional reserves and facilities across the District to cater for growth including land, buildings, car parks, playgrounds, libraries, pools, public toilets, walkways and cycleways.	Recreation and Open Space	Yes	(1,792,250)	(2,089,097)	2,187,177	(1,694,170)

Reserve name	Purpose	Activity	Interest Bearing	Opening balance 1 July 2026	Expected deposits to fund to 30 June 2027	Expected withdrawals from fund to 30 June 2027	Closing balance 30 June 2027
Treasury Internal Financial Contribution Reserve Receivable	Reserves relating to the collection of revenue from financial contributions for the purpose of funding growth related expenditure. These reserves are not cash reserves.	Support Services	Yes	(165,785,330)	(33,170,727)	1,132,257	(197,823,800)
Stormwater Omokoroa Financial Contribution Reserve		Stormwater	Yes	31,093,271	-	3,842,732	34,936,003
Stormwater Te Puke Financial Contribution Reserve		Stormwater	Yes	6,199,245	-	1,492,055	7,691,300
Stormwater Waihi Beach Financial Contribution Reserve		Stormwater	Yes	2,634,989	-	188,177	2,823,166
Stormwater Katikati Financial Contribution Reserve		Stormwater	Yes	5,540,968	-	479,359	6,020,327
Transportation Financial Contribution Reserve		Transportation	Yes	(4,105,024)	(4,310,499)	-	(8,415,523)
Transportation Waihi Beach		Transportation	Yes	(1,659,191)	(62,220)	196,080	(1,525,331)
Transportation Katikati		Transportation	Yes	812,858	-	34,546	847,404
Transportation Omokoroa		Transportation	Yes	44,891,848	-	6,484,824	51,376,672
Transportation Te Puke		Transportation	Yes	(826,352)	(30,988)	103,200	(754,140)
Transportation Rural		Transportation	Yes	90,315	-	1,023,028	1,113,343
Transportation Strategic		Transportation	Yes	(781,844)	(29,319)	-	(811,163)
Wastewater Katikati Financial Contribution Reserve		Wastewater	Yes	735,241	(592,897)	432,379	574,723
Wastewater Maketu-Little Waihi Financial Contribution Reserve		Wastewater	Yes	2,480,465	(131,024)	105,420	2,454,861
Wastewater Omokoroa Financial Contribution Reserve		Wastewater	Yes	36,665,171	(1,958,403)	2,374,735	37,081,503
Wastewater Te Puke Financial Contribution Reserve		Wastewater	Yes	9,395,307	(1,325,779)	21,890,122	29,959,650
Wastewater Waihi Beach Financial Contribution Reserve		Wastewater	Yes	8,155,228	(312,813)	979,781	8,822,196
Water Central Financial Contribution Reserve	Water	Yes	13,896,147	(1,012,073)	2,180,459	15,064,533	
Water Eastern Financial Contribution Reserve	Water	Yes	10,851,414	(1,255,607)	1,359,104	10,954,911	

Reserve name	Purpose	Activity	Interest Bearing	Opening balance 1 July 2026	Expected deposits to fund to 30 June 2027	Expected withdrawals from fund to 30 June 2027	Closing balance 30 June 2027
Water Western Financial Contribution Reserve	Reserves relating to the collection of revenue from financial contributions for the purpose of funding growth related expenditure. These reserves are not cash reserves.	Water	Yes	(300,271)	(218,308)	112,399	(406,180)
Total Financial Contributions Reserves				(2,913,342)	(46,724,077)	46,956,693	(2,680,726)

General Reserves

Reserve name	Purpose	Activity	Interest Bearing	Opening balance 1 July 2026	Expected deposits to fund to 30 June 2027	Expected withdrawals from fund to 30 June 2027	Closing balance 30 June 2027
General reserves - general approach	Established reserves for specific purposes.						
Community Discretionary	For any underspent expenditure at year end.	Communities	Yes	-	-	-	-
Environmental Protection Rate	For the accumulation of any net surplus arising from the Environmental Protection Rate account.	All	Yes	-	-	-	-
General Rate	For the accumulation of any net surplus arising from accounts that are general rate funded each year.	All	Yes	1,294,076	(421,665)	226,998	927,409
Community Halls Reserve	Holds the percentage balance of Council-issued infringement notice fines that were not payable to the Government as part of the legislation during the 1980s. Correspondence has not resolved whether the balance is still payable to the Government. No cash is held.	Communities	No	(376,202)	(22,478)	4,343	(394,337)
Eastern Solid Waste Reserve	The accumulation of any net surplus funds to be used for the purpose of future Eastern Solid Waste expenditure	Solid Waste	No	(1,338,433)	(50,191)	264,159	(1,124,465)
Kerbside Waste Reserve	The accumulation of and net surplus funds from the Kerbside activity to be used for the purpose of	Solid Waste	No	(140,444)	(5,267)	-	(145,711)
Western Solid Waste Reserve	The accumulation of any net surplus funds to be used for the purpose of future Western Solid Waste expenditure	Solid Waste	No	(2,874,447)	(107,792)	330,070	(2,652,169)
Ōmokoroa Solid Waste Reserve	The accumulation of any net surplus funds to be used for the purpose of future Ōmokoroa Solid Waste expenditure.	Solid Waste	No	(369,172)	(13,844)	26,849	(356,167)

Reserve name	Purpose	Activity	Interest Bearing	Opening balance 1 July 2026	Expected deposits to fund to 30 June 2027	Expected withdrawals from fund to 30 June 2027	Closing balance 30 June 2027
Waihi District Drainage - Drains Reserve	The accumulation of any net surplus arising from expenditure funded by Waihi Land Drainage targeted rates for drains, to be used for the purpose of expenditure relating to Waihi Land Drainage - Drains activity.	Natural Environment	No	45,527	(1,935)	12,437	56,029
Waihi District Drainage - Pumps Reserve	The accumulation of any net surplus/(deficit) arising from expenditure funded by Waihi Land Drainage targeted rates for pumping, to be used for the purpose of expenditure relating to Waihi Land Drainage - Pumps activity.	Natural Environment	No	50,339	(2,139)	21,235	69,435
Traffic and Parking General	Holds the percentage balance of Council-issued infringement notice fines that were not payable to the Government as part of the legislation during the 1980s. Correspondence has not resolved whether the balance is still payable to the Government. No cash is held.	Regulatory	No	-	-	-	-
Total General Reserves				(3,708,756)	(625,311)	886,091	(3,619,976)

Restricted Reserves

Reserve name	Purpose	Activity	Interest Bearing	Opening balance 1 July 2026	Expected deposits to fund to 30 June 2027	Expected withdrawals from fund to 30 June 2027	Closing balance 30 June 2027
Restricted reserves - general approach	Restricted reserves have been established from public bequests and are only able to be spent in the manner specified by the donor.						
C.E.Miller Reserve	The interest on the capital of \$9,763 is available for the beautification of Katikati.	Recreation and Open Space	Yes	(11,014)	(413)	-	(11,427)
Hastie Bequest Restricted Reserve	The principle settlement amount of \$100,000 is maintained and the interest can be used for Te Puke area library purchases.	Communities	Yes	(291,631)	(10,936)	-	(302,567)
Hunter Estate Restricted Reserve	Established from bequest made in the late 1980s. The funds can only be spent on capital expenditure in Katikati as detailed in our Reserve Management Plans.	Recreation and Open Space	Yes	(49,465)	(1,855)	-	(51,320)
l'Anson Park Trust Reserve	The accumulated interest is available for both operational and capital expenditure undertaken in the Te Puna area.	Recreation and Open Space	No	(9,991)	(375)	23,184	12,818
Total Restricted Reserves				(362,101)	(13,579)	23,184	(352,496)

Special Reserves

Reserve name	Purpose	Activity	Interest Bearing	Opening balance 1 July 2026	Expected deposits to fund to 30 June 2027	Expected withdrawals from fund to 30 June 2027	Closing balance 30 June 2027
Civil Defence Contingency Reserve	For use in Civil Defence events.	Civil Defence	Yes	-	-	-	-
Property and Assets Reserve	For any surplus arising from the corporate property/land purchase account.	Support Services	No	(461,458)	(17,305)	-	(478,763)
Disaster Contingency Reserve	Council's infrastructure self-insurance fund provided from the sale of power company shares in the 1990s. Council's policy is to self insure based on the premise that commercial infrastructure insurance is not available. Major infrastructure, apart from district roading is geographically dispersed throughout our District (primarily stand-alone sewerage and water schemes) and the likelihood of failure of this entire infrastructure at once is assessed as very low.	Communities	Yes	(10,316,131)	(386,855)	-	(10,702,986)
Matakana Island Trust Reserve	Reserves accumulated several years ago from the appeal against the Katikati Reserve extension across to Matakana Island. The funds are available to be used for improvements to the Matakana Island community.	Planning for the future	Yes	-	-	-	-
Panepane Point Development Reserve	For reserves improvements to planting and forestry including roads, carparks and barge access.	Recreation and Open Space	Yes	189,480	-	-	189,480
Te Tawa Ki Tahatahara Reserve	For improvements to wetland restoration and associated infrastructure in conjunction with Pirirakau hapu.	Recreation and Open Space	Yes	(167,273)	(6,273)	-	(173,546)

Reserve name	Purpose	Activity	Interest Bearing	Opening balance 1 July 2026	Expected deposits to fund to 30 June 2027	Expected withdrawals from fund to 30 June 2027	Closing balance 30 June 2027
Weathertight Homes Reserve	To settle potential weathertightness claims that may arise.	Regulatory	Yes	-	-	-	-
Wahi Beach Dam Forestry Reserve	For funding Waihi Beach trail costs.		Yes	-	-	-	-
Total Special Reserves				(10,755,382)	(410,433)	-	(11,165,815)
Total Council Created Reserves including current accounts				(20,173,832)	(78,735,707)	78,839,072	(20,242,467)

Asset Revaluation Reserves

Reserve name	Purpose	Activity	Interest Bearing	Opening balance 1 July 2026	Expected deposits to fund to 30 June 2027	Expected withdrawals from fund to 30 June 2027	Closing balance 30 June 2027
Operational Buildings			No	(9,135,300)	-	-	(9,135,300)
Operational Land			No	(23,593,275)	-	-	(23,593,275)
Operational Coastal Marine			No	(19,921,858)	-	-	(19,921,858)
Operational Library Books			No	(508,527)	-	-	(508,527)
Infrastructural Land			No	(7,365,972)	-	-	(7,365,972)
Infrastructural Buildings			No	(3,009,407)	-	-	(3,009,407)
Infrastructural Water supply			No	(119,286,325)	-	-	(119,286,325)
Infrastructural Road Reserve			No	(74,008,920)	(5,357,075)	-	(79,365,995)
Infrastructural Road Surface			No	(249,495,374)	(13,877,487)	-	(263,372,861)
Infrastructural Other Roding			No	(41,975,907)	(2,636,421)	120,289	(44,492,039)
Infrastructural Sewerage			No	(123,386,164)	-	-	(123,386,164)
Infrastructural Stormwater			No	(75,835,248)	-	-	(75,835,248)
Restricted Buildings			No	(12,697,486)	-	-	(12,697,486)
Restricted Land			No	(53,411,358)	-	-	(53,411,358)
Restricted Forestry			No	(46,441)	(46,905)	-	(93,346)
Restricted Improvements			No	(13,862,237)	-	-	(13,862,237)
Revaluation reserve clearing account			No	(1,822,477)	-	-	(1,822,477)
Total Asset revaluation Reserves				(829,362,276)	(21,917,888)	120,289	(851,159,875)

Whakarāpopoto o ētahi kaupapa here tautuhi rēti

Summary of specific rates policies

Council's specific rates policies

The policies can be viewed on Council's website www.westernbay.govt.nz/policiesandbylaws

- Revenue and Financing Policy
- Discount for early payment of rates in current financial year policy
- Early payment of rates for subsequent years
- Multiple pan wastewater remission policy
- Rates remission for covenanted land policy
- Remission of rates penalties policy
- Rates remission on Māori freehold land policy
- Rates postponement for financial hardship policy
- Rates postponement for owners aged over 65 policy
- Rates remission on re-zoned land policy
- Rates remission for contiguous land policy
- Rates remission for land used for sport and games policy
- Rates remission for natural disasters and emergencies policy
- Water rates remission policy.

Specific policies have been established over time to accommodate individual ratepayer circumstances that have been identified as requiring a specific approach. **By having these specific policies available Council considers it provides a more equitable and fair rating system.**

Kōrero puakanga o te Mahere ā tau, mō te wahanga i timata mai i a 1 July 2026

Annual Plan disclosure statement for the period commencing 1 July 2026

The purpose of this statement is to disclose the Council's planned financial performance in relation to various benchmarks to enable the assessment of whether the Council is prudently managing its revenues, expenses, assets, liabilities, and general financial dealings.

The Council is required to include this statement in its Annual Plan in accordance with the Local Government (Financial Reporting and Prudence) Regulations 2014 (the regulations). Refer to the regulations for more information, including definitions of some of the terms used in this statement.

Benchmark		2026/27 Annual Plan	Met
Rates (income) affordability benchmark	Rates will be less than 80% of total income	68.8%	Yes
Rates (increases) affordability benchmark	The quantified limit is equal to the average LGCI of the 10 years of the LTP of 2.49% plus 6.5%	9.13%	No - through the Long Term Plan, increases in the first three years were planned to exceed the average LGCI of the LTP of 2.49% plus 6.5%, however, they remain within the strategy as the limit is set on an average over 10 years.
Debt affordability benchmark	200% of revenue	183.64%	Yes
Balanced budget benchmark	100%	100%*	Yes
Essential services benchmark	100%	393%	Yes
Debt servicing benchmark	15%	6.02%	Yes

* This benchmark excludes the Water Organisation setup costs, which will remain on Council's balance sheet until the new organisation is formally established. At that point, these costs will be transferred across.

Notes

1. Rates affordability benchmark

- 1.1 For this benchmark:
 - a. the Council's planned rates income, excluding metered water charges, will be equal or greater than 80% of total planned revenue in the Annual Plan; and
 - b. the Council's planned rates increase for the year are compared with a quantified limit (the quantified limit is equal to the average LGCI of the 10 years of the LTP of 2.49% plus 6.5%) on rates increases contained in the financial strategy included in the Long Term Plan 2024-34.
- 1.2 The Council meets the rates affordability benchmark if -
 - a. its planned rates income for the year equals or is less than each quantified limit on rates; and
 - b. its planned rates increases for the year equal or are less than each quantified limit on rates increases

2. Debt affordability benchmark

- 2.1 For this benchmark, the Council's planned borrowing is compared with a debt to revenue limit of 200% on borrowing contained in the financial strategy included in Council's Long Term Plan 2024-34.
- 2.2 The Council meets the debt affordability benchmark if its planned borrowing within each quantified limit on borrowing.

3. Balanced budget benchmark

- 3.1 For this benchmark, the Council's planned revenue (excluding development contributions, vested assets, financial contributions, gains on derivative financial instruments, and revaluations of property, plant, or equipment) is presented as a proportion of its planned operating expenses (excluding losses on derivative financial instruments and revaluations of property, plant, or equipment).
- 3.2 The Council meets the balanced budget benchmark if its revenue equals or is greater than its operating expenses.

4. Essential services benchmark

- 4.1 For this benchmark, the Council's planned capital expenditure on network services is presented as a proportion of expected depreciation on network services.
- 4.2 The Council meets the essential services benchmark if its planned capital expenditure on network services equals or is greater than expected depreciation on network services.

5. Debt servicing benchmark

- 5.1 For this benchmark, the Council's planned borrowing costs are presented as a proportion of planned revenue (excluding development contributions, financial contributions, vested assets, gains on derivative financial instruments, and revaluations of property, plant, or equipment).
- 5.2 Because Statistics New Zealand projects that the Council's population will grow faster than the national population growth rate, it meets the debt servicing benchmark if its planned borrowing costs equal or are less than 15% of its planned revenue.



Festival of Cultures 2025

Moore Park, Katikati





**Western
Bay of Plenty**
District Council

Te Kaunihera a rohe mai i
Ngā Kuri-a-Whārei ki
Otamarakau ki te Uru

westernbay.govt.nz

Capital Projects Detailed

Project ID	Project Description	LTP 27	AP 27	Increase / (decrease)	Funding Source					Assessment of significance / materiality
					Rates	Loans	External Funding	FINCO	Reserves	
283202	Transportation - Rural Roading	276,182	271,459	(4,722)	100%	0%	0%	0%	0%	Not significant/material
282702	Transportation - Waihi Beach Community Roading Funding	174,914	95,200	(79,714)	100%	0%	0%	0%	0%	Material - Decreased allocation of fundings to Community Roading as a whole, as discussed in the Issues and Options Paper.
282802	Transportation - Katikati Community Roading Funding	196,091	106,700	(89,391)	100%	0%	0%	0%	0%	Material - Decreased allocation of fundings to Community Roading as a whole, as discussed in the Issues and Options Paper.
282902	Transportation - Omokoroa Community Roading Funding	116,917	63,600	(53,316)	100%	0%	0%	0%	0%	Material - Decreased allocation of fundings to Community Roading as a whole, as discussed in the Issues and Options Paper.
283002	Transportation - Te Puke Community Roading Funding	349,826	190,350	(159,476)	100%	0%	0%	0%	0%	Material - Decreased allocation of fundings to Community Roading as a whole, as discussed in the Issues and Options Paper.
283102	Transportation - Maketu Community Roading Funding	81,150	44,150	(37,000)	100%	0%	0%	0%	0%	Material - Decreased allocation of fundings to Community Roading as a whole, as discussed in the Issues and Options Paper.
302803	Transportation - Waihi Beach Structure Plan - Reserves Walkway adjacent to Three Mile Creek (RD17)	-	196,080	196,080	0%	0%	0%	100%	0%	Not significant/material. Update to cost and timing - Growth and infrastructure demand
302801	Transportation - Waihi Beach Structure Plan	480,134	-	(480,134)						Not significant/material. Update to cost and timing - Growth and infrastructure demand
303009	Transportation - Omokoroa Structure Plan - Walkways/Cycleways Stage 2/3 (WC)	-	387,000	387,000	0%	0%	0%	100%	0%	Not significant/material. Update to cost and timing - Growth and infrastructure demand
303021	Transportation - Omokoroa Structure Plan - Omokoroa Urbanisation Stage 1A (O-02-1, O-02-2, O-03-1, O-04-1)	-	3,096,000	3,096,000	0%	0%	100%	0%	0%	Not significant/material. Update to cost and timing - Growth and infrastructure demand
303024	Transportation - Omokoroa Structure Plan - Omokoroa Urbanisation Stage 2 (O-06-1, O-07-2, O-08)	-	3,096,000	3,096,000	0%	0%	11%	89%	0%	Not significant/material. Update to cost and timing - Growth and infrastructure demand
303028	Transportation - Omokoroa Structure Plan - Pedestrian Bridge Harbour Ridge to Lynley Park (X-01)	-	1,434,480	1,434,480	0%	0%	0%	100%	0%	Not significant/material. Update to cost and timing - Growth and infrastructure demand
303001	Transportation - Omokoroa Structure Plan	417,750	-	(417,750)						Not significant/material. Update to cost and timing - Growth and infrastructure demand
303108	Transportation - Te Puke Structure Plan - Walkway towards school (WC3)	-	103,200	103,200	0%	0%	0%	100%	0%	Not significant/material. Update to cost and timing - Growth and infrastructure demand
303101	Transportation - Te Puke Structure Plan Urban Catchment	1,355,258	-	(1,355,258)						Not significant/material. Update to cost and timing - Growth and infrastructure demand
LTP25/34-29	Transportation and Reserves - Waiari Bridge Area Restoration	445,600	-	(445,600)						Not significant/material. Replaced by project below.
361901	Transportation - Waiari Bridge Area Restoration	-	772,762	772,762	100%	0%	0%	0%	0%	Not significant/material. Replaces project above. Update to timing.
279202	Transportation - Land Purchases	222,800	456,228	233,428	48%	0%	0%	52%	0%	Not significant/material. Update to cost and timing - Growth and infrastructure demand
283408	Transportation - Seal Extension	1,671,000	3,806,273	2,135,273	3%	33%	0%	64%	0%	Not significant/material. Update to timing.
353901	Transportation - Public Transport Infrastructure (UFTI commitment)	111,400	109,495	(1,905)	100%	0%	0%	0%	0%	Not significant/material.
400211	Transportation - NZTA Works 211 Unsealed road metalling	-	691,065	691,065	0%	49%	51%	0%	0%	Overall Transportation funding considered significant and material - NZTA only funded 61% total Transport Funding requested, with 0% for Improvements. This is further discussed in the LTP 2024-34 and Issues & Options Paper.
400212	Transportation - NZTA Works 212 Sealed road resurfacing	-	3,276,001	3,276,001	0%	66%	32%	2%	0%	Overall Transportation funding considered significant and material - NZTA only funded 61% total Transport Funding requested, with 0% for Improvements. This is further discussed in the LTP 2024-34 and Issues & Options Paper.

Project ID	Project Description	LTP 27	AP 27	Increase / (decrease)	Funding Source					Assessment of significance / materiality
					Rates	Loans	External Funding	FINCO	Reserves	
400213	Transportation - NZTA Works 213 Drainage renewals	-	524,486	524,486	0%	59%	41%	0%	0%	Overall Transportation funding considered significant and material. NZTA only funded 61% total Transport Funding requested, with 0% for Improvements. This is further discussed in the LTP 2024-34 and Issues & Options Paper.
400214	Transportation - NZTA Works 214 Sealed road pavement rehabilitation	-	1,867,198	1,867,198	0%	44%	46%	9%	0%	Overall Transportation funding considered significant and material. NZTA only funded 61% total Transport Funding requested, with 0% for Improvements. This is further discussed in the LTP 2024-34 and Issues & Options Paper.
400215	Transportation - NZTA Works 215 Structures component replacements	-	57,653	57,653	0%	34%	27%	38%	0%	Update to cost and timing. Not significant/material
400221	Transportation - NZTA Works 221 Environmental renewals	-	10,615	10,615	0%	34%	27%	38%	0%	Update to cost and timing. Not significant/material
400222	Transportation - NZTA Works 222 Traffic services renewal	-	745,410	745,410	0%	0%	0%	100%	0%	Overall Transportation funding considered significant and material. NZTA only funded 61% total Transport Funding requested, with 0% for Improvements. This is further discussed in the LTP 2024-34 and Issues & Options Paper.
400225	Transportation - NZTA Works 225 Footpath renewal	-	0	76,992						Not significant/material
400324	Transportation - NZTA Works 324 Low Cost Low Risk	-	1,759,999	1,759,999	0%	91%	0%	9%	0%	Overall Transportation funding considered significant and material. NZTA only funded 61% total Transport Funding requested, with 0% for Improvements. This is further discussed in the LTP 2024-34 and Issues & Options Paper.
283423	Transportation - One Network Maintenance Contract Pavement Surfacing (Reseals)	5,474,676	-	(5,474,676)						Overall Transportation funding considered significant and material. NZTA only funded 61% total Transport Funding requested, with 0% for Improvements. This is further discussed in the LTP 2024-34 and Issues & Options Paper.
283426	Transportation - One Network Maintenance Contract Pavement Unsealed Strengthening	779,800	-	(779,800)						Overall Transportation funding considered significant and material. NZTA only funded 61% total Transport Funding requested, with 0% for Improvements. This is further discussed in the LTP 2024-34 and Issues & Options Paper.
283432	Transportation - One Network Maintenance Contract Drainage Improvements	38,990	-	(38,990)						Not significant/material
283435	Transportation - One Network Maintenance Contract Ancillary Improvements	20,052	-	(20,052)						Not significant/material
283438	Transportation - District Capital Network Improvements	1,114,000	-	(1,114,000)						Overall Transportation funding considered significant and material. NZTA only funded 61% total Transport Funding requested, with 0% for Improvements. This is further discussed in the LTP 2024-34 and Issues & Options Paper.
283429	Transportation - One Network Maintenance Contract Pavement Rehabilitation	14,679,710	-	(14,679,710)						Overall Transportation funding considered significant and material. NZTA only funded 61% total Transport Funding requested, with 0% for Improvements. This is further discussed in the LTP 2024-34 and Issues & Options Paper.
283441	Transportation - One Network Maintenance Contract Pavement Seal Widening	2,204,703	-	(2,204,703)						Overall Transportation funding considered significant and material. NZTA only funded 61% total Transport Funding requested, with 0% for Improvements. This is further discussed in the LTP 2024-34 and Issues & Options Paper.
362002	Transportation - Pongakawa Bush Road Resilience improvements	-	1,444,800	1,444,800	24%	0%	76%	0%	0%	Not significant/material. Update to timing and added through NZTA subsidy.
210413	Transportation - Minor Capital Roading Improvements	4,010,400	-	(4,010,400)						Overall Transportation funding considered significant and material. NZTA only funded 61% total Transport Funding requested, with 0% for Improvements. This is further discussed in the LTP 2024-34 and Issues & Options Paper.
307601	Transportation - Walking and Cycling	557,000	516,000	(41,000)	100%	0%	0%	0%	0%	Not significant/material
307604	Transportation - District Walking - Off-road	57,482	51,600	(5,883)	100%	0%	0%	0%	0%	Not significant/material
Total Transportatation		34,835,835	25,173,805	(9,585,038)						

Project ID	Project Description	LTP 27	AP 27	Increase / (decrease)	Funding Source					Assessment of significance / materiality
					Rates	Loans	External Funding	FINCO	Reserves	
345201	Water Supply - Western Supply Zone - Additional Water Source	171,750	-	(171,750)						Update to cost and timing. Not significant/material
243619	Water Supply - Western Supply Zone - Reticulation Capital Improvements	326,325	472,420	146,095	0%	78%	0%	22%	0%	Update to cost and timing. Not significant/material
337201	Water Supply - Western Supply Zone - Western Reticulation Modelling	5,725	-	(5,725)	0%	91%	0%	9%	0%	Not significant/material. Movement to operational budgets.
340801	Water Supply - Western Supply Zone - Reservoirs, Pumps & Controls Renewals	125,950	112,970	(12,980)	0%	91%	0%	9%	0%	Update to cost and timing. Not significant/material
243624	Water Supply - Western Supply Zone Bulk Flow Meters	85,875	77,025	(8,850)	0%	100%	0%	0%	0%	Update to cost and timing. Not significant/material
243623	Structure Plan - Waihi Beach - WS4 and WS5 - Water main	33,377	-	(33,377)						Update to cost and timing. Not significant/material
243622	Water Supply - Katikati Structure Plan	401,379	-	(401,379)						Update to cost and timing. Not significant/material
243320	Water Supply - Central Supply Zone - Additional Bore	1,259,500	1,129,700	(129,800)	0%	0%	0%	100%	0%	Update to cost and timing. Not significant/material
243310	Water Supply - Central Supply Zone - Reticulation Improvements	1,625,900	1,116,982	(508,918)	0%	69%	0%	31%	0%	Update to cost and timing. Not significant/material
340601	Water Supply - Central Supply Zone - Central Modelling	22,900	-	(22,900)	0%	67%	0%	33%	0%	Not significant/material. Movement to operational budgets.
319001	Water Supply - Central Supply Zone - District Wide Water Metering	59,139	53,045	(6,095)	0%	100%	0%	0%	0%	Not significant/material.
243338	Water Supply - Central Supply Zone - Central source and storage improvements	369,835	331,721	(38,114)	0%	67%	0%	33%	0%	Not significant/material.
LTP25/34-22-C	Central - WTPs UV Treatment All Plants	1,030,500	-	(1,030,500)						Not significant/material. Update to timing.
243029	Water Supply - Eastern Supply Zone - Treatment Plant Renewals and Improvements	34,350	-	(34,350)						Not significant/material
243031	Water Supply - Eastern Supply Zone - Water source and storage to water bores	294,265	616,200	321,935	0%	86%	0%	14%	0%	Update to cost and timing. Not significant/material
243034	Water Supply - Eastern Supply Zone - Muttons Treatment Plant - Renewal	-	154,050	154,050	0%	86%	0%	14%	0%	Not significant/material. New project required for compliance.
287113	Water Supply - Eastern Supply Zone - Bulk Flow Meters	85,875	77,025	(8,850)	0%	100%	0%	0%	0%	Not significant/material
243002	Water Supply - Eastern Supply Zone - Eastern Reticulation Improvements	2,482,360	932,216	(1,550,144)	0%	63%	0%	37%	0%	Not significant/material. Update to timing.
287112	Water Supply - Eastern Supply Zone - Eastern Alternative Supply	1,717,500	2,403,453	685,953	0%	25%	70%	4%	0%	Not significant/material. Update to timing.
287120	Water Supply - Eastern Supply Zone - Water - Eastern Supply New Water Source (no.2 Road)	-	975,650	975,650	0%	90%	0%	10%	0%	Not significant/material. Update due to decision in Annual Pan 2025/26. Offset by project below.
LTP25/34-45-B	IOP Proposed - Water - Eastern Supply New Water Source (no.2 Road)	1,087,750	-	(1,087,750)						Not significant/material. Update due to decision in Annual Pan 2025/26. Offset by project above.
243061	Water Supply - Eastern Supply Zone - Pongakawa Water Treatment Plant improvements	-	2,464,800	2,464,800	0%	86%	0%	14%	0%	Update to cost and timing. Not significant/material
AP2027-ESZ-Ra	Water Supply - Eastern Supply Zone - Raymond Dam Siphon	-	359,450	359,450	0%	100%	0%	0%	0%	Not significant/material. Cost for dam safety and compliance.
AP2027-WSZ-IC	Water Supply - Western Supply Zone - Fluoride Free Supply Taps Waihi Beach	-	60,000	60,000	100%	0%	0%	0%	0%	Material. New project of public interest.
Total Water Supply		11,280,255	11,336,706	116,452						
355302	Community Building - CCTV	59,631	54,998	(4,633)	100%	0%	0%	0%	0%	Not significant/material
332101	Libraries and Service Centres - Waihi Beach Library Building	399,627	-	(399,627)						Not significant/material. Update to timing.
332301	Libraries and Service Centres - Te Puke - Library Building	1,706,994	1,678,291	(28,703)	0%	88%	0%	12%	0%	Not significant/material
282103	Libraries and Service Centres - Library Book Purchase Renewals	418,572	386,053	(32,519)	0%	0%	0%	0%	100%	Not significant/material
282105	Libraries and Service Centres - Library New Book Purchases	66,011	60,882	(5,128)	0%	0%	0%	6%	94%	Not significant/material
318501	Libraries and Service Centres - District Libraries Security Tags	56,900	52,479	(4,421)	94%	0%	0%	6%	0%	Not significant/material
280001	Community Facilities - Elder Housing Capital Renewals	85,350	78,719	(6,631)	0%	0%	0%	100%	0%	Not significant/material

Project ID	Project Description	LTP 27	AP 27	Increase / (decrease)	Funding Source					Assessment of significance / materiality
					Rates	Loans	External Funding	FINCO	Reserves	
264315	Community Facilities - Cemeteries - Cemetery/Urupa Land Purchase & Development - West	209,150	538,952	329,802	0%	86%	0%	14%	0%	Not significant/material - reflects decisions made through the Annual Plan 2026/27.
264402	Community Facilities - Cemeteries - Te Puke Cemetery Burial Beams	-	12,252	12,252	0%	89%	0%	11%	0%	Not significant/material
264407	Community Facilities - Cemeteries - Te Puke Cemetery Natural Burials Construction	-	180,960	180,960	90%	0%	0%	10%	0%	No Change. Offset by below. Project number change.
LTP25/34-5-C	Te Puke Cemetery Natural Burials Construction	180,960	-	(180,960)						No Change. Offset by above. Project number change.
264403	Community Facilities - Cemeteries - Katikati Cemetery Burial Beams	-	12,252	12,252	0%	89%	0%	11%	0%	Not significant/material
Total Communities		3,183,194	3,055,840	(127,354)						
244912	Recreation and Open Space - District Wide - Land acquisition	284,499	576,724	292,225	0%	0%	0%	100%	0%	Not significant/material. Update to timing.
320801	Recreation and Open Space - Asset Replacement	1,065,544	982,765	(82,779)	0%	0%	0%	0%	100%	Update to cost and timing. Not significant/material
322701	Recreation and Open Space - Pongakawa - Domain upgrade access/carpark	98,862	91,181	(7,680)	100%	0%	0%	0%	0%	Not significant/material
342001	Recreation and Open Space - Assets Erosion Protection funding	227,599	209,917	(17,682)	100%	0%	0%	0%	0%	Not significant/material
354201	Recreation and Open Space - Conway Road Reserve Concept Plan Implementation	88,560	81,680	(6,880)	0%	60%	0%	40%	0%	Not significant/material
269005	Recreation and Open Space - Kiokio Reserve - Playground	-	173,570	173,570	0%	100%	0%	0%	0%	Not significant/material. Replaces Porject below.
LTP25/34-37	Playground at Kiokio Reserve	188,190	-	(188,190)						Not significant/material. Replaced by project above.
212912	Recreation and Open Space - Katikati Moore Park - Toilet	276,750	-	(276,750)						Update to cost and timing. Not significant/material
218406	Recreation and Open Space - Omokoroa Domain - concept plan implementation	56,900	-	(56,900)						Update to timing. Not significant/material
225403	Recreation and Open Space - District Wide Reserves - Minor Works	56,900	52,479	(4,420)	89%	0%	0%	11%	0%	Not significant/material
245601	Recreation and Open Space - Maketu - Spencer Ave Development	137,268	126,604	(10,664)	60%	0%	0%	40%	0%	Not significant/material
246810	Recreation and Open Space - Midway Park & Pukehina Parade - Sports field Medium 2nd stage	11,070	10,210	(860)	89%	0%	0%	11%	0%	Not significant/material
260306	Recreation and Open Space - Kauri Point - Car Park	70,101	-	(70,101)						Not significant/material. Project replaced by project below.
260322	Recreation and Open Space - Kauri Point	-	204,200	204,200	60%	0%	0%	40%	0%	Not significant/material. Project partially replaces project above and is a collation of all Kauri Point related projects. Adjustment made for timing.
260401	Recreation and Open Space - Kaimai Ward- Anson Bush Reserve Facilities	-	26,176	26,176	60%	0%	0%	11%	89%	Not significant/material
260523	Recreation and Open Space - Otamarakau / Rogers Rd boat ramp & formalise boat access	22,760	20,992	(1,768)	0%	0%	0%	40%	0%	Not significant/material
260524	Recreation and Open Space - Otamarakau / Rogers Rd - car parks	59,176	54,579	(4,597)	60%	0%	0%	40%	0%	Not significant/material
312501	Recreation and Open Space - District Signage Capital	22,760	20,992	(1,768)	89%	0%	0%	11%	0%	Not significant/material
322102	Recreation and Open Space - Waihi Beach Pohutukawa Reserve	55,350	51,050	(4,300)	89%	0%	0%	11%	0%	Not significant/material
322710	Recreation and Open Space - Pongakawa - reserve development	-	24,089	24,089	100%	0%	0%	0%	0%	Not significant/material
345301	Recreation and Open Space - Cycleways & Walkways funding	341,399	314,876	(26,522)	0%	30%	0%	70%	0%	Not significant/material
345401	Recreation and Open Space - Omokoroa Active Reserves	1,365,595	-	(1,365,595)	0%	0%	0%	100%	0%	Not significant/material. Adjustment made for timing by prior Council decision.
354401	Recreation and Open Space - Wairoa Road Rowing Club Reserve	101,282	159,961	58,680	30%	0%	0%	70%	0%	Update to timing. Not significant/material
354501	Recreation and Open Space - Lynley Park Subdivision	159,319	146,942	(12,377)	0%	0%	0%	100%	0%	Not significant/material
357501	Recreation and Open Space - Bell Road Kaituna River access	34,937	32,223	(2,714)	83%	0%	0%	17%	0%	Not significant/material
357601	Recreation and Open Space - Otaiparia Kaituna River	589,129	-	(589,129)						Update to timing. Not significant/material
357603	Recreation and Open Space - Beach Road	-	112,310	112,310	50%	0%	43%	7%	0%	Not significant/material. Reflects decisions made through the Annual Plan 2025/26.

Project ID	Project Description	LTP 27	AP 27	Increase / (decrease)	Funding Source					Assessment of significance / materiality
					Rates	Loans	External Funding	FINCO	Reserves	
357604	Recreation and Open Space - Tahawai Road	-	111,289	111,289	50%	0%	50%	0%	0%	Not significant/material. Reflects decisions made through the Annual Plan 2025/26.
326106	Recreation and Open Space - Te Puke - new indoor swimming pool facility	553,500	830,205	276,705	0%	49%	34%	17%	0%	Update to timing. Not significant/material
281507	Recreation and Open Space - Coastal & Marine Projects funding	56,900	52,479	(4,420)	100%	0%	0%	0%	0%	Not significant/material
321101	Recreation and Open Space - Coastal Marine Asset Replacement Project funding	1,470,096	-	(1,470,096)	0%	0%	0%	0%	100%	Update to timing. Not significant/material
289858	Recreation and Open Space - TECT All Terrain Park Motorsport Entrance Relocation	-	215,431	215,431	0%	0%	0%	100%	0%	Update to timing. Not significant/material
289860	Recreation and Open Space - TECT All Terrain Park Events Space Fence	-	61,260	61,260	0%	0%	0%	100%	0%	Update to timing. Not significant/material
289824	Recreation and Open Space - TECT All Terrain Park - Forest Replanting's	111,943	103,247	(8,697)	0%	0%	0%	100%	0%	Not significant/material
289863	Recreation and Open Space - TECT All Terrain Park Te Matai Sealed Driver Training Area - Forestry	455,198	419,835	(35,363)	0%	0%	0%	100%	0%	Not significant/material
289808	Recreation and Open Space - TECT All Terrain Park Public Infrastructure	113,800	104,959	(8,841)	0%	0%	50%	50%	0%	Not significant/material
289815	Recreation and Open Space - TECT All Terrain Park Rooding	56,900	52,479	(4,420)	0%	0%	50%	50%	0%	Not significant/material
289823	Recreation and Open Space - TECT All Terrain Park Sub hub & Park Signage	22,760	20,992	(1,768)	0%	0%	50%	50%	0%	Not significant/material
289840	Recreation and Open Space - TECT All Terrain Park Asset Development	44,382	133,404	89,022	0%	0%	50%	50%	0%	Update to timing. Not significant/material
289861	Recreation and Open Space - TECT All Terrain Park Ngawaro Road Crossing	-	61,260	61,260	0%	0%	50%	50%	0%	Not significant/material. Reflects decisions made through the Annual Plan 2025/26.
289862	Recreation and Open Space - TECT All Terrain Park Te Matai Road Network Extension	-	45,811	45,811	0%	0%	0%	0%	100%	Not significant/material
289864	Recreation and Open Space - TECT All Terrain Park Inclusive Adventure Playground	-	104,963	104,963	0%	0%	0%	0%	100%	Update to timing. Not significant/material
289865	Recreation and Open Space - TECT All Terrain Park Motorsport Shared Training/Administration Build	276,750	275,265	(1,485)	0%	0%	50%	50%	0%	Not significant/material
Total Recreation and Open Spaces		8,476,177	6,066,401	439,648						
AP2027*body c Body worn cameras x7		-	10,016	10,016	100%	0%	0%	0%	0%	Not significant/material
Total Regulatory		-	10,016	10,016						
168605	Waihi Beach WWTP Mechanical Separator for Wetlands	801,500	718,900	(82,600)	0%	0%	0%	100%	0%	Update to cost and timing. Not significant/material
353101	Wastewater - Waihi Beach - Wastewater Treatment Plant Renewal of Resource Consent	-	52,663	52,663	0%	0%	0%	100%	0%	Update to cost and timing. Not significant/material
353201	Wastewater - Waihi Beach - SAS Lagoon Repairs	-	513,500	513,500	0%	100%	0%	0%	0%	Update to timing. Not significant/material
168603	Wastewater - Waihi Beach - Wastewater Treatment Renewals	68,700	51,350	(17,350)	0%	100%	0%	0%	0%	Update to timing. Not significant/material
168604	Wastewater - Waihi Beach - Wastewater Treatment Plant Fixed Generator	-	317,343	317,343	0%	100%	0%	0%	0%	Update to timing. Not significant/material
226001	Wastewater - Waihi Beach Treatment Pump Station Renewal	226,710	308,100	81,390	0%	95%	0%	5%	0%	Not significant/material. Required compliance costs.
226025	Wastewater - Waihi Beach - Treatment Plant Upgrade	8,892,986	12,679,004	3,786,018	0%	95%	0%	5%	0%	Not significant/material. Decision made through Annual Plan 2025/26.
226031	Wastewater - Waihi Beach - Wastewater Treatment Plant screw press	-	634,840	634,840	0%	95%	0%	5%	0%	Update to cost and timing. Not significant/material
317001	Wastewater - Waihi Beach Structure Plan	622,508	-	(622,508)						Not significant/material. Update to cost and timing - Growth and infrastructure demand
225723	Wastewater - Katikati Pump Station	76,715	171,509	94,794	0%	78%	0%	22%	0%	Not significant/material. Required compliance costs.
225743	Wastewater - Katikati - Infrastructure Improvements	19,465	17,459	(2,006)	0%	100%	0%	0%	0%	Not significant/material
361801	Wastewater - Katikati - Wastewater Disposal Future Directions	-	1,442,969	1,442,969	0%	80%	0%	20%	0%	Not significant/material. Replaces project below.
LTP25/34-18-C	Katikati Ocean Outfall or Alternative Discharge	1,145,000	-	(1,145,000)						Not significant/material. Replaced by project above.
225744	Wastewater - Katikati - Wastewater Treatment Plant Upgrades	397,315	356,369	(40,946)	0%	78%	0%	22%	0%	Not significant/material
316701	Wastewater - Katikati Structure Plan	148,850	-	(148,850)						Not significant/material. Update to cost and timing - Growth and infrastructure demand
229815	Wastewater - Omokoroa - Pumpstation Renewals	111,065	308,100	197,035	0%	100%	0%	0%	0%	Not significant/material. Required compliance costs.
343901	Wastewater - Omokoroa - Reduce infiltration	-	97,565	97,565	0%	0%	0%	100%	0%	Update to timing. Not significant/material

Project ID	Project Description	LTP 27	AP 27	Increase / (decrease)	Funding Source					Assessment of significance / materiality
					Rates	Loans	External Funding	FINCO	Reserves	
336601	Wastewater - Omokoroa - Manhole Repair	114,500	102,700	(11,800)	0%	100%	0%	0%	0%	Not significant/material
317302	Wastewater - Omokoroa Structure Plan - Rising Main Omokoroa Road (WW1-B)	-	718,900	718,900	0%	0%	0%	100%	0%	Not significant/material. Update to cost and timing - Growth and infrastructure demand
225615	Wastewater - Te Puke - Wastewater Pump Station Renewals and Access	153,430	174,590	21,160	0%	77%	0%	23%	0%	Not significant/material
353501	Wastewater - Te Puke - Infrastructure Rehabilitation	85,875	77,025	(8,850)	0%	75%	0%	25%	0%	Not significant/material
344001	Wastewater - Te Puke - Wastewater Treatment Plant Rock Filter	171,750	154,050	(17,700)	0%	100%	0%	0%	0%	Not significant/material
344101	Wastewater - Te Puke - Wastewater Treatment Plant - wetlands decommissioning	171,750	-	(171,750)	0%	100%	0%	0%	0%	Update to timing. Not significant/material
225632	Wastewater - Te Puke - Wastewater Gordon St Treatment Plant Upgrade	30,603,560	49,393,819	18,790,259	0%	42%	17%	41%	0%	Not significant/material. Update to timing and reflects previous Council decision.
316708	Wastewater - Te Puke Structure Plan - New reticulation to adjacent to RD3-1 (WW-2)	-	108,143	108,143	0%	0%	0%	100%	0%	Not significant/material. Update to cost and timing - Growth and infrastructure demand
316703	Wastewater - Te Puke Structure Plan - Raymond Ave to Dunlop Road (WWSP-2)	-	1,170,780	1,170,780	0%	0%	0%	100%	0%	Significant and material - Growth and infrastructure demand
295703	Wastewater - Te Puke Structure Plan	277,446	-	(277,446)						Significant and material - Growth and infrastructure demand
344301	Wastewater - Maketu - Pump Station Renewals	343,500	2,310,750	1,967,250	0%	100%	0%	0%	0%	Update to cost and timing. Not significant/material
344302	Wastewater - Maketu - Booster Pump Station Renewals	-	123,240	123,240	0%	100%	0%	0%	0%	Update to cost and timing. Not significant/material
Total Wastewater		44,432,625	72,003,668	27,571,043						
226620	Stormwater - Te Puke SW Upgrades for Growth	-	1,027,000	1,027,000	0%	0%	0%	100%	0%	Update to cost and timing. Not significant/material
319601	Stormwater - Comprehensive Stormwater Consents	274,800	100,184	(174,616)	0%	100%	0%	0%	0%	Update to cost and timing. Not significant/material
226332	Stormwater - Waihi Beach - Pump Station Renewals	74,267	66,613	(7,654)	0%	100%	0%	0%	0%	Not significant/material
226363	Stormwater - Waihi Beach - 2 Mile Creek Catchment Improvements	-	308,100	308,100	0%	96%	0%	4%	0%	Update to timing. Not significant/material
226515	Stormwater - Omokoroa - Upgrades Hamurana Rd, Owen Pl	495,116	395,326	(99,790)	0%	50%	0%	50%	0%	Update to cost and timing. Not significant/material
226523	Stormwater - Omokoroa - Vivian Dr upgrade	662,360	535,581	(126,779)	0%	50%	0%	50%	0%	Update to cost and timing. Not significant/material
226524	Stormwater - Omokoroa - Renewals	-	367,570	367,570	0%	50%	0%	50%	0%	Update to cost and timing. Not significant/material
226525	Stormwater - Omokoroa - Upgrades	464,172	367,570	(96,601)	0%	50%	0%	50%	0%	Update to cost and timing. Not significant/material
226642	Stormwater - Te Puke - Upgrades Williams Dr	263,350	206,951	(56,399)	0%	77%	0%	23%	0%	Update to cost and timing. Not significant/material
226652	Stormwater - Te Puke - King Street Outfall	-	376,665	376,665	0%	100%	0%	0%	0%	Update to cost and timing. Not significant/material
344901	Stormwater - Omokoroa - Harbour View Road Upgrade	-	505,815	505,815	0%	50%	0%	50%	0%	Update to cost and timing. Not significant/material
340001	Stormwater - Small Communities Infrastructure Remediation	12,595	11,896	(699)	0%	100%	0%	0%	0%	Not significant/material
340101	Stormwater - District Wide Modelling	80,150	-	(80,150)	0%	100%	0%	0%	0%	Not significant/material. Movement of budget to operational spend.
226353	Stormwater - Waihi Beach - 2 Mile Creek West Bank	-	154,050	154,050	0%	100%	0%	0%	0%	Update to cost and timing. Not significant/material
226361	Stormwater - Waihi Beach - Pio Shores	916,000	154,050	(761,950)	0%	96%	0%	4%	0%	Update to timing. Not significant/material
226362	Stormwater - Waihi Beach - Pipe Upgrade	515,250	423,137	(92,113)	0%	96%	0%	4%	0%	Update to cost and timing. Not significant/material
226364	Stormwater - Waihi Beach - Earth Dam	8,415,750	513,500	(7,902,250)	0%	96%	0%	4%	0%	Update to cost and timing. Not significant/material
226365	Stormwater - Waihi Beach - Improvements various	171,750	154,050	(17,700)	0%	100%	0%	0%	0%	Not significant/material
226367	Stormwater- Waihi Beach - Brighton Road Diversion and Darley Drain Outlet Improvements	-	1,027,000	1,027,000	0%	96%	0%	4%	0%	Update to cost and timing. Not significant/material. Partial offset by below.
LTP25/34-46-B	Stormwater, Waihi Beach, Brighton Road Diversion and Darley Drain Outlet Improvements	2,290,000	-	(2,290,000)						Update to cost and timing. Not significant/material. Partial offset by above.
LTP25/34-47-B	Stormwater- Waihi Beach - Walnut Avenue Pipe Renewal	687,000	-	(687,000)						Update to timing. Not significant/material

Project ID	Project Description	LTP 27	AP 27	Increase / (decrease)	Funding Source					Assessment of significance / materiality
					Rates	Loans	External Funding	FINCO	Reserves	
226370	Stormwater - Waihi Beach - Wilson Park/ The Crescent SW improvements	-	513,500	513,500	0%	96%	0%	4%	0%	Update to cost and timing. Not significant/material. Partial offset by below.
LTP25/34-49-B	Stormwater, Waihi Beach, Wilson Park/ The Crescent SW improvements	572,500	-	(572,500)						Update to cost and timing. Not significant/material. Partial offset by above.
226603	Stormwater - Katikati Structure Plan - New Pipe and Pond (SWD, SWC, Pond 4c, Pond 4b)	-	243,868	243,868	0%	0%	0%	100%	0%	Not significant/material. Update to cost and timing - Growth and infrastructure demand
316707	Stormwater - Te Puke Structure Plan - Pond4 (SWP4)	-	154,050	154,050	0%	0%	0%	100%	0%	Not significant/material. Update to cost and timing - Growth and infrastructure demand
317208	Stormwater - Omokoroa Structure Plan - Wetland end of Prole Rd (N1)	-	2,521,268	2,521,268	0%	0%	0%	100%	0%	Not significant/material. Update to cost and timing - Growth and infrastructure demand
226602	Stormwater - Te Puke Structure Plan	2,175,500	-	(2,175,500)						Not significant/material. Update to cost and timing - Growth and infrastructure demand
316601	Stormwater - Katikati Structure Plan	1,685,042	-	(1,685,042)						Not significant/material. Update to cost and timing - Growth and infrastructure demand
265413	Stormwater - Maketu - Upper Catchment Attenuation	189,691	71,890	(117,801)	0%	100%	0%	0%	0%	Update to timing. Not significant/material
332614	Stormwater - Small Communities - Infrastructure rehabilitation	6,870	6,489	(381)	0%	100%	0%	0%	0%	Not significant/material
332616	Stormwater - Tanners Pt Upgrades Tanners Pt Road East Stg 2	137,400	123,240	(14,160)	0%	100%	0%	0%	0%	Not significant/material
332617	Stormwater - Tanners Pt Upgrades Tanners Pt Road North	103,050	92,430	(10,620)	0%	100%	0%	0%	0%	Not significant/material
332621	Stormwater - Small Communities- Kauri Point Upgrades	579,565	471,072	(108,493)	0%	100%	0%	0%	0%	Update to cost and timing. Not significant/material
Total Stormwater		20,772,177	10,892,864	(9,879,313)						
326804	Economic Development - Property - Katikati Town Centre Development Ward Funded	114,482	97,540	(16,942)	100%	0%	0%	0%	0%	Not significant/material
326805	Economic Development - Property - Town Centre Katikati	227,599	223,772	(3,827)	0%	0%	0%	100%	0%	Not significant/material
Total Economic		342,082	321,312	(20,769)						
157503	Support Services - Information Technology - Digital Services and Applications	-	45,012	45,012	0%	0%	0%	0%	100%	Not significant/material
212302	Support Services - Information Technology - Infrastructure Development and Renewals	618,200	729,233	111,033	0%	0%	0%	0%	100%	Update to cost and timing. Not significant/material
157103	Information Technology - Ozone application development and support	22,000	-	(22,000)						Not significant/material
157302	Information Technology - Application software development	88,000	-	(88,000)						Update to cost and timing. Not significant/material
225501	Support Services - GIS - Aerial photography resupply	39,600	38,743	(857)	0%	0%	0%	0%	100%	Not significant/material
259803	Support Services - Property - Office Furniture & Fittings capital and renewals	88,000	81,840	(6,160)	0%	0%	0%	0%	100%	Not significant/material
259903	Support Services - Property - Office Alterations	113,190	105,267	(7,923)	0%	0%	0%	0%	100%	Not significant/material
259905	Support Services - Property - Office Refurbishment	455,950	424,034	(31,917)	0%	0%	0%	0%	100%	Not significant/material
259908	Support Services - Property - Service Centre Alterations	84,893	78,950	(5,942)	0%	0%	0%	0%	100%	Not significant/material
338301	Support Services - Property - Strategic Opportunities	219,177	219,177	-	0%	0%	0%	100%	0%	No change.
315701	Support Services - Property - Vehicle Purchases	770,000	716,100	(53,900)	0%	0%	0%	0%	100%	Update to cost and timing. Not significant/material
Total Support Services		2,499,010	2,438,356	(60,654)						
		125,821,353	134,225,385	15,168,717						

Operational Projects Detailed

Project ID	Project Description	Project Type	LTP 27	AP 27	Increase / (decrease)	Funding Source					Assessment of significance / materiality
						Rates	Loans	External Funding	FINCO	Reserves	
236801	Representation - Representation Review - Triennially	Operational	22,140	-	(22,140)						Not significant/material
250401	Representation - Triennial Elections	Operational	-	3,063	3,063	100%	0%	0%	0%	0%	Not significant/material
315901	Representation - Waihi Beach Community Board Grants	Operational	5,690	10,210	4,520	100%	0%	0%	0%	0%	Not significant/material
316001	Representation - Katikati Community Board Grants	Operational	8,856	10,210	1,354	100%	0%	0%	0%	0%	Not significant/material
316101	Representation - Omokoroa Community Board Grants	Operational	15,382	36,000	(3,130)	100%	0%	0%	0%	0%	Not significant/material
316201	Representation - Te Puke Community Board Grants	Operational	17,408	20,000	(2,093)	100%	0%	0%	0%	0%	Not significant/material
316301	Representation - Maketu Community Board Grants	Operational	5,535	8,168	2,633	100%	0%	0%	0%	0%	Not significant/material
Representation			75,010	59,218	(15,792)						
151107	Planning for the Future - Policy & Planning - Reserve Concept Plans	Operational	9,160	24,648	15,488	100%	0%	0%	0%	0%	Not significant/material - budget movement between cost centres only
175602	Planning for the Future - Policy & Planning - Management of LTP review	Operational	114,500	267,020	152,520	100%	0%	0%	0%	0%	Not significant/material
175910	Planning for the Future - Policy & Planning - Policy Development and Review	Operational	11,828	20,540	8,712	100%	0%	0%	0%	0%	Not significant/material
293002	Planning for the Future - Policy & Planning - Bylaw Review and Development	Operational	5,914	5,649	(265)	100%	0%	0%	0%	0%	Not significant/material
296301	Planning for the Future - Monitoring Reports - Annual Residents Survey	Operational	59,139	32,864	(26,275)	100%	0%	0%	0%	0%	Not significant/material
252208	Planning for the Future - SmartGrowth Implementation coordination share	Operational	183,200	183,200	-	100%	0%	0%	0%	0%	No change
346401	Planning for the Future - Natural Hazards Collaborative Planning	Operational	85,875	85,875	-	100%	0%	0%	0%	0%	No change
354101	Planning for the Future - Spatial Planning	Operational	171,750	171,750	-	100%	0%	0%	0%	0%	No change
354102	Planning for the Future - Resource Management Reform	Operational	114,500	114,500	-	100%	0%	0%	0%	0%	No change
362301	Planning for the Future - Plan Changes / Structure Planning	Operational	114,500	114,500	-	100%	0%	0%	0%	0%	No change
354902	Planning for the Future - Regional Deals	Operational	-	256,750	256,750	100%	0%	0%	0%	0%	Material - new budget to enable implementation of the Regional Deals Programme.
Planning for the Future			870,366	1,277,296	406,929						
324009	Transportation - Modelling	Operational	126,869	124,700	(2,169)	100%	0%	0%	0%	0%	Not significant/material
324013	Transportation - Service Relocations	Operational	171,274	-	(171,274)						Not significant/material - Movement from BAU to projects to accurately budget and track Transportation expenditure
400111	Transportation - NZTA Works 111 Sealed pavement maintenance	Operational	-	4,859,935	4,859,935	100%	0%	0%	0%	0%	Not significant/material - Movement from BAU to projects to accurately budget and track Transportation expenditure
400112	Transportation - NZTA Works 112 Unsealed pavement maintenance	Operational	-	736,694	736,694	83%	0%	12%	0%	5%	Not significant/material - Movement from BAU to projects to accurately budget and track Transportation expenditure
400113	Transportation - NZTA Works 113 Routine drainage maintenance	Operational	-	1,107,157	1,107,157	83%	0%	12%	0%	5%	Not significant/material - Movement from BAU to projects to accurately budget and track Transportation expenditure
400114	Transportation - NZTA Works 114 Structures maintenance	Operational	-	419,071	419,071	72%	0%	8%	0%	20%	Not significant/material - Movement from BAU to projects to accurately budget and track Transportation expenditure
400121	Transportation - NZTA Works 121 Environmental maintenance	Operational	-	5,618,074	5,618,074	100%	0%	0%	0%	0%	Not significant/material - Movement from BAU to projects to accurately budget and track Transportation expenditure
400122	Transportation - NZTA Works 122 Traffic services maintenance	Operational	-	2,244,616	2,244,616	76%	0%	9%	0%	14%	Not significant/material - Movement from BAU to projects to accurately budget and track Transportation expenditure
400123	Transportation - NZTA Works 123 Network operations	Operational	-	856,578	856,578	72%	0%	8%	0%	20%	Not significant/material - Movement from BAU to projects to accurately budget and track Transportation expenditure

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400124	Transportation - NZTA Works 124 Cycle path maintenance	Operational	-	371,775	371,775	68%	0%	6%	0%	26%	Not significant/material - Movement from BAU to projects to accurately budget and track Transportation expenditure
400125	Transportation - NZTA Works 125 Footpath maintenance	Operational	-	44,473	44,473	100%	0%	0%	0%	0%	Not significant/material - Movement from BAU to projects to accurately budget and track Transportation expenditure
400131	Transportation - NZTA Works 131 Rail level crossing warning devices maintenance	Operational	-	27,031	27,031	77%	0%	10%	0%	14%	Not significant/material - Movement from BAU to projects to accurately budget and track Transportation expenditure
400140	Transportation - NZTA Works 140 Minor events	Operational	-	477,728	477,728	70%	0%	7%	0%	22%	Not significant/material - Movement from BAU to projects to accurately budget and track Transportation expenditure
400151	Transportation - NZTA Works 151 Network and asset management	Operational	-	3,420,578	3,420,578	88%	0%	12%	0%	0%	Not significant/material - Movement from BAU to projects to accurately budget and track Transportation expenditure
152301	Transportation - Road Safety Operation	Operational	167,100	82,560	(84,540)	100%	0%	0%	0%	0%	Not significant/material - Movement from BAU to projects to accurately budget and track Transportation expenditure
Transportation			465,243	20,390,968	19,925,725						
243636	Water Supply - Western Supply Zone- Water Demand Management	Operational	62,975	56,485	(6,490)	100%	0%	0%	0%	0%	Not significant/material
243640	Water Supply - Western Supply Zone - Water Consents and Compliance Renewals	Operational	125,950	-	(125,950)	100%	0%	0%	0%	0%	Not significant/material - Reclassification of projects as maintenance.
310601	Water Supply - Western Supply Zone - Western Asset Validation	Operational	34,350	30,810	(3,540)	100%	0%	0%	0%	0%	Not significant/material - Movement from BAU and Consents/Compliance to projects to accurately budget and track expenditure
252602	Water Supply - Western Supply Zone - Water Maintenance	Operational	-	1,468,610	1,468,610	100%	0%	0%	0%	0%	Not significant/material
243333	Water Supply - Central Supply Zone - Water Demand Management	Operational	28,625	25,675	(2,950)	100%	0%	0%	0%	0%	Not significant/material
243341	Water Supply - Central Supply Zone - Water Consents and Compliance Renewals	Operational	47,311	42,436	(4,876)	100%	0%	0%	0%	0%	Not significant/material
310701	Water Supply - Central Supply Zone - Central Asset Validation	Operational	11,828	10,609	(1,219)	100%	0%	0%	0%	0%	Not significant/material
252702	Water Supply - Central Supply Zone - Water Maintenance	Operational	-	2,259,400	2,259,400	100%	0%	0%	0%	0%	Not significant/material - Movement from BAU to projects to accurately budget and track expenditure
287117	Water Supply - Eastern Supply Zone - Eastern Demand Management	Operational	57,250	51,350	(5,900)	100%	0%	0%	0%	0%	Not significant/material
310801	Water Supply - Eastern Supply Zone - Eastern Asset Validation	Operational	11,450	10,270	(1,180)	100%	0%	0%	0%	0%	Not significant/material
252802	Water Supply - Eastern Supply Zone - Water Maintenance	Operational	-	1,335,100	1,335,100	100%	0%	0%	0%	0%	Not significant/material - Movement from BAU to projects to accurately budget and track expenditure
Water Supply			379,739	5,290,745	4,911,005						
148805	Community Building - Grant Katikati Open Air Art Grant (Murals)	Operational	14,391	14,391	-	100%	0%	0%	0%	0%	No change
148809	Community Matching Fund	Operational	121,770	112,310	(9,460)	100%	0%	0%	0%	0%	Not significant/material
148813	Community Building - Community Arts - The Incubator Creative Hub	Operational	25,461	25,461	-	100%	0%	0%	0%	0%	No change
148815	Community Action Plans	Operational	49,815	25,525	(24,290)	100%	0%	0%	0%	0%	Not significant/material
148818	Community Building - Community Services Contract - Age Friendly Communities	Operational	24,354	24,354	-	100%	0%	0%	0%	0%	No change
148901	Community Building - Community Services Contract - Citizens Advice Bureau	Operational	27,675	27,675	-	100%	0%	0%	0%	0%	No change
149001	Community Building - Community Services contract - Creative Bay of Plenty	Operational	118,397	118,397	-	100%	0%	0%	0%	0%	No change
149102	Community Service Contract SRD	Operational	116,235	116,235	-	100%	0%	0%	0%	0%	No change
299901	Community Building - Community Development - Crime Prevention Projects	Operational	18,819	-	(18,819)	100%	0%	0%	0%	0%	Not significant/material
303901	Katikati Comm Centre Contract	Operational	48,708	48,708	-	100%	0%	0%	0%	0%	No change
315602	Community Building - Bay of Plenty Local Authority Shared Services	Operational	45,520	34,723	(10,797)	100%	0%	0%	0%	0%	Not significant/material
326701	Community Building - Arts and Culture contract - Tauranga Art Gallery	Operational	48,708	48,708	-	100%	0%	0%	0%	0%	No change
336101	Community Building - Community Services Contract - Museum Operations	Operational	249,075	249,075	-	100%	0%	0%	0%	0%	No change
340901	Safer Communities Programmes	Operational	34,823	32,118	(2,705)	100%	0%	0%	0%	0%	Not significant/material
341001	Regional Healthy Housing Prog	Operational	68,280	68,280	-	100%	0%	0%	0%	0%	No change
341002	Community Building - Housing Action Plan Implementation	Operational	33,210	32,652	(558)	100%	0%	0%	0%	0%	Not significant/material

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345501	Community Building - Community Development - Welcoming Communities Programme	Operational	45,520	41,984	(3,536)	100%	0%	0%	0%	0%	Not significant/material
345502	Community Building - Community Development - Migrant Support Grant	Operational	17,411	-	(17,411)						Not significant/material
347901	Community Building - Community Development - COLAB & SocialLink	Operational	68,280	68,280	-	100%	0%	0%	0%	0%	No change
353801	Community Building - Wellbeing Plan implementation of agreed actions	Operational	206,100	102,100	(104,000)	100%	0%	0%	0%	0%	Not significant/material - reduction of budget for operational savings.
355001	Community Building - Community Events Support	Operational	136,560	128,646	(7,914)	100%	0%	0%	0%	0%	Not significant/material
362501	Community Building - Service Delivery Contract - Live Well Waihi Beach	Operational	-	33,210	33,210	100%	0%	0%	0%	0%	Not significant/material
LTP25/34-42	Community Fund	Operational	280,071	-	(280,071)						Not significant/material. Partially captured under Future Community Facilities Fund
LTP25/34-44-B	Community Building - Future Community Facilities Fund	Operational	709,587	697,655	(11,932)						Not significant/material
LTP25/34-4	Service Delivery Contract - Live Well Waihi Beach	Operational	33,210	-	(33,210)						Not significant/material
300301	Community Building - Kaupapa Maori - Cultural Kaupapa	Operational	33,210	33,210	-	100%	0%	0%	0%	0%	No change
323201	Community Building - Kaupapa Maori - Papakainga Development	Operational	110,700	110,700	-	100%	0%	0%	0%	0%	No change
331001	Community Building - Kaupapa Maori - Supporting Iwi and Hapu Plan Implementation	Operational	110,700	110,700	-	100%	0%	0%	0%	0%	No change
334801	Community Building - Kaupapa Maori - Marae Sustainability funding	Operational	66,420	66,420	-	100%	0%	0%	0%	0%	No change
346201	Community Building - Te Ara Mua Implementation	Operational	23,656	-	(23,656)						Not significant/material
156302	Community Building - Lifeline Facilities study	Operational	11,380	-	(11,380)						Not significant/material
330902	Libraries and Service Centres - Aotearoa Peoples Network Kaharoa (APNK)	Operational	28,450	26,240	(2,210)	100%	0%	0%	0%	0%	Not significant/material
280816	Community Facilities - Property - Halls Kaimai	Operational	14,072	10,300	(3,772)	100%	0%	0%	0%	0%	Not significant/material
280801	Community Facilities - Property - Halls Katikati	Operational	128,697	64,170	(64,527)	100%	0%	0%	0%	0%	Not significant/material - update to costs and operational requirements.
280832	Community Facilities - Property - Halls Katikati (Loan)	Operational	38,344	-	(38,344)						Not significant/material
280803	Community Facilities - Property - Halls Ohauti	Operational	18,725	11,777	(6,948)	100%	0%	0%	0%	0%	Not significant/material
280804	Community Facilities - Property - Halls Omanawa	Operational	16,384	11,581	(4,803)	100%	0%	0%	0%	0%	Not significant/material
280805	Community Facilities - Property - Halls Omokoroa	Operational	53,065	50,975	(2,090)	100%	0%	0%	0%	0%	Not significant/material
280806	Community Facilities - Property - Halls Oropi	Operational	24,424	14,270	(10,154)	100%	0%	0%	0%	0%	Not significant/material
280809	Community Facilities - Property - Halls Paengaroa	Operational	48,316	31,155	(17,161)	100%	0%	0%	0%	0%	Not significant/material
280819	Community Facilities - Property - Halls Pukehina Beach	Operational	28,920	21,382	(7,538)	100%	0%	0%	0%	0%	Not significant/material
280810	Community Facilities - Property - Halls Pyes Pa	Operational	32,782	20,526	(12,256)	100%	0%	0%	0%	0%	Not significant/material
280811	Community Facilities - Property - Halls Te Puke	Operational	255,740	141,272	(114,468)	100%	0%	0%	0%	0%	Not significant/material - update to costs and operational requirements.
280820	Community Facilities - Property - Halls Te Ranga	Operational	12,986	8,238	(4,748)	100%	0%	0%	0%	0%	Not significant/material
280812	Community Facilities - Property - Halls Te Puna Community Centre	Operational	21,293	47,987	26,694	100%	0%	0%	0%	0%	Not significant/material
280813	Community Facilities - Property - Halls Te Puna	Operational	58,502	13,502	(45,000)	100%	0%	0%	0%	0%	Not significant/material
280815	Community Facilities - Property - Halls Waihi Beach	Operational	75,524	51,589	(23,935)	100%	0%	0%	0%	0%	Not significant/material
280822	Community Facilities - Property - Halls Whakamarama	Operational	25,234	17,502	(7,732)	100%	0%	0%	0%	0%	Not significant/material
Communities			3,779,502	2,913,982	(865,520)						
213404	Recreation and Open Space - Asset Management Improvement Programme	Operational	83,025	76,575	(6,450)	100%	0%	0%	0%	0%	Not significant/material
164501	Recreation and Open Space - Te Puke Sports Field Service Delivery Contract	Operational	17,070	16,785	(285)	100%	0%	0%	0%	0%	Not significant/material
260522	Recreation and Open Space - Otamarakau / Rogers Rd - planting & weed spraying	Operational	11,949	11,021	(928)	100%	0%	0%	0%	0%	Not significant/material
312502	Recreation and Open Space - District Signage Operating	Operational	11,380	10,496	(884)	100%	0%	0%	0%	0%	Not significant/material
318901	Recreation and Open Space - Sub Regional Council Contribution to Sports and Exhibition	Operational	37,907	41,485	3,578	100%	0%	0%	0%	0%	Not significant/material
330701	Recreation and Open Space - Tauranga Harbour Esplanade funding	Operational	28,450	15,315	(13,135)	100%	0%	0%	0%	0%	Not significant/material
331201	Recreation and Open Space - Tauranga Harbour Margins project funding	Operational	28,450	36,450	8,000	100%	0%	0%	0%	0%	Not significant/material
336701	Recreation and Open Space - Matakana Island Service Delivery Contract funding	Operational	5,690	7,964	2,274	100%	0%	0%	0%	0%	Not significant/material
352301	Recreation and Open Space - District CCTV Implementation	Operational	22,140	-	(22,140)						Not significant/material
353702	Recreation and Open Space - Dog Parks Maintenance	Operational	6,642	-	(6,642)						Not significant/material
500005	Recreation and Open Space - Maintenance Mowing	Operational	-	929,110	929,110	100%	0%	0%	0%	0%	Not significant/material - Movement from BAU to projects to accurately budget and track Recreation and Open Space expenditure
500004	Recreation and Open Space - Maintenance Trees	Operational	-	45,945	45,945	100%	0%	0%	0%	0%	Not significant/material

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500001	Recreation and Open Space - Maintenance Litter Collection	Operational	-	255,250	255,250	100%	0%	0%	0%	0%	Not significant/material - Movement from BAU to projects to accurately budget and track Recreation and Open Space expenditure
500002	Recreation and Open Space - Maintenance Building Alterations	Operational	-	102,100	102,100	100%	0%	0%	0%	0%	Not significant/material - Movement from BAU to projects to accurately budget and track Recreation and Open Space expenditure
500003	Recreation and Open Space - Maintenance Cycleways	Operational	-	102,100	102,100	100%	0%	0%	0%	0%	Not significant/material - Movement from BAU to projects to accurately budget and track Recreation and Open Space expenditure
500006	Recreation and Open Space - Maintenance Toilet Cleaning	Operational	-	587,075	587,075	100%	0%	0%	0%	0%	Not significant/material - Movement from BAU to projects to accurately budget and track Recreation and Open Space expenditure
500007	Recreation and Open Space - Maintenance Turf Management	Operational	-	112,310	112,310	100%	0%	0%	0%	0%	Not significant/material - Movement from BAU to projects to accurately budget and track Recreation and Open Space expenditure
500008	Recreation and Open Space - Maintenance Vandalism	Operational	-	61,260	61,260	100%	0%	0%	0%	0%	Not significant/material - Movement from BAU to projects to accurately budget and track Recreation and Open Space expenditure
500010	Recreation and Open Space - Maintenance Pest Control	Operational	-	234,830	234,830	100%	0%	0%	0%	0%	Not significant/material - Movement from BAU to projects to accurately budget and track Recreation and Open Space expenditure
500011	Recreation and Open Space - Maintenance Volunteers	Operational	-	5,105	5,105	100%	0%	0%	0%	0%	Not significant/material
500013	Recreation and Open Space - Maintenance Dog Parks	Operational	-	6,126	6,126	100%	0%	0%	0%	0%	Not significant/material
500000	Recreation and Open Space - Maintenance General	Operational	-	2,174,730	2,174,730	100%	0%	0%	0%	0%	Not significant/material - Movement from BAU to projects to accurately budget and track Recreation and Open Space expenditure
249201	Reserves - Facilities in the community fund	Operational	62,590	51,050	(11,540)						Not significant/material
163503	Recreation and Open Space - Swimming Pools - Te Puke Aquatic Centre Service Delivery	Operational	352,779	-	(352,779)						Not significant/material - Replaced by new project relating to Service Delivery Contract for the pools (326109)
165401	Recreation and Open Space - Swimming Pools - Dave Hume Service Delivery Contract	Operational	332,100	-	(332,100)						Not significant/material - Replaced by new project relating to Service Delivery Contract for the pools (326109)
326105	Recreation and Open Space - Swimming Pools - Te Puke repairs and maintenance	Operational	38,745	-	(38,745)						Not significant/material

Project ID	Project Description	Project Type	LTP 27	AP 27	Increase / (decrease)	Funding Source					Assessment of significance / materiality
						Rates	Loans	External Funding	FINCO	Reserves	
326109	Recreation and Open Space - Swimming Pools - Pools Service Delivery Contract	Operational	-	891,381	891,381	100%	0%	0%	0%	0%	Not significant/material - New project relating to Service Delivery Contract for the pools - amalgamation of two projects into a single contract. Largely offset by 163503 and 165401. Result of previous Council decision.
289835	Recreation and Open Space - TECT All Terrain Park Plans and Assessments	Operational	11,380	11,189	(191)	100%	0%	0%	0%	0%	
Recreation and Open Space			1,050,296	5,785,651	4,735,355						
358601	Regulatory - Seasonal Bylaw compliance & monitoring	Operational	80,562	69,303	(11,259)	100%	0%	0%	0%	0%	Not significant/material
Regulatory			80,562	69,303	(11,259)						
310902	Wastewater - Waihi Beach - Asset Validation	Operational	11,450	10,270	(1,180)	100%	0%	0%	0%	0%	Not significant/material
252902	Wastewater - Waihi Beach - Maintenance	Operational	-	681,197	681,197	100%	0%	0%	0%	0%	Not significant/material - Movement from BAU to projects to accurately budget and track expenditure
311002	Wastewater - Katikati - Asset Validation	Operational	13,053	11,708	(1,345)	100%	0%	0%	0%	0%	Not significant/material
323402	Wastewater - Katikati - Infiltration Investigation	Operational	57,250	51,350	(5,900)	100%	0%	0%	0%	0%	Not significant/material
253002	Wastewater - Katikati - Maintenance	Operational	-	871,923	871,923	100%	0%	0%	0%	0%	Not significant/material - Movement from BAU to projects to accurately budget and track expenditure
338601	Wastewater - Omokoroa - Asset Validation	Operational	11,450	10,270	(1,180)	100%	0%	0%	0%	0%	Not significant/material
304502	Wastewater - Omokoroa - Maintenance	Operational	-	718,900	718,900	100%	0%	0%	0%	0%	Not significant/material - Movement from BAU to projects to accurately budget and track expenditure
311102	Wastewater - Te Puke - Asset Validation	Operational	11,450	10,270	(1,180)	100%	0%	0%	0%	0%	Not significant/material
323602	Wastewater - Te Puke - Infiltration investigations	Operational	34,350	30,810	(3,540)	100%	0%	0%	0%	0%	Not significant/material
253102	Wastewater - Te Puke - Maintenance	Operational	-	618,398	618,398	100%	0%	0%	0%	0%	Not significant/material - Movement from BAU to projects to accurately budget and track expenditure
335004	Wastewater - Maketu - Maintenance	Operational	-	462,150	462,150	100%	0%	0%	0%	0%	Not significant/material - Movement from BAU to projects to accurately budget and track expenditure
331804	Wastewater - Ongare Point - Maintenance	Operational	-	123,895	123,895	100%	0%	0%	0%	0%	Not significant/material - Movement from BAU to projects to accurately budget and track expenditure
AP2027-01	Water Supply, Stormwater & Wastewater - Water Entity CCO Setup Costs	Operational	-	2,023,190	2,023,190	0%	100%	0%	0%	0%	Not significant/material - Movement from BAU to projects to accurately budget and track expenditure
Wastewater			139,003	5,624,331	5,485,328						
318601	Solid Waste - Waste Minimisation Funding Pool	Operational	165,590	308,100	142,510	0%	0%	100%	0%	0%	Not significant/material - Expected spend funded by the Waste Minimisation Levy.
319902	Solid Waste - WMMP Implementation	Operational	59,139	-	(59,139)	100%	0%	0%	0%	0%	Not significant/material - budget no longer required.
348506	Solid Waste - Rural Recycling Drop Off Points	Operational	-	10,270	10,270	100%	0%	0%	0%	0%	Not significant/material
348507	Solid Waste - Community Re-use Facility	Operational	-	308,100	308,100	0%	0%	100%	0%	0%	Not significant/material - Expected spend funded by the Waste Minimisation Levy and offset by project 355101

Project ID	Project Description	Project Type	LTP 27	AP 27	Increase / (decrease)	Funding Source					Assessment of significance / materiality
						Rates	Loans	External Funding	FINCO	Reserves	
348501	Solid Waste - Kerbside Collection	Operational	2,816,871	2,752,360	(64,511)	100%	0%	0%	0%	0%	Not significant/material - minor budget adjustment based on average of actual costs
348502	Solid Waste - Kerbside Waste - Cost of transferring refuse from recycling centres to other	Operational	45,800	41,080	(4,720)	100%	0%	0%	0%	0%	Not significant/material
348503	Solid Waste - Rural Recycling Drop Off Points	Operational	11,450	-	(11,450)						Not significant/material
355101	Solid Waste - Community Re-use Facility	Operational	114,500	-	(114,500)						Not significant/material - off set by project 348507
Solid Waste			3,213,350	3,419,910	206,560						
311302	Stormwater - Asset Validation	Operational	34,350	20,540	(13,810)	100%	0%	0%	0%	0%	Not significant/material
362701	Stormwater - Levels of Service Review	Operational	-	61,620	61,620	100%	0%	0%	0%	0%	Not significant/material - Reduction in project budget and new project name (previously LTP25/34-50-B)
253202	Stormwater - Maintenance	Operational	-	996,190	996,190	100%	0%	0%	0%	0%	Not significant/material - Movement from BAU to projects to accurately budget and track expenditure
LTP25/34-50-B	Levels of Service Review	Operational	114,500	-	(114,500)						Not significant/material - Reduction in project budget and new project name (new project 362701)
332630	Stormwater - Small Communities - Annual Contribution to Waihi Drainage Society	Operational	5,725	5,407	(318)	100%	0%	0%	0%	0%	Not significant/material
Stormwater			154,575	1,083,757	929,182						
306902	Natural Environment and Sustainable Living - Environmental Monitoring Protection Lots	Operational	59,139	51,350	(7,789)	67%	0%	0%	0%	33%	Not significant/material
357901	Natural Environment and Sustainable Living - Multi-agency funded programmes	Operational	183,200	174,590	(8,610)	67%	0%	0%	0%	33%	Not significant/material
252302	Natural Environment and Sustainable Living - Ecological Education	Operational	70,990	70,990	-	50%	0%	0%	0%	50%	No change
252306	Natural Environment and Sustainable Living - Maketu Ongatara Wetland Society Educati	Operational	42,365	42,365	-	100%	0%	0%	0%	0%	No change
306403	Natural Environment and Sustainable Living - Environ Capacity Building East	Operational	35,484	35,484	-	100%	0%	0%	0%	0%	No change
306405	Natural Environment and Sustainable Living - Environ Capacity Building West	Operational	66,410	66,410	-	100%	0%	0%	0%	0%	No change
311701	Natural Environment and Sustainable Living - Ecological Financial Contributions Fencing	Operational	1,138	514	(624)	50%	0%	0%	0%	50%	Not significant/material
311702	Natural Environment and Sustainable Living - Ecological Financial Contributions Enhance	Operational	2,048	925	(1,123)	50%	0%	0%	0%	50%	Not significant/material
311810	Natural Environment and Sustainable Living - Tauranga Moana Biosecurity Capital	Operational	12,595	11,297	(1,298)	100%	0%	0%	0%	0%	Not significant/material
352201	Natural Environment and Sustainable Living - Community Matching fund - Ecological prc	Operational	68,700	61,620	(7,080)	67%	0%	0%	0%	33%	Not significant/material
356402	Natural Environment and Sustainable Living - Kaituna River Action Plan Implementation	Operational	57,520	51,350	(6,170)	100%	0%	0%	0%	0%	Not significant/material
311812	Natural Environment and Sustainable Living - Environmental Services Contract- Envirohl	Operational	50,380	50,380	-	67%	0%	0%	0%	33%	No change
354801	Natural Environment and Sustainable Living - Climate Change Responsiveness	Operational	82,500	-	(82,500)						Not significant/material - energy use accreditation covered by other budgets/activity area
244606	Natural Environment and Sustainable Living - Coastcare Materials	Operational	-	15,405	15,405	100%	0%	0%	0%	0%	Not significant/material
244602	Natural Environment and Sustainable Living - Community Contract Coastcare	Operational	21,245	20,540	(705)	100%	0%	0%	0%	0%	Not significant/material
302302	Natural Environment and Sustainable Living - Pukehina Beach Protection funding	Operational	17,742	16,757	(985)	100%	0%	0%	0%	0%	Not significant/material
162401	Natural Environment and Sustainable Living - Esplanade Strips Compensation funding	Operational	17,742	-	(17,742)						Not significant/material
Natural Environment			789,198	669,977	- 119,221						
299101	Economic Development - Community capacity building	Operational	17,070	10,210	(6,860)	100%	0%	0%	0%	0%	Not significant/material
298901	Economic Development - Tourism Bay of Plenty CCO Services	Operational	325,000	331,825	6,825	100%	0%	0%	0%	0%	Not significant/material
299001	Economic Development - Sub-Regional Economic Services Contract Joint TCC / WBOPDC	Operational	226,366	231,120	4,754	100%	0%	0%	0%	0%	Not significant/material
298902	Economic Development - Tourism Bay of Plenty Branding	Operational	-	-	-						No change
299301	Economic Development - Te Puke Promotion - Te Puke Economic Development Group	Operational	88,560	88,560	-	100%	0%	0%	0%	0%	No change
299302	Economic Development - Te Puke Promotion - EPIC Te Puke	Operational	60,885	60,885	-	100%	0%	0%	0%	0%	No change
299401	Economic Development - Katikati Promotion - Katch Katikati	Operational	138,375	138,375	-	100%	0%	0%	0%	0%	No change
336501	Economic Development - Waihi Beach Promotion - Events and Promotions	Operational	74,169	74,169	-	100%	0%	0%	0%	0%	No change
Economic			930,425	935,144	4,719						
360401	Support Services - Human Resource System	Operational	-	255,750	255,750	0%	100%	0%	0%	0%	Material - budget to continue delivery of modernised internal HR systems
314602	Support Services - Information Technology - Work Programme contract resources	Operational	220,000	-	(220,000)						Not significant/material - partially off set by project 353302

Project ID	Project Description	Project Type	LTP 27	AP 27	Increase / (decrease)	Funding Source					Assessment of significance / materiality
						Rates	Loans	External Funding	FINCO	Reserves	
327901	Support Services - Information Technology - Business Process Reviews digitisation and a	Operational	121,000	-	(121,000)						Not significant/material - partially off set by project 353401
353302	Support Services - Information Technology - Replacement of Council's ERP Solution	Operational	979,000	-	(979,000)						Not significant/material - decrease as expected to be carry forward
353401	Support Services - Corporate Business Improvement Programme	Operational	1,111,000	767,250	(343,750)	100%	0%	0%	0%	0%	Not significant/material
312301	Support Services - Business & Process Improvement - Finance & Technology Services Gri	Operational	22,638	-	(22,638)						Not significant/material
312202	Support Services - Business & Process Improvement - Infrastructure Services Group	Operational	22,638	22,148	(490)	100%	0%	0%	0%	0%	Not significant/material
360901	Support Services - Business & Process Improvement - Regulatory	Operational	22,000	51,150	29,150	100%	0%	0%	0%	0%	Not significant/material
333301	Support Services - Business Improvement - Initiatives	Operational	16,979	-	(16,979)						Not significant/material
AP2701	Support Services - Business Continuity Management System	Operational	-	153,450	153,450	100%	0%	0%	0%	0%	Not significant/material
312402	Support Services - Business & Process Improvement - Policy & Planning Group	Operational	-	20,460	20,460	100%	0%	0%	0%	0%	Not significant/material
312102	Business & Process Improvement - Strategy & Community	Operational	22,638	-	(22,638)						Not significant/material
Support Services			2,537,893	1,270,208	(1,267,685)						
			14,465,162	48,663,917	34,198,754						

9.2 ADOPTION OF THE SCHEDULE OF FEES AND CHARGES 2026/27 FOR CONSULTATION

File Number: A7159943

Author: Matthew Leighton, Policy and Planning Manager

Authoriser: Emily Watton, Acting General Manager Strategy and Community

EXECUTIVE SUMMARY

Adoption of the draft Schedule of Fees and Charges 2026/27 (**Attachment 1**) and accompanying Statement of Proposal (**Attachment 2**) is sought to allow for consultation between 20 March and 20 April 2026.

RECOMMENDATION

1. That the Policy and Planning Manager's report dated 19 March 2026 and titled 'Adoption of the Schedule of Fees and Charges 2026/27 for consultation' be received.
2. That the report relates to an issue that is considered to be of medium significance in terms of Council's Significance and Engagement Policy.
3. That in accordance with Sections 82 and 150 of the Local Government Act 2002, Council adopts the draft Schedule of Fees and Charges 2026/27 (**Attachment 1** of this report) and the Statement of Proposal (**Attachment 2** of this report) for the purposes of community consultation from 20 March to 20 April 2026.
4. That the Chief Executive Officer be delegated authority to make minor editorial changes to the documents as required.

BACKGROUND

1. The review of the Schedule of Fees and Charges is carried out annually to ensure fees are set at the right levels to meet the costs associated with the activities and services provided or at the legislatively required levels.
2. The purpose of reviewing the Schedule of Fees and Charges is to ensure that each charge will recover the actual and reasonable costs associated with:
 - (a) Goods, services or amenities provided by the local authority.
 - (b) The issuing and monitoring of permits, and other approvals associated with Council's bylaws.
 - (c) Processing and making decisions in relation to resource consents, plan changes building consents and licences, and fulfilling other regulatory legislative obligations, where Council is empowered to prescribe fees, including the Resource Management Act 1991, Building Act 2004, Food Act 2014, Health Act 1956, Sale and Supply of Alcohol Act 2012, and Dog Control Act 1996.

3. The Schedule of Fees and Charges is due to come into effect on 1 July 2026, in line with Council’s next financial year.
4. The Draft Schedule of Fees and Charges (**Attachment 1**) lists all the fees and charges, identifies proposed changes and gives an explanation for the change.
5. The Statement of Proposal (**Attachment 2**) sets out the key changes.

SIGNIFICANCE AND ENGAGEMENT

6. 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.
7. The Policy requires Council and its communities to identify the degree of significance attached to particular issues, proposals, assets, decisions, and activities.
8. In terms of the Significance and Engagement Policy this decision is considered to be of medium significance, as there are legislative requirements for consultation on the draft Schedule of Fees and Charges 2026/27 and the Statement of Proposal.

ENGAGEMENT, CONSULTATION AND COMMUNICATION

9. Consultation must be open for one calendar month. We will seek feedback between 20 March and 20 April. This will be concurrent with consultation on the Annual Plan 2026/27 and the draft Financial Contributions.
10. Opportunity for submitters to register to speak at hearings will be provided.

Interested/Affected Parties	Completed/Planned Engagement/Consultation/Communication		
Specific groups impacted by certain fees and charges (e.g. Dog owners, waste contractors, development community, public places traders)	Written (email) communication notifying of upcoming public consultation to: <ul style="list-style-type: none"> • List of dog owners • Resource Consents and Building Consents stakeholders • Solid Waste contractors • Current Council leaseholders (alongside the policy review) • Food and Trading in Public Places stakeholder list 	Planned	Completed

<p>General Public</p>	<p>The Draft Schedule of Fees and Charges 2026/27 and Statement of Proposal will be made publicly available on our website and in our libraries/services centres.</p> <p>Opportunity to register to speak at hearings.</p> <p>Awareness raised through electronic newsletter, social media, antenna, etc.</p> <p>Annual Plan drop-in events will also cover Fees and Charges.</p>		
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ISSUES AND OPTIONS ASSESSMENT

11. There are two options presented below.

<p style="text-align: center;">Option A (Recommended option)</p> <p style="text-align: center;">That Council adopts the draft Schedule of Fees and Charges 2026/27 and statement of proposal for public consultation.</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>Allows Council to meet its legislative requirements.</p> <p>Requirements for setting and reviewing fees and charges are outlined in the Act to which the activity relates e.g. requirements for setting dog registration fees are outlined in the Dog Control Act 1996</p>
<p>Costs (including present and future costs, direct, indirect and contingent costs).</p>	<p>Cost of consultation is planned within current budgets.</p> <p>The changes in the fees and charges allow costs of activities and services to be met.</p>
<p style="text-align: center;">Option B</p> <p style="text-align: center;">That Council does not adopt the draft Schedule of Fees and Charges 2026/27 and statement of proposal for public consultation.</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>Should significant changes or rework be required, this may put at risk Council's ability to meet its legislative requirements.</p> <p>Legislative requirements mean that the draft Schedule of Fees and Charges should be subject to consultation prior to decisions being made to charge on some fee categories.</p> <p>This would mean that the proposed fees would not be collected from the beginning</p>

	of the financial year which has an impact on potential revenue collection.
Costs (including present and future costs, direct, indirect and contingent costs).	Should significant changes or rework be required, then staff time will be involved and the document re-presented to a further Council meeting.

STATUTORY COMPLIANCE

12. The recommendations of this report meet the requirements of:
- (a) The Local Government Act 2002, including sections 12, 82, 83 and 150;
 - (b) The Local Government Rating Act 2002; and
 - (c) The Dog Control Act 1996.

FUNDING/BUDGET IMPLICATIONS

Budget Funding Information	Relevant Detail
Draft Schedule of Fees and Charges development cost	All costs associated with the Draft Fees and Charges have been budgeted for.

ATTACHMENTS

1. **Draft Schedule of Fees and Charges 2026/27**  
2. **Statement of Proposal for Draft Schedule of Fees and Charges 2026/27**  



Draft Schedule of Fees and Charges

1 July 2026 - 30 June 2027



**Western
Bay of Plenty**
District Council

Ngā rārangi upoko

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Animal Control - Dog Registration Fees



Dog registrations for Non-dangerous dogs	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Paid on time			
All dogs unless otherwise categorised	Adjusted for impacts of inflation and better recovery of costs.	140.00	154.00
Stock working dog	Adjusted for impacts of inflation and better recovery of costs.	92.00	101.00
Spayed or neutered dog	Adjusted for impacts of inflation and better recovery of costs.	110.00	121.00
Dogs domiciled on Matakana Island	Adjusted for impacts of inflation and better recovery of costs.	50.00	55.00
Re-registration fee for each additional dog exceeding after five (see note 1)	Adjusted for impacts of inflation and better recovery of costs.	33.00	36.00
Any dog(s) kept by: New Zealand Police, Customs Department, Ministry of Defence, Ministry of Agriculture, Ministry of Fisheries, Department of Conservation (for carrying out the function of the Policy or Department of State)		0.00	0.00
Pest hunting dogs used/owned by private contract business	Adjusted for impacts of inflation and better recovery of costs.	92.00	101.00
Security dog (kept by a security guard as defined in the Private Investigators and Security Guards Act 1974 as a bona fide security dog)		0.00	0.00
Search and Rescue dog		0.00	0.00
Disability assist dog (see note 2)		0.00	0.00
Paid late			
All dogs unless otherwise categorised	Adjusted for impacts of inflation and better recovery of costs.	210.00	230.00
Stock working dog	Adjusted for impacts of inflation and better recovery of costs.	138.00	152.00
Spayed or neutered dog	Adjusted for impacts of inflation and better recovery of costs.	165.00	182.00
Dogs domiciled on Matakana Island	Adjusted for impacts of inflation and better recovery of costs..	75.00	82.50
Re-registration fee for each additional dog exceeding after five (see note 1)	Adjusted for impacts of inflation and better recovery of costs.	49.50	54.50
Any dog(s) kept by: New Zealand Police, Customs Department, Ministry of Defence, Ministry of Agriculture, Ministry of Fisheries, Department of Conservation (for carrying out the function of the Policy or Department of State)		0.00	0.00
Pest hunting dogs used/owned by private contract business	Adjusted for impacts of inflation and better recovery of costs.	138.00	152.00
Security dog (kept by a security guard as defined in the Private Investigators and Security Guards Act 1974 as a bona fide security dog)		0.00	0.00
Search and Rescue dog		0.00	0.00
Disability assist dog (see note 2)		0.00	0.00

Dog registrations for Dangerous dogs	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Paid on time			
All dogs unless otherwise categorised	Adjusted for impacts of inflation and better recovery of costs.	210.00	230.00
Stock working dog	Adjusted for impacts of inflation and better recovery of costs.	138.00	152.00
Spayed or neutered dog	Adjusted for impacts of inflation and better recovery of costs.	165.00	182.00
Dogs domiciled on Matakana Island	Adjusted for impacts of inflation and better recovery of costs.	75.00	82.50
Re-registration fee for each additional dog exceeding after five (see note 1)	Adjusted for impacts of inflation and better recovery of costs.	49.50	54.50
Any dog(s) kept by: New Zealand Police, Customs Department, Ministry of Defence, Ministry of Agriculture, Ministry of Fisheries, Department of Conservation (for carrying out the function of the Policy or Department of State)		0.00	0.00
Pest hunting dogs used/owned by private contract business	Adjusted for impacts of inflation and better recovery of costs.	138.00	152.00
Security dog (kept by a security guard as defined in the Private Investigators and Security Guards Act 1974 as a bona fide security dog)		0.00	0.00
Search and Rescue dog		0.00	0.00
Disability assist dog (see note 2)		0.00	0.00
Paid late			
All dogs unless otherwise categorised	Adjusted for impacts of inflation and better recovery of costs.	315.00	347.00
Stock working dog	Adjusted for impacts of inflation and better recovery of costs.	192.00	211.00
Spayed or neutered dog	Adjusted for impacts of inflation and better recovery of costs.	247.50	272.00
Dogs domiciled on Matakana Island	Adjusted for impacts of inflation and better recovery of costs.	112.00	123.00
Re-registration fee for each additional dog exceeding after five (see note 1)	Adjusted for impacts of inflation and better recovery of costs.	74.25	82.00
Any dog(s) kept by: New Zealand Police, Customs Department, Ministry of Defence, Ministry of Agriculture, Ministry of Fisheries, Department of Conservation (for carrying out the function of the Policy or Department of State)		0.00	0.00
Pest hunting dogs used/owned by private contract business	Adjusted for impacts of inflation and better recovery of costs.	192.00	211.00
Security dog (kept by a security guard as defined in the Private Investigators and Security Guards Act 1974 as a bona fide security dog)		0.00	0.00
Search and Rescue dog		0.00	0.00
Disability assist dog (see note 2)		0.00	0.00

Notes

Dog owners who have more than five dogs may be entitled to discounted dog registration fees for the sixth and subsequent registration, on the following basis:

1.
 - a. All dogs must be registered by 30 June to qualify.
 - b. All dogs must be microchipped.
 - c. All dogs must permanently reside at the registered owners address. Registration discount does not apply to dogs that may reside at a separate address when being used for breeding purposes. (e.g., under an agreement or contract).
 - d. No verified complaints have been received by Council in the previous registrations year for welfare or nuisance complaints (e.g., barking, roaming).
 - e. New registrations during the year will be at normal registration fees (prorated) the discount fee only applies at re-registration.

Please note: No refund for deceased dogs will be paid to owners of more than five dogs where dogs were registered at a discounted rate.
2. Disability assist dog has the same meaning as specified in the Dog Control Act 1996. The dog must be certified as a disability dog.

Animal Control - Services



Dog Pound Fees - Impounding	Notes/ explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Unregistered dogs				
Unregistered: First impounding		Adjusted for impacts of inflation and better recovery of costs.	143.00	150.00
Unregistered: Second impounding		Adjusted for impacts of inflation and better recovery of costs.	242.00	254.00
Unregistered: Third impounding		Adjusted for impacts of inflation and better recovery of costs.	242.00	254.00
Registered Dogs				
Registered: First impounding		Adjusted for impacts of inflation and better recovery of costs.	99.00	104.00
Registered: Second impounding		Adjusted for impacts of inflation and better recovery of costs.	176.00	185.00
Registered: Third impounding		Adjusted for impacts of inflation and better recovery of costs.	242.00	254.00
Dog Pound Fees - Seizure Fees	Notes/ explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
First-seizure Seizure fee		Consolidated to a single fee; increased to reflect inflation and actual service cost.	132.00	200.00
Second-seizure fee		Removed as this has now merged into one Seizure fee.	242.00	242.00
Third-seizure fee		Removed as this has now merged into one Seizure fee.	242.00	242.00
Surrender fee		Adjusted for impacts of inflation and better recovery of costs.	100.00	105.00
Dog Pound Fees - Other costs	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Microchip fee		Adjusted for impacts of inflation and better recovery of costs.	38.50	40.50
Daily sustenance		Adjusted for impacts of inflation and better recovery of costs.	19.75	20.50
Afterhours impound		Adjusted for impacts of inflation and better recovery of costs.	66.00	69.00
Dog adoption - male		Adjusted for impacts of inflation and better recovery of costs.	350.00	368.00
Dog adoption - female		Adjusted for impacts of inflation and better recovery of costs.	400.00	420.00
Multiple dogs - per application Greater than 2 dogs urban Greater than 5 dogs rural	Applies to new dog owners to District and dog owners who increase their number of dogs to greater than: 2 dogs urban 5 dogs rural	Adjusted for impacts of inflation and better recovery of costs.	66.00	69.00

Dog Pound Fees - Other costs	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Replacement tag		Adjusted for impacts of inflation and better recovery of costs.	11.00	11.50
Trading items (collars, leads, muzzles) are available and will be priced based on their cost plus a mark-up	Price on application			
Stock Pound Fees - Impounding	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Impounding	For every sheep, lamb or goat	Adjusted for impacts of inflation and better recovery of costs.	85.00	89.00
	For all other animals	Adjusted for impacts of inflation and better recovery of costs.	159.00	167.00
Repeated Impounding				
Stock, not necessarily the same animal but owned by the same person, impounding on a second or subsequent occasion	For every sheep, lamb or goat (for same person within 24 months)	Adjusted for impacts of inflation and better recovery of costs.	127.00	133.00
	For all animals (for same person within 24 months)	Adjusted for impacts of inflation and better recovery of costs.	212.00	222.00
Stock Pound Fees - Sustenance	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Actual and Reasonable costs (minimum of \$5.00 -\$5.20 per head of stock per day)		Adjusted for impacts of inflation and better recovery of costs.	5.00	5.20
Driving charges	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Actual and reasonable costs (minimum of \$4.00 -\$4.20 per head of stock per day)		Adjusted for impacts of inflation and better recovery of costs.	4.00	4.20
Advertising	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Where applicable, a notification fee of \$11.00 \$11.50 plus the actual cost of advertising impounded stock		Adjusted for impacts of inflation and better recovery of costs.	11.00	11.50

Building Services



Special services

More complex and larger projects may require the Council to refer documentation to external specialists for checking for code compliance at processing and/or inspections and/or Code Compliance Certificate. Where specialist services are required, additional fees will be payable by the applicant based on actual cost. These may include: Weather tightness, Engineering structure or land stability, fire planning and precautions, electrical design check, heating, ventilation and air conditioning, mechanical services.

Hourly rates	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Vetting/PIM/PIC officer	Per hour. Minimum one hour charge	Adjusted for impacts of inflation and better recovery of costs.	185.00	194.00
Building Administration Officers	Per hour. Minimum one hour charge	Adjusted for impacts of inflation and better recovery of costs.	160.00	168.00
Building Processing Officer: R1-R2	Per hour. Minimum one hour charge	Adjusted for impacts of inflation and better recovery of costs.	232.00	243.50
Building Processing Officer: R3,C1-C3	Per hour. Minimum one hour charge	Adjusted for impacts of inflation and better recovery of costs.	245.00	257.00
Building Inspection Officer: R1-R2	Per hour. Minimum one hour charge	Adjusted for impacts of inflation and better recovery of costs.	232.00	243.50
Building Inspection Officer: R3-C3	Per hour. Minimum one hour charge	Adjusted for impacts of inflation and better recovery of costs.	296.00	311.00
Building Warrant of Fitness (BWOFF) Officers	Per hour. Minimum one hour charge	Adjusted for impacts of inflation and better recovery of costs.	239.00	250.00
Building (TA) Officers	Per hour. Minimum one hour charge	Adjusted for impacts of inflation and better recovery of costs.	245.00	257.00
Specialist reviews and supervision				
Fire Engineer	Per hour. Minimum one hour charge	Adjusted for impacts of inflation and better recovery of costs.	211.00	221.00
Structural Engineer	Per hour. Minimum one hour charge	Adjusted for impacts of inflation and better recovery of costs.	301.00	316.00
Team Leader/Manager/ Technical lead	Per hour. Minimum one hour charge	Adjusted for impacts of inflation and better recovery of costs.	320.00	336.00
Please note: External and Council specialists fees are charged out if they exceed the staff hourly rates at actual costs plus WBDC admin time. Pre-application and project concept development meetings (based on the charge out rates of the officers in attendance)			Actual costs plus WBOPDC admin time	Actual costs plus WBOPDC admin time
			Actual costs plus WBOPDC admin time	Actual costs plus WBOPDC admin time

Other fees	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Application Cancellation fee (prior to consent processing)	Fixed fee to cover vetting and admin costs for applications cancelled or withdrawn after lodgement invoice sent, prior to consent being accepted and referral to processing officer.	Adjusted for impacts of inflation and better recovery of costs.	340.00	357.00
Request for Extension of time for consents	Minimum fee additional time and costs will apply as applicable	Adjusted for impacts of inflation and better recovery of costs.	130.00	136.00
Lodgement Residential: Application to amend building consents (plus building consent fee and additional levies, if any, as a result of change in project value) (plus hourly charge as applicable)	Minimum fee additional time and costs will apply as applicable	Adjusted for impacts of inflation and better recovery of costs.	404.00	424.00
Lodgement Commercial: Application to amend building consents (plus building consent fee and additional levies, if any, as a result of change in project value) (plus hourly charge as applicable)	Minimum fee additional time and costs will apply as applicable	Adjusted for impacts of inflation and better recovery of costs.	417.00	438.00
Lodgement Daylighting - application to amend building consents (plus building consent fee and additional levies, if any, as a result of change in project value) (plus hourly charge as applicable)	Minimum fee additional time and costs will apply as applicable	Adjusted for impacts of inflation and better recovery of costs.	620.00	651.00
Building inspection - onsite minor variation (Residential). Minimum fee- additional time and cost charges apply	Minimum fee additional time and costs will apply as applicable	Adjusted for impacts of inflation and better recovery of costs.	232.00	244.00
Building inspection - onsite minor variation (Commercial). Minimum fee- additional time and cost charges apply	Minimum fee additional time and costs will apply as applicable	Adjusted for impacts of inflation and better recovery of costs.	296.00	310.00
Application for modification or waiver of New Zealand Building Code	Minimum fee additional time and costs will apply as applicable	Adjusted for impacts of inflation and better recovery of costs.	174.00	183.00
Late cancellation of booked inspection. (charged where cancellation not received at least 48 hours prior to inspection booking.) Residential		Adjusted for impacts of inflation and better recovery of costs.	232.00	244.00
Late cancellation of booked inspection. (charged where cancellation not received at least 48 hours prior to inspection booking.) Commercial		Adjusted for impacts of inflation and better recovery of costs.	296.00	310.00
Title endorsements under s73 Building Act (includes Land Registrar fees)	Minimum fee	Adjusted for impacts of inflation and better recovery of costs.	650.00	682.00
Title endorsements under s75 Building Act (includes Land Registrar fees)		Adjusted for impacts of inflation and better recovery of costs.	650.00	682.00
Obtaining Record of Title fee	New fee	As a part of new Objective Build system functionality, Council can acquire a current record of Title on customer's behalf. This fee covers the cost of the title and Council's processing.	-	43.00
Objective System fee - Small Standalone Dwellings (Granny Flat) Project Information Memorandum application	New fee	New Objective System fee to cover the cost of Granny Flat PIM applications.	-	250.00

Historic Consent Fees		Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Historic Code Compliance Certificate Deposit (over 5 years old). Drainage, solid fuel heaters, solar, retaining walls - fixed fee, in addition to CCC project value fees, plus hourly charges as applicable.	Minimum fee		Adjusted for impacts of inflation and better recovery of costs.	403.00	423.00
Historic residential Code Compliance Certificate Deposit (over 5 years old) - fixed fee, in addition to CCC project value fees, plus hourly charges as applicable.	Minimum fee		Adjusted for impacts of inflation and better recovery of costs.	648.00	680.00
Historic commercial Code Compliance Certificate Deposit (over 5 years old) - fixed fee, in addition to CCC project value fees, plus hourly charges as applicable.	Minimum fee		Adjusted for impacts of inflation and better recovery of costs.	1,383.00	1,452.00
Building warrant of fitness charged at separate rate also inspections separate.					
Historic code compliance certificate reactivation fee			Adjusted for impacts of inflation and better recovery of costs.	288.00	302.00
Inspections for residential R1-R2 building consents (charged per inspection type at the rate current for all additional inspections). Minimum fee- additional time and cost charges apply	Minimum fee. Inspection charge to be at current rate for all additional inspections.		Adjusted for impacts of inflation and better recovery of costs.	232.00	244.00
Inspections for Residential R3 and Commercial building consents (charged per inspection type at the rate current or all additional inspections) Minimum fee- additional time and cost charges apply	Minimum fee. Inspection charge to be at current rate for all additional inspections.		Adjusted for impacts of inflation and better recovery of costs.	296.00	310.00
Application for Certificate of Public Use		Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Application for Certificate of Public Use (S.363A BA 2004)			Adjusted for impacts of inflation and better recovery of costs.	634.00	665.00
Monitoring CPU's	Minimum fee - additional time costs may apply		Adjusted for impacts of inflation and better recovery of costs.	317.00	332.00

Compliance schedule and annual building warrant of fitness fee	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Compliance Schedule base fee	Minimum fee	Adjusted for impacts of inflation and better recovery of costs.	178.00	187.00
New Compliance schedule creation fee		Adjusted for impacts of inflation and better recovery of costs.	178.00	187.00
Plus fee per feature identified in Schedule	Minimum fee	Adjusted for impacts of inflation and better recovery of costs.	38.00	40.00
Amendment of Compliance Schedule	Minimum fee	Adjusted for impacts of inflation and better recovery of costs.	245.00	257.00
Plus fee per feature (altered, added or removed)	Minimum fee	Adjusted for impacts of inflation and better recovery of costs.	38.00	40.00
Code compliance certificate review and issuing of Compliance Schedule	Minimum fee	Adjusted for impacts of inflation and better recovery of costs.	239.00	250.00
Annual building Warrant of Fitness	Minimum fee	Adjusted for impacts of inflation and better recovery of costs.	178.00	187.00
Expired Building Warrant of Fitness	Minimum fee	Adjusted for impacts of inflation and better recovery of costs.	318.00	333.00
Building Warrant of Fitness Site Audit	Minimum fee	Adjusted for impacts of inflation and better recovery of costs.	245.00	257.00
Compliance schedule review of historical building consents (over 5 years old) additional hourly charges as applicable	Minimum fee	Adjusted for impacts of inflation and better recovery of costs.	634.00	665.00
Site audit section 111 Building Act 2004	Building warrant of fitness site audit - minimum fee	Adjusted for impacts of inflation and better recovery of costs.	178.00	187.00
Durability amendment application fee	Durability Amendment application lodgement fee. Additional costs for processing, vetting, admin and system fee. (Must not include any other changes to the building in the B2 Durability amendment application). See also Waiver and/or modification fee to be charged in addition the Durability amendment.	Adjusted for impacts of inflation and better recovery of costs.	210.00	220.00
Fees, for non-routine inspections or services where fees have not otherwise been fixed, will be charged out at the Officer's hourly charge out rate plus incidental expenses			Price on application	Price on application

Compliance schedule and annual building warrant of fitness inspections requiring particular expertise, e.g. lifts, electrical heating, ventilation and air conditioning, fire safety measures or similar non-routine requests for information or services			Price on application	Price on application
Applications for acceptance as independent qualified person (for Bay of Plenty / Waikato group)			Price on application	Price on application

Building Consent Approval Information	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Provided as required by (s17 Building Act 2004) printed and forwarded monthly - email preferred	Per month	Adjusted for impacts of inflation and better recovery of costs.	32.00	33.50
	Per annum	Adjusted for impacts of inflation and better recovery of costs.	256.00	269.00

Building Consent Fee	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Pre-application meeting - simple	Fixed fee for Building Services attendance. Additional hourly charges may be necessary if follow up actions are required.	Adjusted for impacts of inflation and better recovery of costs.	620.00	651.00
Pre-application meeting - complex	Fixed fee for Building Services attendance. Additional hourly charges may be necessary if follow up actions are required.	Adjusted for impacts of inflation and better recovery of costs.	1,630.00	1,711.00
Proprietary unlined sheds/garages - includes 3 inspections	Minimum fee. Additional charges may apply (e.g., PIM/ PIC, Section 73/75 notices, system fees, levies, etc)	Adjusted for impacts of inflation and better recovery of costs.	3,036.00	3,189.00
National multi-proof approvals granted by Ministry of Business, Innovation and Employment	Minimum fee - additional application charges apply (e.g., Levy, system charges, inspections, vetting and administration time)	Adjusted for impacts of inflation and better recovery of costs.	3,062.00	3,215.00

Project Information Memorandum PIM/PIC Project specific option	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Residential and commercial				
Project Information Memorandum PIM/PIC		Adjusted for impacts of inflation and better recovery of costs.	510.00	535.00

Building Consent fees are excluding document management fees. Additional fees may also apply - see additional building consent related fees. Building consent fees are due once you have submitted your application and will be required to be paid in full before granting.

Building services - Small standalone dwelling	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Building Services - small standalone dwellings - file submission	This fee will be charged, following Building Act changes (expected early 2026). Owners of small standalone dwellings (granny flats) are to submit as-built building and plumbing/drainage plans to Council upon completion. Plans must reflect any design changes.	Adjusted for impacts of inflation and better recovery of costs.	247.50	260.00
Building Services - small standalone dwellings - Project Information Memorandum (PIM)	This fee will be charged, following Building Act changes (expected early 2026). New fixed fee for small standalone dwellings (e.g granny flats). Owners must submit a PIM to notify Council of intent to build. Council will advise on likely consent exemption status (not an approval). Fee includes PIM and 2 hours' review at R1 rate.	Adjusted for impacts of inflation and better recovery of costs.	974.00	1,022.00

Residential	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Lodgement - minor works	Minimum fee	Adjusted for impacts of inflation and better recovery of costs.	1,008.00	1,058.00
Lodgement - alterations and additions	Minimum fee	Adjusted for impacts of inflation and better recovery of costs.	1,705.00	1,790.00
Lodgement - Dwelling R1	Minimum fee	Adjusted for impacts of inflation and better recovery of costs.	2,170.00	2,278.00
Lodgement - Dwelling R2	Minimum fee	Adjusted for impacts of inflation and better recovery of costs.	2,635.00	2,767.00
Lodgement - Dwelling R3	Minimum fee	Adjusted for impacts of inflation and better recovery of costs.	3,226.00	3,387.00

Note: Please note that inspections are pre-paid at the time of consent Grant/Issue and the per inspection fee is defaulted to 1 hour. This will be reconciled at the time of processing the CCC and additional charges may be incurred. Particularly for more complex Residential and Commercial projects.

Actual processing time and costs associated with approving certificates, building warrants of fitness and compliance schedules over and above the minimum fees will be charged directly to the applicant.

Attached Residential Units (Multi-Units)	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
First dwelling as per fees above (cost of single, 2 storey or 3 storey)				
Plus per unit charge after 1st Unit	Per unit	Adjusted for impacts of inflation and better recovery of costs.	2,497.00	2,622.00

Other fees	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Demolition Residential	Fixed fee. Additional admin and vetting fees may apply	Adjusted for impacts of inflation and better recovery of costs.	1,139.00	1,196.00
Demolition Commercial	Fixed fee. Additional admin and vetting fees may apply	Adjusted for impacts of inflation and better recovery of costs.	2,497.00	2,622.00
Flat application fee for all daylighting amendments. No other changes	Fixed fee	Adjusted for impacts of inflation and better recovery of costs.	620.00	651.00

Commercial	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Lodgement - Commercial Minor works	Minimum fee	Adjusted for impacts of inflation and better recovery of costs.	1,756.00	1,844.00
Lodgement - C1-C2 Small Commercial Building works	Minimum fee	Adjusted for impacts of inflation and better recovery of costs.	2,736.00	2,873.00
Lodgement - C1-C2 Internal fitout and alterations <= \$500,000	Minimum fee	Adjusted for impacts of inflation and better recovery of costs.	3,226.00	3,387.00
Deposit - C1 -C2 -Up to 2 Storey <= \$1,000,000	Minimum fee	Adjusted for impacts of inflation and better recovery of costs.	4,451.00	4,674.00
Deposit - C2-C3 More than 2 storey and/or >\$1,000,000 (Large Commercial)	Minimum fee	Adjusted for impacts of inflation and better recovery of costs.	5,676.00	5,960.00

Note: Please note that inspections are pre-paid at the time of consent Grant/Issue and the per inspection fee is defaulted to 1 hour. This will be reconciled at the time of processing the CCC and additional charges may be incurred. Particularly for more complex Residential and Commercial projects.

Actual processing time and costs associated with approving certificates, building warrants of fitness and compliance schedules over and above the minimum fees will be charged directly to the applicant.

Solid fuel heaters and domestic fireplaces	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Solid fuel heater and domestic fireplace*	Freestanding	Adjusted for impacts of inflation and better recovery of costs.	615.00	646.00
	Inbuilt	Adjusted for impacts of inflation and better recovery of costs.	830.00	872.00
Special inspection rate for solid fuel heaters	For any additional inspections after a fail	Adjusted for impacts of inflation and better recovery of costs.	192.00	201.00
*System fee and admin fees are additional				

Certificate of Acceptance	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Certificate of Acceptance Non-refundable charge	C1 and C2 internal fit out or alterations and less than \$500,000 project value	Adjusted for impacts of inflation and better recovery of costs.	3,230.00	3,391.00
	C1 and C2 up to two storey less than \$1,000,000 project value	Adjusted for impacts of inflation and better recovery of costs.	4,455.00	4,677.00
	C2 and C3 more than two storey and/or greater than \$1,000,000 project value	Adjusted for impacts of inflation and better recovery of costs.	5,680.00	5,964.00
	C1 and C2 for small single storey	Adjusted for impacts of inflation and better recovery of costs.	2,740.00	2,877.00
	Demolition of commercial	Adjusted for impacts of inflation and better recovery of costs.	1,360.00	1,428.00
	Demolition of residential	Adjusted for impacts of inflation and better recovery of costs.	1,140.00	1,197.00
	Minor works	Adjusted for impacts of inflation and better recovery of costs.	1,760.00	1,848.00
	Residential for minor works flat fee	Adjusted for impacts of inflation and better recovery of costs.	1,010.00	1,060.00
	Residential complexity of R1	Adjusted for impacts of inflation and better recovery of costs.	2,170.00	2,278.00
	Residential complexity of R2	Adjusted for impacts of inflation and better recovery of costs.	2,635.00	2,767.00
Residential complexity of R3	Adjusted for impacts of inflation and better recovery of costs.	3,225.00	3,386.00	

Note: COA Non-Refundable Lodgement fee plus all other charges and Levies that would have been applicable if this was applied for as a Building consent. Additional Processing and Inspections time to review the COA will be charged at the relative hourly rate. Request for Further Information during processing - minimum of 1 hour charged plus additional hourly rate where applicable. Any additional specialist or other departments reviews as required are charged at final invoice stage for outstanding costs.

Application for Code of Compliance Certificate	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
R1 code compliance review deposit. Additional time charged at applicable rates	Additional charge may be incurred based on actual time and cost	Adjusted for impacts of inflation and better recovery of costs.	235.00	246.00
R2 code compliance review deposit. Additional time charged at applicable rates		Adjusted for impacts of inflation and better recovery of costs.	465.00	488.00
R3 code compliance review deposit. Additional time charged at applicable rates		Adjusted for impacts of inflation and better recovery of costs.	700.00	735.00
C1 code compliance review deposit. Additional time charged at applicable rates		Adjusted for impacts of inflation and better recovery of costs.	595.00	625.00
C2 code compliance review deposit. Additional time charged at applicable rates		Adjusted for impacts of inflation and better recovery of costs.	1,185.00	1,244.00
C3 code compliance review deposit. Additional time charged at applicable rates		Adjusted for impacts of inflation and better recovery of costs.	1,775.00	1,864.00
CCC Compliance Schedule		Adjusted for impacts of inflation and better recovery of costs.	240.00	252.00
Re-activation fee for Refused Code of Compliance Certificate	New fee	To recover the cost of administration time to re-activate a refused Code of Compliance of a Building Consent.	-	84.35

Request for exemption from Building Consent Schedule 1 Building Act	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
\$1,000 to \$10,000	Minimum fee, additional costs for system fee, processing, vetting, admin	Adjusted for impacts of inflation and better recovery of costs.	403.00	423.00
\$10,001 to \$100,000		Adjusted for impacts of inflation and better recovery of costs.	893.00	937.00
\$100,001 upwards		Adjusted for impacts of inflation and better recovery of costs.	1,383.00	1,452.00
Retro fitting wall insulation		Adjusted for impacts of inflation and better recovery of costs.	189.00	198.00

Compliance	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Compliance Inspection (3 yearly) for swimming pool fencing.		Adjusted for impacts of inflation and better recovery of costs.	240.00	252.00
Re-inspection for swimming pool fencing		Adjusted for impacts of inflation and better recovery of costs.	240.00	252.00
Desktop review of information to resolve failed swimming pool fencing inspection		Adjusted for impacts of inflation and better recovery of costs.	105.00	110.00
Application for Exemption for an Earthquake Prone Building (deposit)	Minimum fee - additional charge may be incurred based on actual time and cost	Adjusted for impacts of inflation and better recovery of costs.	403.00	423.00
Application for an Extension of time for a Heritage Earthquake Prone Building (deposit)		Adjusted for impacts of inflation and better recovery of costs.	403.00	423.00
Assessment of information related to a Building's Earthquake prone building (EQP) status (deposit)		Adjusted for impacts of inflation and better recovery of costs.	648.00	680.00
Notice to fix - first inspection, issue of notice required		Adjusted for impacts of inflation and better recovery of costs.	787.00	826.00
Notice to fix - second inspection, non-compliance with first notice		Adjusted for impacts of inflation and better recovery of costs.	787.00	826.00
Notice to fix - Building Warrant of Fitness		Adjusted for impacts of inflation and better recovery of costs.	787.00	826.00
Notice to fix - Swimming pool		Adjusted for impacts of inflation and better recovery of costs.	787.00	826.00

Also charged when consent is issued	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Building levy (payable to Ministry of Business, Innovation and Employment) \$1.75 GST inclusive for every \$1,000 value project valued at \$65,000 and over.	Per \$1000 for projects having total value above \$65,000			
Levy for Building Research Authority \$1.00 GST exempt for every \$1,000 value project valued at \$20,000 and over.	Per \$1000 for projects having total value above \$20,000			
Building Consent Authority Accreditation and Assessment Levy. Charged for meeting the standards and criteria under the Building Accreditation Regulations 2006.	\$0.60 per \$1,000 (or part there-after) of building works \$10,000 or more			
Online system fee (Objective Build) per consent	Direct on charge. Online system fee charged on all applications, based on the type and value of consent		Price on application and varies by complexity. Detail online	Price on application and varies by complexity. Detail online

Notes

Assessment required for District Plan, development engineering, environmental health, dangerous goods.
 Assessment and site inspections charged at Officers hourly charge-out rate or actual cost of external report required.

Customer Services



Libraries - Fees	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Reserve fee (adult)			No Charge	No Charge
Replacement card			3.00	3.00
Visitor membership (3 monthly)	\$26 \$25 every 3 months	Adjusted for impacts of inflation.	25.00	26.00
Interloan request fee (plus lending library's fee, if any)	Per book	Adjusted for impacts of inflation.	8.00	8.50
	Per article	Adjusted for impacts of inflation.	5.00	5.20
Top Shelf (2 weeks)			3.00	3.00
DVD (1 week)	Single		2.00	2.00

Discount Policy: In addition to the regular 'free to borrow' collections, our libraries offer access to some 'pay to borrow' collections. These include a best seller collection named 'Top Shelf' plus DVDs. Our pay collections are promoted using eye catching display units for storage, in-house topical displays and following the rental of four 'Top Shelf' items.

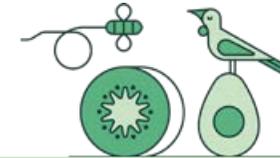
Charges for meeting rooms - Ōmokoroa Library and Service Centre	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Community rates				
Whakamārama Room	Two hours (\$)	Adjusted for impacts of inflation.	15.00	15.50
	Four hours (\$)	Adjusted for impacts of inflation.	30.00	31.00
	Eight hours (\$)	Adjusted for impacts of inflation.	50.00	52.00
Pahoia Room	Two hours (\$)	Adjusted for impacts of inflation.	15.00	15.50
	Four hours (\$)	Adjusted for impacts of inflation.	30.00	31.00
	Eight hours (\$)	Adjusted for impacts of inflation.	50.00	52.00
Matakana & Rangiwaea Room	Two hours (\$)	Adjusted for impacts of inflation.	15.00	15.50
	Four hours (\$)	Adjusted for impacts of inflation.	30.00	31.00
	Eight hours (\$)	Adjusted for impacts of inflation.	50.00	52.00
Commercial rates				
Whakamārama Room	Two hours (\$)	Adjusted for impacts of inflation.	30.00	31.00
	Four hours (\$)	Adjusted for impacts of inflation.	60.00	62.00
	Eight hours (\$)	Adjusted for impacts of inflation.	80.00	82.50
Pahoia Room	Two hours (\$)	Adjusted for impacts of inflation.	30.00	31.00
	Four hours (\$)	Adjusted for impacts of inflation.	60.00	62.00
	Eight hours (\$)	Adjusted for impacts of inflation.	80.00	82.50
Matakana & Rangiwaea Room	Two hours (\$)	Adjusted for impacts of inflation.	30.00	31.00
	Four hours (\$)	Adjusted for impacts of inflation.	60.00	62.00
	Eight hours (\$)	Adjusted for impacts of inflation.	80.00	82.50

Charges for meeting rooms - Community Hub (The Centre - Pātuki Manawa)		Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Uretara room (hot desk)	Half day (4 hours)		Adjusted for impacts of inflation.	15.00	15.50
	Half day (after two full days)		Adjusted for impacts of inflation.	7.50	8.00
	Day (8 hours)		Adjusted for impacts of inflation.	30.00	31.00
	Day (after two full days)		Adjusted for impacts of inflation.	15.00	15.50
Community rates					
Tuapiro room	Two hours (\$)		Adjusted for impacts of inflation.	15.00	15.50
	Four hours (\$)		Adjusted for impacts of inflation.	30.00	31.00
	Eight hours (\$)		Adjusted for impacts of inflation.	50.00	52.00
Tahawai room	Two hours (\$)		Adjusted for impacts of inflation.	15.00	15.50
	Four hours (\$)		Adjusted for impacts of inflation.	30.00	31.00
	Eight hours (\$)		Adjusted for impacts of inflation.	50.00	52.00
Boyd room	Two hours (\$)		Adjusted for impacts of inflation.	20.00	21.00
	Four hours (\$)		Adjusted for impacts of inflation.	40.00	41.00
	Eight hours (\$)		Adjusted for impacts of inflation.	60.00	62.00
McKinney	Two hours (\$)		Adjusted for impacts of inflation.	20.00	21.00
	Four hours (\$)		Adjusted for impacts of inflation.	40.00	41.00
	Eight hours (\$)		Adjusted for impacts of inflation.	60.00	62.00
Commercial rates					
Tuapiro room	Two hours (\$)		Adjusted for impacts of inflation.	30.00	31.00
	Four hours (\$)		Adjusted for impacts of inflation.	60.00	62.00
	Eight hours (\$)		Adjusted for impacts of inflation.	80.00	82.50
Tahawai room	Two hours (\$)		Adjusted for impacts of inflation.	30.00	31.00
	Four hours (\$)		Adjusted for impacts of inflation.	60.00	62.00
	Eight hours (\$)		Adjusted for impacts of inflation.	80.00	82.50
Boyd room	Two hours (\$)		Adjusted for impacts of inflation.	40.00	41.00
	Four hours (\$)		Adjusted for impacts of inflation.	80.00	82.50
	Eight hours (\$)		Adjusted for impacts of inflation.	120.00	124.00
McKinney	Two hours (\$)		Adjusted for impacts of inflation.	40.00	41.00
	Four hours (\$)		Adjusted for impacts of inflation.	80.00	82.50
	Eight hours (\$)		Adjusted for impacts of inflation.	120.00	124.00

Charges for meeting rooms - Waihi Beach Library				
	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Community rates				
Small Room	Two hours (\$)	Adjusted for impacts of inflation.	15.00	15.50
	Four hours (\$)	Adjusted for impacts of inflation.	30.00	31.00
	Eight hours (\$)	Adjusted for impacts of inflation.	50.00	52.00
Large Rooms (2 available)	Two hours (\$)	Adjusted for impacts of inflation.	20.00	21.00
	Four hours (\$)	Adjusted for impacts of inflation.	40.00	41.00
	Eight hours (\$)	Adjusted for impacts of inflation.	60.00	62.00
Commercial rates				
Small Room	Two hours (\$)	Adjusted for impacts of inflation.	30.00	31.00
	Four hours (\$)	Adjusted for impacts of inflation.	60.00	62.00
	Eight hours (\$)	Adjusted for impacts of inflation.	80.00	82.50
Large Rooms (2 available)	Two hours (\$)	Adjusted for impacts of inflation.	40.00	41.00
	Four hours (\$)	Adjusted for impacts of inflation.	80.00	82.50
	Eight hours (\$)	Adjusted for impacts of inflation.	120.00	124.00

Notes:

- The small room is free to use while the library is open. Outside of library hours the fees listed will apply.
- Booking the two large connected rooms together doubles the charges.



General

Digital Property Files	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Digital Property File request - digital copy of property file records supplied as a downloadable file from the Council website.	Download file only		92.00	92.00
An additional fee to provide the Digital Property File on a portable digital media (USB) for pick-up from any of Councils service centres.	Additional charge per media device		5.00	5.00
An additional delivery charge of \$5.00 shall apply to any digital property file stored on USB and delivery via post/courier is requested.	Additional charge for delivery		5.00	5.00

NOTE: A property file request is not a Land Memorandum (LIM) and as such is not covered by any statutory requirement.

Print and copy charges	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Black and white	A4	Increased to better match actual costs.	0.20	0.30
	A3	Increased to better match actual costs.	0.40	0.70
Colour	A4	Increased to better match actual costs.	1.00	1.90
	A3	Increased to better match actual costs.	2.00	2.50

GIS Service Fee and Print Charges	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Map creation, map data manipulation and printing - quote will be supplied. For further information please refer to Western Bay of Plenty District Council's Geospatial Data Policy Statement	Hourly rate	Adjusted for impacts of inflation.	150.00	154.00
	A2	Adjusted for impacts of inflation.	30.00	31.00
Map prints	A1	Adjusted for impacts of inflation.	40.00	41.00
	A0	Adjusted for impacts of inflation.	50.00	52.00

Official Information Requests - Subject to Legislative Change	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Staff time - first hour			No charge	No charge
Staff time - per half hour			38.00	38.00
Work undertaken by external contractors and consultants charged at their normal hourly rate	Costs recovered from applicant			
Printing	Costs recovered from applicant at standard Council print charges		*see above for printing costs	*see above for printing costs

Publications and subscriptions	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
District-wide walkway brochure	Each	Adjusted for impacts of inflation.	5.00	5.50
Treasury Policy		Adjusted for impacts of inflation.	15.00	15.50
Annual Reports		Adjusted for impacts of inflation.	20.00	20.50
Civil Defence Plan - to non-distribution list agencies			No charge	No charge
Properties - copies of leases / licences			No charge	No charge
Management Plans (per plan)		Adjusted for impacts of inflation.	20.00	20.50
Asset Management Plans				
Transportation AMP			500.00	-
Water Supply AMP			82.00	-
Wastewater AMP	Excludes appendices – price on application	Removed as this is covered under the regular printing charges. Noting that the sizes of each AMP differs.	82.00	-
Stormwater AMP			82.00	-
Solid Waste AMP			82.00	-
Community Assets AMP			82.00	-

New services
 Council may implement new or additional services anytime through the financial year. Where new services are introduced that are not already included in fees and charges, a principle of ‘actual and reasonable charges’ will apply i.e. Council will only charge what is actual and reasonable to recover the costs of providing the service.

Infrastructure Services



Properties/Reserves - Processing Fee	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Right of way easements subject to negotiation, valuation and written agreement (excludes disbursements, council solicitor costs, and consultation fees)	Hourly charge out rates plus \$1.04c \$1.17c per km/ disbursements and consultants fees	Reflects inflation and better recovery of costs reflecting changes to the IRD motor vehicle expenditure. Amended for clarity regarding solicitor costs.	225.00	236.00
Easements (stormwater, water, etc.) subject to negotiation, valuation, and written agreement (excludes disbursements, council solicitor costs, and consultatio fees)	Hourly charge out rates plus \$1.04c \$1.17c per km/ disbursements and consultants fees	Reflects inflation and better recovery of costs reflecting changes to the IRD motor vehicle expenditure. Amended for clarity.	225.00	236.00
Exchange of Reserve land subject to negotiation and valuation (Refer to hourly charge out rates plus 95c/km disbursements and consultants fees)	Hourly charge out rates plus \$1.04c \$1.17c per km/ disbursements and consultants fees	Reflects inflation and better recovery of costs reflecting changes to the IRD motor vehicle expenditure. Amended for clarity.	225.00	236.00
Licence to occupy legal unformed road to enable the carrying out of trade or business or for any other purpose (Refer to hourly charge out rates plus 95c/km disbursements and consultants fees)	Hourly charge out rates plus \$1.04c per km/ disbursements and consultants fees	Removal of duplicated fee - covered under Roothing.	225.00	225.00
Lease of Land/Building (excluding community groups) (excludes legal fees and disbursements) (Refer to hourly charge out rates plus 95c/km disbursements and consultant fees)	Hourly charge out rates plus \$1.04c \$1.17c per km/ disbursements and consultants fees	Reflects inflation and changes to the IRD motor vehicle expenditure.	225.00	236.00
Variation of lease (excluding community groups) (excludes legal fees and disbursements) (Refer to hourly charge out rates plus 95c/km disbursements and consultant fees)	Hourly charge out rates plus \$1.04c \$1.17c per km/ disbursements and consultants fees	Reflects inflation and changes to the IRD motor vehicle expenditure.	225.00	236.00
Renewal of Lease (excluding community groups) (excludes legal fees and disbursements) (Refer to hourly charge out rates plus 95c/km disbursements and consultant fees)	Hourly charge out rates plus \$1.04c \$1.17c per km/ disbursements and consultants fees	Reflects inflation and changes to the IRD motor vehicle expenditure.	225.00	236.00
Transfer of lease or subletting of lease (excluding community groups) (excludes legal fees and disbursements) (Refer to hourly charge out rates plus 95c/km disbursements and consultant fees)	Hourly charge out rates plus \$1.04c \$1.17c per km/ disbursements and consultants fees	Reflects inflation and changes to the IRD motor vehicle expenditure.	225.00	236.00
Esplanade strip instrument (excludes disbursement and consultant fees)		Changed to hourly rate for consistency with other fees.	550.00	236.00
Sundry applications (Refer to hourly charge out rates plus 95c/km disbursements and consultant fees)	Hourly charge out rates plus \$1.04c \$1.17c per km/ disbursements and consultants fees	Reflects inflation and changes to the IRD motor vehicle expenditure.	225.00	236.00
Application fee for Licence to occupy for encroachment on Local Purpose Reserve		Removal of duplicated fee - covered under roading.	300.00	300.00

Site inspections	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Subdivision, reserves	Per half hour	Adjusted for impacts of inflation.	187.00	193.00

Lease/Licence Application and Consents	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
These fees and charges relate to the third party cost associated with lease/licence and consents. (1) Department of Conservation (DOC) fees at approximately \$50.00 \$243.00 per hour; and (2) Legal costs from Council's solicitors; and (3) Survey costs where applicable		Adjusted for impacts of inflation and better recovery of costs.		

Elder housing	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Single occupancy unit per week - existing			Per Council Policy	Per Council Policy
Double occupancy unit per week - existing			Per Council Policy	Per Council Policy
Single occupancy unit per week - New			Per Council Policy	Per Council Policy
Double occupancy unit per week - New			Per Council Policy	Per Council Policy
2 Bedroom units			Per Council Policy	Per Council Policy

Cemeteries	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Adult plot purchase		Adjusted for impacts of inflation.	1756.00	1809.00
Children's row plot purchase		Adjusted for impacts of inflation.	648.00	667.00
Ashes plot purchase		Adjusted for impacts of inflation.	476.00	490.00
Ashes wall purchase		Adjusted for impacts of inflation.	476.00	490.00
Katikati Remembrance Wall purchase		Adjusted for impacts of inflation.	187.00	193.00
Burial of ashes in new or existing plot		Adjusted for impacts of inflation.	327.00	337.00
Burial fee (adult and child casket)		Adjusted for impacts of inflation.	1452.00	1496.00
Extra depth		Adjusted for impacts of inflation.	121.00	125.00
Re-opening fee (breaking of concrete)		Adjusted for impacts of inflation.	179.00	184.00
Disinterment and reinterment			Actual cost	Actual cost
Out of Hours Burial fees:				
Additional charge for burials one hour later than scheduled		Adjusted for impacts of inflation.	259.00	267.00
Additional charge for ashes later than scheduled		Adjusted for impacts of inflation.	145.00	150.00
Additional charge for burials on weekends or after 5pm Monday to Friday		Adjusted for impacts of inflation.	338.00	348.00
Additional charge for ashes scheduled on weekends or after 5pm Monday to Friday		Adjusted for impacts of inflation.	145.00	150.00

Land Information Memoranda (LIM)



Land Information Memoranda (LIM)	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Standard 10 day service (electronic)		Adjusted for impacts of inflation and better recovery of costs.	370.00	388.00
4 Day service* (electronic)		Adjusted for impacts of inflation and better recovery of costs.	528.00	554.00
Land Information memoranda involving multiple titles			Price on application	Price on application
Land information memoranda provided as a printed, hardcopy format	Additional fee	Adjusted for impacts of inflation and better recovery of costs.	21.00	22.00
Land Information Memoranda provided as a portable digital media	Additional fee	Adjusted for impacts of inflation and better recovery of costs.	11.00	11.50

An additional delivery charge of \$5.00 shall apply to any LIM where postal / courier delivery is requested.

The statutory target is 10 working days. Council does not accept liability for any losses arising from a failure to meet the 4 day service.

Liquor Licences



Managers Certificates	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
New or renewal			316.25	316.25

Special Licences	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Class 1 1 large event More than 2 medium events More than 12 small events	Large event 400+ people		575.00	575.00
Class 2 3 to 12 small events 1 to 3 medium events	Medium event		207.00	207.00
Class 3 1 or 2 small events	Small event Less than 100 people		63.25	63.25
Temporary Authority			296.70	296.70
Public notices - Sale and Supply of Alcohol Act			196.00	196.00

On/Off/Club Licences

Fees vary depending on the “cost/risk rating” of each premises and consist of:

- An application fee, which licensees will have to pay when they apply for a new, renewed, or variation to a licence; and
- An annual fee, which must be paid by licensees each year

Determining a premises’ cost/risk rating

A premises’ cost/risk rating will be determined by a combination of factors. Table 2 shows how a premises’ cost/risk rating is determined. For example, a liquor store closing at 11.00pm with two enforcements in the last 18 months would have an overall rating of 38.

Cost/risk rating of premises (direct from the regulations)

1. A territorial authority must assign a cost/risk rating to any premises for which an on-licence, off-licence, or club licence is held or sought
2. The cost/risk rating of premises is the sum of the highest applicable weighting
3. The weightings relating to the type of licensed premises are as follows:

Licence	Types of premises	Weighting
On Licence	Class 1 restaurant, night club, tavern, adult premises	15
	Class 2 restaurant, hotel, function centre	10
	Class 3 restaurant, other premises not otherwise specified	5
	BYO restaurant, theatres, cinemas, winery cellar doors	2
Off Licence	Supermarket, grocery store, bottle store	15
	Hotel, tavern	10
	Class 1, 2, or 3 club, remote sale premises, premises not otherwise specified	5
Club Licence	Winery cellar doors	2
	Class 1 club	10
	Class 2 club	5
	Class 3 club	2



Type of premises	Latest trading time allowed by licence (during 24 hour period from 6am to 6am)	Weighting
Premises for which an on-licence or club licence is held or sought	2am or earlier	0
	Between 2:01am and 3am	3
	Anytime after 3am	5
Premises for which an off-licence is held or sought (other than remote sale premises)	10pm or earlier	0
	Anytime after 10pm	3
Remote sales premises	Not applicable	0



Number of enforcement holdings in the last 18 months (applies to all types of premises)	Weighting
None	0
1	10
2 or more	20

Cost/risk rating of premises	Weighting
0 - 2	Very low
3 - 5	Low
6 - 15	Medium
16 - 25	High
26 plus	Very High

Application fee	Cost/risk category (\$)	2025/26 application fee (\$)	2026/27 application fee (\$)
Application for on, off or club licence, renewal of these licences and variation of condition of licence.	Very low	368.00	368.00
	Low	609.50	609.50
	Medium	816.50	816.50
	High	1,023.50	1,023.50
	Very High	1,207.50	1,207.50

Annual fee	Cost/risk category (\$)	2025/26 annual fee (\$)	2026/27 annual fee (\$)
Application for on, off or club licence, renewal of these licences and variation of condition of licence.	Very low	161.00	161.00
	Low	391.00	391.00
	Medium	632.50	632.50
	High	1,035.00	1,035.00
	Very High	1,437.50	1,437.50

Class types	
Class 1 club	Means a club that has or applies for a club licence and <ol style="list-style-type: none"> Has at least 1000 members of purchase age; and In the opinion of the territorial authority, operates any part of the premises in the nature of a tavern at any time.
Class 2 club	Means a club that has or applies for a club licence and is not a class 1 or class 3 club.
Class 3 club	Means a club that has or applies for a club licence and <ol style="list-style-type: none"> Has fewer than 250 members of purchase age; and In the opinion of the territorial authority, operates a bar for no more than 40 hours each week.
Class 1 restaurant	Means a restaurant that has or applies for an on-licence and <ol style="list-style-type: none"> Has, in the opinion of the territorial authority, a significant separate bar area; and In the opinion of the territorial authority, operates that bar area, at least 1 night a week, in the manner of a tavern.
Class 2 restaurant	Means a restaurant that has or applies for an on-licence and <ol style="list-style-type: none"> Has, in the opinion of the territorial authority, a separate bar; and In the opinion of the territorial authority, does not operate that bar in the manner of a tavern at any time.
Class 3 restaurant	Means a restaurant that has or applies for an on-licence and that, in the opinion of the territorial authority, only serves alcohol to the table and does not have a separate bar area.
BYO restaurant	Means a restaurant for which an on-licence is or will be endorsed under section 37 of the Act.
Enforcement holding	Means a holding as defined in section 288 of the Act, or an offence under the Sale of Liquor Act 1989 for which a holding could have been made if the conduct had occurred after 18 December 2013.
Remote sales premises	Means premises for which an off-licence is or will be endorsed under section 40 of the Act.
*These fees are set by legislation. If there are legislative changes the fees will be updated accordingly.	

Organisational charge out rates



Various charge out rates	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Group Manager	Per hour	Adjusted for impacts of inflation and better recovery of costs.	320.00	336.00
Environmental Consents Manager, Land Development Engineering Manager, Building Services Manager, Compliance and Monitoring Manager, Senior Managers (engineering, property, reserves)	Per hour	Adjusted for impacts of inflation and better recovery of costs.	296.00	310.80
Senior/Principal/Team Leader Consents Planner, Consents Planner, Senior Land Development Engineer, Professional Engineer, Senior Engineers (includes site inspections),	Per hour. Refer to below for building charge out rates	Adjusted for impacts of inflation and better recovery of costs.	245.00	257.00
Consents Planner, Environmental Health Officer, Land Development Engineer, Food Verifier	Per hour. Refer to below for building charge out rates	Adjusted for impacts of inflation and better recovery of costs.	225.00	236.00
Compliance and Monitoring Officer, Animal Services Officers, Legal Property Officers	Per hour. Refer to below for building charge out rates	Adjusted for impacts of inflation and better recovery of costs.	225.00	236.00
Consents Officer, Compliance Administrator	Per hour. Refer to below for building charge out rates	Adjusted for impacts of inflation and better recovery of costs.	160.00	168.00
Officers, Property Officers, Reverses Officers, Engineering Officers/Technicians/Coordinator				
Project Information Memorandum's Officer	Per hour*	Adjusted for impacts of inflation and better recovery of costs.	185.00	194.00
Building Administration Officers	Per hour*	Adjusted for impacts of inflation and better recovery of costs.	160.00	168.00
Building Processing Officer R1-R2	Per hour*	Adjusted for impacts of inflation and better recovery of costs.	232.00	243.50
Building Processing Officer R3, C1-C3	Per hour*	Adjusted for impacts of inflation and better recovery of costs.	245.00	257.00
Building Inspection Officer R1-R2	Per hour*	Adjusted for impacts of inflation and better recovery of costs.	232.00	243.50
Building Inspection Officer R3, C1-C3	Per hour*	Adjusted for impacts of inflation and better recovery of costs.	296.00	311.00
Building Warrant of Fitness Officer	Per hour*	Adjusted for impacts of inflation and better recovery of costs.	239.00	250.00
TA Officers	Per hour* TA Officers time for Notice to fix, earthquake prone buildings etc.	Adjusted for impacts of inflation and better recovery of costs.	232.00	243.50
*Minimum 1 hour charge				

Specialist reviews and supervision	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Supervision review	Refer to actual officer hourly rates (minimum \$220 per hour)	Adjusted for impacts of inflation and better recovery of costs.	232.00	243.50
Senior Specialist - Structural Engineer and Technical Lead	Actual costs including administration time	Adjusted for impacts of inflation and better recovery of costs.	305.00	320.00
Team Leader/Manager	Refer to actual office hourly rates (minimum \$280per hour)	Adjusted for impacts of inflation and better recovery of costs.	296.00	311.00
Please note: external specialist's fees are charged out at actual costs plus administration time			Actual cost plus administration time	Actual cost plus administration time
Vehicles	Per km	Increased in line with IRD motor vehicle expenditure claims.	1.04	1.17

Premises and Bylaw Licences



Food premises - Food Act 2014	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Food Control Plans				
Application for Registration of Food Control Plan (based on template or model)	Application	Adjusted for impacts of inflation and better recovery of costs.	436.13	458.00
	Fee per hour after the first hour	Adjusted for impacts of inflation and better recovery of costs.	225.00	236.00
Additional registration fee per site for multi site registration	Per site	Adjusted for impacts of inflation and better recovery of costs.	251.13	264.00
Application for renewal of registration of Food Control Plan (based on template or model)	Application	Adjusted for impacts of inflation and better recovery of costs.	330.13	347.00
	Fee per hour	Adjusted for impacts of inflation and better recovery of costs.	225.00	236.00
Additional registration fee per site for multi site registration	Per site	Adjusted for impacts of inflation and better recovery of costs.	251.13	263.00
Application for registration of an amendment to a Food Control Plan (based on template or model)	Application	Adjusted for impacts of inflation and better recovery of costs.	211.20	222.00
	Fee per hour after the first hour	Adjusted for impacts of inflation and better recovery of costs.	225.00	236.00
Verification, inspection and audit	New	Adjusted for impacts of inflation and better recovery of costs.	597.00	626.00
	Additional fee per hour after the first 2 hours	Adjusted for impacts of inflation and better recovery of costs.	225.00	236.00
Levy fee to registrations of Food Control Plans		Fee set by MPI for 1 July 2026 until 30 June 2027.	66.13	99.19
Levy fee admin charge			12.65	12.65
Late payment fee - 10%	Late payment fee - 10% of outstanding fee			

Food premises - Food Act 2014	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
National Programmes				
Application for assessment and registration of national programme business	Application	Adjusted for impacts of inflation and better recovery of costs.	383.13	402.00
	Fee per hour after the first hour	Adjusted for impacts of inflation and better recovery of costs.	225.00	236.00
Additional registration fee per site for multi site registration	Per site	Adjusted for impacts of inflation and better recovery of costs.	367.13	385.00
Application for renewal of registration of national programme	Application	Adjusted for impacts of inflation and better recovery of costs.	277.33	291.00
	Fee per hour	Adjusted for impacts of inflation and better recovery of costs.	225.00	236.00
Additional for renewal of registration of national programme	Per site	Adjusted for impacts of inflation and better recovery of costs.	79.00	83.00
	Fee	Adjusted for impacts of inflation and better recovery of costs.	528.00	554.00
Verification, inspection and audit	Plus additional (additional fee per hour after the first 2 hours) Annual levy.	Adjusted for impacts of inflation and better recovery of costs.	225.00	236.00
MPI annual levy for food businesses operating under a Food Control Plan and National Programme	Where identified above it is included with registration fees for businesses. National programmes will be receive additional billing for the levy for annual fee when billing for registration does not fall on that alternate year.	Fee set by MPI for 1 July 2026 until 30 June 2027.	66.13	99.19
Levy Fee admin charge			12.65	12.65
Late payment fee - 10%	Late payment fee - 10% of outstanding fee			
Late cancellation/postponement or failure to attend verification penalty (less than 48 hours notice)	New fee	New penalty fee to cover the administrative cost of appointment scheduling and re-scheduling. Covers last minute (<hours 48 notice) cancellations.	-	100.00
Conduct investigation of a critical non-compliance assigned during a verification, resulting in the issue of a warning letter, an improvement notice or notice of direction.	New fee	New fee to recover cost of a process of ceasing verification due to food safety matters, time used to address the safety matters, then continuing the verification at a later stage.	-	250.00

Non-Food Premises (Health) Registration	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Hairstyressers		Removed as the Health (hairstyressers) Regulations 1980 have been revoked and are no longer in effect.	383.00	383.00
Mortuaries		Adjusted for impacts of inflation and better recovery of costs.	383.00	402.00
Camping grounds		Adjusted for impacts of inflation and better recovery of costs.	476.00	500.00
Change of ownership		Adjusted for impacts of inflation and better recovery of costs.	128.00	134.00
Issue of Notice to Rectify/Non Compliance		Adjusted for impacts of inflation and better recovery of costs.	453.00	475.00
Property Inspections and reporting (Health Act 1956)		Adjusted for impacts of inflation and better recovery of costs.	227.00	238.00
Additional inspections and processing (per hour)		Adjusted for impacts of inflation and better recovery of costs.	227.00	238.00

Bylaw Licences	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Amusement devices - licence fees pursuant to Amusement Devices Regulations 1978		Adjusted for impacts of inflation and better recovery of costs.	12.00	12.60
Trading in Public Places Licence (individual operator)- new licence holder fee		Adjusted for impacts of inflation and better recovery of costs.	581.00	610.00
Trading in Public Places Application Fee		Adjusted for impacts of inflation and better recovery of costs.	150.00	157.00
	Per annum	Adjusted for impacts of inflation and better recovery of costs.	441.00	463.00
	Per-month	Removed - new monthly renewal structure introduced.	232.00	232.00
	New fee - Initial fee (first month only)	New fee covering the first month of Trading in Public Places Licence.	-	232.00
	New fee - Per month (for subsequent months)	New fee covering monthly renewals following the initial month.	-	50.00
Trading in Public Places Event Licence e.g. event - market, fair, festival	Plus additional monitoring time at \$195.00 per hour	Adjusted for impacts of inflation and better recovery of costs.	406.00	426.00
Public Places Licence (permission to occupy footpath)	Per annum	Adjusted for impacts of inflation and better recovery of costs.	441.00	463.00
Fee for placement of tables & chairs on Council footpath/road reserve as outdoor seating for premises				

**NOTE: Late penalty fee of 10% applies to all licence registration fees unpaid after 60 days from date of invoice.

Fireworks Permits		Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Rural reserves			Adjusted for impacts of inflation and better recovery of costs.	174.00	182.70
Urban reserves			Adjusted for impacts of inflation and better recovery of costs.	90.00	94.50
Club, On/Off Licence Food Inspection		Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Monitoring inspection - annual inspection of On, Off or Club Licence	Per hour		Adjusted for impacts of inflation and better recovery of costs.	225.00	236.50

Reserves



Sports Fields and Courts

Ground charges

During the 2012-22 Long Term Plan process Council resolved to remove user charges for sports fields and courts. However, it is a requirement for sports clubs and casual users to still book fields/courts so Council can monitor usage, avoid booking conflicts and collect data for future demand analysis. Council also needs to programme maintenance e.g. mowing, turf renovation around users.

Bonds

Bonds may be required to ensure any potential damage or excessive wear and tear can be reinstated. Bonds are to be paid prior to confirmation of the booking and will range in value from \$150.00 up to \$2,000.00. Bonds are returned if premises are left clean, tidy and in good condition.

Seasons are defined as:

Winter - 1 April to 30 September

Summer - 1 October to 31 March

Sporting codes may overlap the seasons but only if fields/courts are available.

Centennial Park	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Ablution block (booked users only)				
Hot showers		Adjusted for impacts of inflation and better recovery of costs.	22.00 per day	27.00 per day
Change rooms				
Casual use	Per booking	Adjusted for impacts of inflation.	57.00	59.00
Seasonal use			By agreement	By agreement
Training lights			By agreement	By agreement
Storage			By agreement	By agreement

Centennial Park Note:

1. Clubs and schools are still required to book sports fields/courts for casual/seasonal use.
2. Under the Reserves Act 1977 public shows, fairs with stalls, etc. - public liability insurance for \$250,000 is required. Evidence of this must be presented to Council staff two weeks prior to the event.
3. Amusement devices such as merry-go-rounds and magic carpet rides must be registered by the owner with the Department of Occupational Health and Safety.

Jubilee Park - Cultural Courtyard Stage Hire	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Community use per day		Adjusted for impacts of inflation.	55.00	57.00
Commercial use per day		Adjusted for impacts of inflation.	275.00	283.00
Plus bond		Adjusted for impacts of inflation.	550.00	566.50

Moore Park	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Training Lights	Based on actual consumption		By agreement	By agreement
Cricket - water usage	Based on actual consumption		By agreement	By agreement
Ground Rentals for Sport and Recreation Club Buildings on Council Land	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Annual lease/license fee for buildings on Council land. Excludes TECT Park and halls	Subject to individual lease conditions. The policy allows for fee waiver for certain organisations			
Annual administration fee - Community Activity		Adjusted for impacts of inflation. Fee has not increased in the past 9 years. Reflects approximately 1.5 hours of staff time per annum	250.00	325.00
Annual administration fee - Commercial Activity	New fee	Reflects Administration Fee (Community Activity) plus approximately 1 additional hour of staff time per annum (approximately 2.5 hours in total)	-	550.00
Exclusive ground rental for buildings		Adjusted for impacts of inflation. Fee has not increased in the past 9 years.	0.80/m2	1.05/m2
Exclusive land rental		Adjusted for impacts of inflation. Fee has not increased in the past 9 years.	0.10/m2	0.15/m2
Commercial	As agreed with lessee		Market rates	Case by case basis
Miscellaneous - Reserve Use Charges	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Motorhome rallies / organised events (by agreement/cession/or fee set by authorised staff member)	Per vehicle, per night	Adjusted for impacts of inflation.	6.00	6.50
TECT All Terrain Park Arrival Centre and Event Space	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
User group bookings \$50.00 key bond is required No hire bond required	Per day	Adjusted for impacts of inflation and cost recovery.	33.00	35.00
	Hire fee per half day	Adjusted for impacts of inflation and cost recovery due to public bookings generating extra cost.	55.00	60.00
General public bookings Hire bond may be required \$50.00 key bond is required	Hire fee per full day	Adjusted for impacts of inflation and cost recovery due to public bookings generating extra cost.	83.00	100.00
	Hire fee events space		By negotiation/ agreement	by negotiation/ agreement
Call out charge for non-approved activities	Per hour	Adjusted for impacts of inflation and cost recovery.	165.00	200.00

Kiwi Camp Charges	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Purchase of Digital key		Adjusted for impacts of inflation.	5.00	5.20
Showers - 5 minutes			2.00	2.00
Laundry - 1 load (washer and dryer)			4.00	4.00
Dish-washing - 3 minutes (manual)			0.50	0.50
Power - 1 hour			1.00	1.00

Pool Charges	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Adult Admission 16-64yrs		The proposed changes reflect the increased cost of operating the pools to ensure, appropriate staffing, safe supervision in compliance with PoolSafe accreditation requirements and a reduced reliance on ratepayers to fund the pools.	5.50	6.80
Child 0-2 yrs Admission	New fee	Additional fee for clarity - admissions for children under 2 yrs are free	0.00	0.00
Child 2-16 yrs Admission	New fee	Age range has been widened.	-	4.10
Child 2-4 yrs Admission		Fee replaced with above.	2.00	-
Child Admission 15 & under		Fee replaced with above.	4.00	-
Senior Admission			4.00	5.10
Family Admission			15.00	17.70
WBOP Pool Spectator Admission			0.50	0.50
Te Puke Lane hire	Whole Pool - Standard		19.50	19.50
Te Puke Lane hire	Lap Pool - Standard		5.00	10.00
Dave Hume Pool	Learner Pool - Standard		5.00	10.00
Dave Hume Pool	Lap Pool - Standard	The proposed changes reflect the increased cost of operating the pools to ensure, appropriate staffing, safe supervision in compliance with PoolSafe accreditation requirements and a reduced reliance on ratepayers to fund the pools.	5.00	10.00
Te Puke Lane hire	Dive (whole Pool) Regular user		19.50	19.50
Te Puke Lane hire	Lap Pool - Regular user		5.00	9.00
Dave Hume Pool	Learner Pool - Regular user		5.00	9.00
Dave Hume Pool	Lap Pool - Regular user		5.00	9.00
Te Puke Lane hire	Dive (whole Pool) - During school hours		19.50	19.50
Te Puke Lane hire	Lap Pool - During school hours		5.00	6.50
Dave Hume Pool	Learner Pool - During school hours		5.00	6.50
Dave Hume Pool	Lap Pool - During school hours		5.00	6.50

Resource Consents



Subdivision Resource Consents and associated certifications (Non-notified) - RMA 1991 and LGA 1974				
	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Controlled Activity	Minimum fee ¹	Adjusted for impacts of inflation and better recovery of costs.	2640.00	2770.00
Restricted Discretionary Activity	Minimum fee ¹	Adjusted for impacts of inflation and better recovery of costs.	3960.00	4160.00
Discretionary Activity	Minimum fee ¹	Adjusted for impacts of inflation and better recovery of costs.	4255.00	4465.00
Non-Complying Activity	Minimum fee ¹	Adjusted for impacts of inflation and better recovery of costs.	5280.00	5540.00
s223 Certificate (RMA 1991)	Minimum fee ¹	Adjusted for impacts of inflation and better recovery of costs.	1160.00	1220.00
s224(c) Certificate (RMA 1991)	Minimum fee ¹	Adjusted for impacts of inflation and better recovery of costs.	2110.00	2210.00
s223/224 (c) or (f) Combined Certificates (RMA 1991)	Minimum fee ¹	Adjusted for impacts of inflation and better recovery of costs.	3270.00	3430.00
s223/224 (c) Combined Certificate (RMA 1991) (Boundary Adjustments only)	Minimum fee ¹	Adjusted for impacts of inflation and better recovery of costs.	1740.00	1830.00
s221 Consent Notice Certificate (RMA 1991)	Fixed fee	Adjusted for impacts of inflation and better recovery of costs.	1100.00	1150.00
s221(3)(a) Change or Cancellation of a Consent Notice Condition associated with a resource consent for subdivision (RMA 1991)	Fixed fee	Adjusted for impacts of inflation and better recovery of costs.	1100.00	1150.00
s241(3) Amalgamation Cancellation Certificate (RMA 1991)	Fixed fee	Adjusted for impacts of inflation and better recovery of costs.	1100.00	1150.00
s243 Easement Conditions (RMA 1991)	Fixed fee	Adjusted for impacts of inflation and better recovery of costs.	1100.00	1150.00
s32(2)(a) Unit Plan Certificate (RMA 1991) - Unit Titles Act 2010	Minimum fee ¹	Adjusted for impacts of inflation and better recovery of costs.	1160.00	1220.00
Right of Way (s348 LGA 1974)	Minimum fee ¹	Adjusted for impacts of inflation and better recovery of costs.	1160.00	1220.00
Road/Street naming	Minimum fee ¹	Adjusted for impacts of inflation and better recovery of costs.	1160.00	1220.00
Approval s226(e)(ii) (RMA 1991)	Minimum fee ¹	Adjusted for impacts of inflation and better recovery of costs.	950.00	1000.00
Land Use Resource Consent (Non-Notified) RMA 1991				
	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Controlled Activity/fast track ^{3, 5}	Minimum fee ¹	Adjusted for impacts of inflation and better recovery of costs.	2640.00	2770.00
Restricted Discretionary Activity ⁵	Minimum fee ¹	Adjusted for impacts of inflation and better recovery of costs.	3960.00	4160.00
Discretionary Activity ^{2, 5}	Minimum fee ¹	Adjusted for impacts of inflation and better recovery of costs.	4255.00	4465.00
Non Complying Activity ^{4, 5}	Minimum fee ¹	Adjusted for impacts of inflation and better recovery of costs.	5280.00	5540.00

Notified Resource Consent applications, Designations, Heritage Orders and Plan Changes	Notes/ explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Public notification	Minimum fee 1, 5	Adjusted for impacts of inflation and better recovery of costs.	21120.00	22170.00
Limited notification	Minimum fee 1, 5	Adjusted for impacts of inflation and better recovery of costs.	12670.00	13300.00
Other Resource Management Act Consents, Authorisations and Certifications	Notes/ explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Deemed Permitted Boundary Activity (s87BA)	Minimum fee 1	Adjusted for impacts of inflation and better recovery of costs.	740.00	780.00
Deemed Marginal Activity (s87BB)	Minimum fee 1	Adjusted for impacts of inflation and better recovery of costs.	740.00	780.00
Change or Cancellation of consent conditions (s127)	Minimum fee 1	Adjusted for impacts of inflation and better recovery of costs.	4000.00	4200.00
Notice of Requirement (s168)	Minimum fee 1	Adjusted for impacts of inflation and better recovery of costs.	5280.00	5540.00
Alteration to Designation (s181)	Minimum fee 1	Adjusted for impacts of inflation and better recovery of costs.	4500.00	4720.00
Outline Plan Approval (s176A)	Minimum fee 1	Adjusted for impacts of inflation and better recovery of costs.	1740.00	1830.00
Outline Plan Waiver (s176A)	Minimum fee 1	Adjusted for impacts of inflation and better recovery of costs.	740.00	780.00
Objection (s357)	No fee			
Certificate of Compliance (s139)	Minimum fee 1	Adjusted for impacts of inflation and better recovery of costs. Proposed increase aligns with comparable application/ certificate types: Extension of Time (s125), Certificate of Existing Use Rights (s139A) & Lapsing of consent/extension of time (s125).	1742.00	2440.00
Certificate of Existing Use Rights (s139A)		Adjusted for impacts of inflation and better recovery of costs. The proposed increase aligns with comparable application/ certificate types: Certificate of Compliance (s139), Extension of Time (s125) & Lapsing of consent/extension of time (s125).	1160.00	1220.00
Extension of Time (s125)	Minimum fee 1	Adjusted for impacts of inflation and better recovery of costs.	2325.00	2440.00
Surrender of Consent (s138)	Minimum fee 1	Adjusted for impacts of inflation and better recovery of costs.	581.00	610.00
Lapsing of consent/extension of time (s125)	Minimum fee 1	Adjusted for impacts of inflation and better recovery of costs.	2325.00	2440.00
National Environmental Standard Assessments (soils/ forestry/ freshwater/ urban design or telecommunications) (other than resource consents and other certificate types listed in the current Fees and Charges Schedule)	Minimum fee 1	Adjusted for impacts of inflation and better recovery of costs.	1150.00	1220.00
s221(3)(a) Change or Cancellation of a Consent Notice Condition (not as part of a subdivision process)	Minimum fee	Adjusted for impacts of inflation and better recovery of costs.	2500.00	2625.00
Compliance Certificate (s100f Sale and Supply of Alcohol Act)	Fixed fee	Adjusted for impacts of inflation and better recovery of costs.	740.00	780.00
All other Certifications under the RMA	Minimum fee 1	Adjusted for impacts of inflation and better recovery of costs.	1150.00	1210.00

Pre-Application Meetings and Planning Advice	Notes/ explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Pre-application Meeting Additional charges may apply depending on project complexity and specialist input.	Minimum fee 1	Adjusted for impacts of inflation and better recovery of costs.	1400.00	1470.00
Pre-application Meeting (EPA Fast Track approvals) Additional charges may apply depending on project complexity and specialist input.	Minimum fee 1	Adjusted for impacts of inflation and better recovery of costs.	2800.00	2940.00
Customer Service Planner advice - planning advice 7	< 30 minutes		Free	Free
Customer Service Planner advice - planning advice (exceeding 30 minutes)	> 30 minutes		Hourly charge rate	Hourly charge rate

Requests for information or other services not subject to specific fee	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Any requests for services or information that are not specifically related to District Plan application or of a non-routine nature will be charged at Officer's hourly charge out rate. Any other requests for services or information will be directly charged on a time and cost basis. This may include costs incurred by external parties on Council's behalf. This could include peer reviews.	As per hourly charge out rates			

Monitoring and compliance	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Initial monitoring fee (included in resource consent minimum fee)	Fixed fee	Adjusted for impacts of inflation and better recovery of costs.	475.00	500.00
Compliance Monitoring Fee(s) after the initial monitoring fee above	Minimum fee 1	Adjusted for impacts of inflation and better recovery of costs.	370.00	389.00
Desk top audit (no inspection required)		Adjusted for impacts of inflation and better recovery of costs.	264.00	277.00
Additional time charges will apply based on Council officers hourly rates				
Noise: return of property seized under an excessive noise direction or abatement notice.		Adjusted for impacts of inflation and better recovery of costs.	370.00	390.00
Abatement Notice Fee		Adjusted for impacts of inflation and better recovery of costs.	500.00	525.00

Engineering Design Approval	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Minimum Monthly Charge for active Development Works Approval Applications	Fee is charged per month for active Applications	Adjusted for impacts of inflation and better recovery of costs.	220.00	230.00
Engineering Design Approval Deposit (min. fee): Project Value < \$50,000.00		Adjusted for impacts of inflation and better recovery of costs.	2000.00	2100.00
Engineering Design Approval Project Value Band 1: Project Value between \$50,000.00 - \$100,000.00	Deposit of \$2,000 plus 1.2% of the Development Works (Incl. Prof. Fees)			
Engineering Design Approval Project Value Band 2: Project Value greater than \$100,000.00.	Deposit of \$3,000 plus 1.00% of the Development Works (Incl. Prof. Fees)			
Maximum application fee of \$45,000.00 (incl. GST) will apply for a Project Value bigger than \$5,000,000.00.				

Maintenance Bonds	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Administration process fee				
Preparation and execution of the bond	Fixed fee	Adjusted for impacts of inflation and better recovery of costs.	500.00	525.00
Maintenance bonds are calculated in accordance with our Development Code			0.00	0.00

Non-Compliance	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Inspections, testing attendance miscertification charges and reinspection of previously non-complying works	Refer to hourly charge out rates. Travel charged at \$1.04 \$1.17c per km.	Reflects changes to the IRD motor vehicle expenditure.	Time and cost including travel	Time and cost including travel

Western Bay of Plenty District Council
Te Kaunihera a rohe mai i Ngā Kuri-a-Whārei ki Otamarakau ki te Urū

DRAFT Schedule of Fees and Charges for 2026/27
*All prices are GST inclusive

Notes

General - These fees do not include financial contributions that may be imposed as conditions of a Resource Consent or via a Building Consent for Permitted Activity Medium Density Residential Unit(s). In both cases Council requires full payment of Financial Contributions prior to the issuing of a s224 Certificate under the Resource Management Act 1991 or prior to Planning Assessment sign-off on Building Consents respectively.

1. These fees are minimum fees and are required to be paid at the time of lodging an application. All costs associated with processing applications over and above the minimum fee will be directly charged to the applicant on a time and cost basis. This may include costs incurred by external parties on Council's behalf.
2. Discretionary Resource Consent for buildings/structures in the Primary Risk Coastal Hazard Area will include an additional fee of \$1200.00 for the legal costs of preparing and registering a covenant on the Record of Title as per the conditions of the Resource Consent.
3. A Fast-Track application (s87AAC RMA 1991) applies if the application is for a resource consent for a controlled activity (but no other activity) that requires consent under the District Plan (other than a subdivision of land).
4. Temporary Dwellings are a Non-Complying Activity. The minimum fee payable is \$1740.00.
5. Landscape, Ecological and Heritage applications and other applications subject to a fee waiver under the Operative District Plan are free.
6. Resource Consent minimum fees include an initial monitoring fee (if required) of ~~\$475.00~~ \$500.00. Further fees will apply for additional monitoring where required following granting of the Resource Consent.
7. A maximum of 30 minutes of Customer Service Planner advice is free. Any time taken over and above the free 30 minutes will be directly charged to the applicant on a time and cost basis.

Payment of fees:

1. Application fees are to be paid at the time of lodgement unless alternative payment arrangements have been formally approved.
2. Additional fees will be required to be paid before the continuation of processing where an application belongs within a higher fee category.
3. Where an application falls within more than one fee category, the higher fee category will apply.
4. Processing costs exceeding the fee paid will be invoiced. Invoicing may be periodic or at the completion of processing.
5. The ~~required base minimum fee required~~ must be paid before any processing of the application will commence. ~~except where alternative payment arrangements have been formally agreed to.~~
6. Refunds where applicable will exclude all charges incurred up to the date of withdrawal of application.

Roading



Vehicle Crossing Applications	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Administration, review and inspections	The application forms for both urban and rural vehicle crossings can be viewed and downloaded via Council's website	Adjusted for impacts of inflation and better recovery of costs.	866.00	919.00
Re-inspection fee (if failed)		Adjusted for impacts of inflation and better recovery of costs.	348.00	369.00

Road services	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Stock crossing Permit (No fee for a renewal)	One off payment	Adjusted for impacts of inflation.	866.00	892.00
Unpermitted Stock Crossing - Inspection Fee (where no permit or permit application exists)	Per inspection	Adjusted for impacts of inflation.	348.00	358.00
Licence to occupy legal unformed road to enable the carrying out of trade or business or for any other purpose		Duplicate fee - original captured under Rentals for Encroachments on Council Land (Unformed Road and Reserves) Licence application fee.	866.00	866.00

Road Stock Crossing Cost Recovery	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
To be applied when:				
Crossing is not permitted and stock have left effluent and debris on the road	Costs incurred by Council's contracted road maintenance provider		Actual and reasonable costs	Actual and reasonable costs
Permitted crossing where permit conditions to clean the road surface have not been complied with			Actual and reasonable costs	Actual and reasonable costs
Stock permit inspection and re-inspection fee where there is non-compliance with stock crossing permit conditions	Per inspection. Plus staff time at charge out rates	Adjusted for impacts of inflation.	348.00	358.00

Road Opening Notices/Corridor Access Requests	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Consent to work on or below the road includes:				
Inspection and re-inspection where CAR (Carriage Way Access Request) or TMP (Traffic Management Plan) is not approved or complied with	Per hour Plus disbursements	Adjusted for impacts of inflation.	348.00	358.00
Emergency works		Adjusted for impacts of inflation.	112.00	115.00
Minor works (connections and excavation less than 20 metres, on site)		Adjusted for impacts of inflation.	124.00	128.00
Major works		Adjusted for impacts of inflation.	298.00	307.00
Project work (work to exceed 28 days)		Adjusted for impacts of inflation.	620.00	639.00

Roading other	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Applications for road closures and road use (including sporting, recreational or other events on the road)		Adjusted for impacts of inflation.	298.00	307.00
Assessment of Structures and Pavements	Per m2		Actual and reasonable costs	Actual and reasonable costs
Road stopping applications - processing fee (excluding appeal to Court)			Actual and reasonable costs	Actual and reasonable costs
Application to discharge stormwater to road			Actual and reasonable costs	Actual and reasonable costs
Decorative streetlighting (see District Plan rule 12.4.4.6)			Per District Plan	Per District Plan
Overweight and over dimension permits		Adjusted for impacts of inflation.	238.00	245.00
Overweight permits requiring bridge analysis	Per application		Actual and reasonable costs	Actual and reasonable costs
	Per Bridge		Actual and reasonable costs	Actual and reasonable costs
Approval of a construction zone		Adjusted for impacts of inflation.	620.00	639.00
Capacity consumption calculations for discretionary activities - pavement widening rate	Per m2	Adjusted for impacts of inflation.	350.00	360.00
Inspection, complaint monitoring, re-inspection when property owners fail to maintain structures or obtain permission for works on roads. Include cost of remedial work undertaken by Council to remedy.	Per hour		Actual and reasonable costs	Actual and reasonable costs
Inspection kilometres.	Per km	Increased in line with IRD motor vehicle expenditure claims.	1.04	1.17

Rentals for Encroachments on Council Land	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Licence application fee				
Licence to occupy legal unformed road to enable the carrying out of trade or business or for any other purpose		Adjusted for impacts of inflation.	-	618.00
Annual Licence Rental for Encroachment Including but not limited to unformed road and esplanade reserves				
Where Council land is used by a private entity for commercial gain, Council may charge a market rate to that entity for use of that land in accordance with its Policy on Rentals for Encroachments on Council land. The rental is based on the use of land. Where the assessed rental charge is less than \$250.00 per annum, Council will not charge the annual rental. but a \$250 application charge will be required. Rates are subject to individual assessment of each lease agreement and will be determined on the factors set in the Policy.				
Licence application fee				
Licence to occupy legal unformed road to enable the carrying out of trade or business or for any other purpose		Moved to above section	600.00	-

Usage	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Forestry (as determined at time of agreement)	Up to per Ha		110.00	110.00
Dairy (as determined at time of agreement)	Up to per Ha		1650.00	1650.00
Grazing (as determined at time of agreement)	Up to per Ha		715.00	715.00
Horticulture (as determined at time of agreement)	Up to per Ha		3850.00	3850.00
Retail/Commercial (as determined at time of agreement)	Katikati - Up to per m2		220.00	220.00
	Te Puke - Up to per m2		220.00	220.00
	Industrial - Up to per m2		72.00	72.00
Kiwifruit - gold (*5% of undeveloped adjoining land value)	Up to per Ha			
Kiwifruit - green (* 5% of undeveloped adjoining land value)	Up to per Ha			
Avocado (* 5% of undeveloped adjoining land value)	Up to per Ha			

As-Built Data - Engineering Records	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Receiving accurate/completed electronic as-built records for transfer to Council's Geographical Information System (GIS) and RAMM	Per subdivision	Adjusted for impacts of inflation.	197.00	203.00

Conversion to electronic format	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Electronic conversion from paper as-built records	Per hour	Adjusted for impacts of inflation.	197.00	203.00
Transfer of electronic as-built records to Council's GIS system	Per hour	Adjusted for impacts of inflation.	197.00	203.00
Transfer of electronic as-built records to RAMM	Per hour	Adjusted for impacts of inflation.	197.00	203.00

Solid Waste



Greenwaste Drop-off Charges	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Minimum charge applies				
Bagged greenwaste per bag				
Minimum charge per bag - less than or equal to 50 litres			7.00	7.00
Black gardening bag - less than or equal to 250 litres			10.00	10.00
Woolbag - less than or equal to 500 litres			20.00	20.00
Loose greenwaste				
All vehicles charged	Per m3	Adjusted to align with the bagged rates, making it equivalent to the 500L 'wool bag' rate.	30.00	45.00

Notes: Operator will measure vehicle loads and advise customer cost of disposal. Final charge will always be determined by the site operator.

Resource Recovery	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Community Resource Recovery Centres (CRRC's) at Councils recycle centres may be provided by external community organisations or Council. Fees may be charged for the drop off of some items where there is a cost to recycle. Charge for accepting items that require de-gassing (fridges, freezers, air conditioning units etc.)			Based on recovery cost of items	Based on recovery cost of items
		Adjusted for better recovery of costs.	30.00	35.00

Kerbside collection	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Annual cost for additional glass crate collections service (cost of crate is additional)		Adjusted for impacts of inflation and better recovery of costs.	60.00	65.00
Education fee for non-compliance (PAYT, contamination etc.)		Adjusted for impacts of inflation and better recovery of costs.	200.00	210.00
Supply and delivery of replacement or additional kerbside bins. (cost of bin is additional)			75.00	75.00
Unsubstantiated Investigation fee		Adjusted for impacts of inflation and better recovery of costs.	100.00	105.00
Repeated service attempt			75.00	75.00
Special collection fee		Adjusted for impacts of inflation and better recovery of costs.	100.00	105.00
Fraudulent Pay As You Throw (PAYT) tag fee	New fee	To recover investigation cost as stated on the tag.	-	200.00

Kerbside collection - replacement bins (damaged bins)	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Refuse 140 litres		Adjusted for better recovery of costs.	55.00	60.00
Mixed recycling 240 litres		Adjusted for better recovery of costs.	55.00	60.00
Glass recycling 45 litres		Adjusted for better recovery of costs.	15.00	20.00
Food 23 litres		Adjusted for better recovery of costs.	20.00	25.00

Kerbside collection - pro rata charge for new service connections	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Full service for 12 month period – fee will be calculated on a pro rata basis			170.17	-
Partial service for 12 month period – fee will be calculated on a pro rata basis			113.45	-
Full service Kerbside collection - new service connection (mixed recycling, flass, food scraps)	New fee - calculated based on the applicable targeted rate amount, adjusted on a pro rata basis for the remaining months in the rating year.	Replaces the above with revised wording for increased clarity for residents on the link to the rates.	-	Targeted rate base
Partial service Kerbside collection - new service connection (mixed recycling, glass)			-	Targeted rate base

Note: Subsequent years will be charged via the targeted rate.

Kerbside refuse collection	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Pay as you throw tag for 140 litre bin	Fees apply when purchased from Council. Fee may vary when purchased from other outlets.		4.80	4.80

Waste Licensing Fee	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Licence to collect waste from private land and/or kerbside (including one waste collection vehicle)- Large operator		Cross-regional licencing project - costs increased to recognise that vehicles no longer need separate licence.	420.00	1500.00
Fee per additional vehicle		Removed as vehicles no longer need separate licence.	62.00	-
Licence for kerbside waste collection (including one waste collection vehicle)		Removed, as this has merged into one fee.	420.00	-
Additional waste collection vehicle (per vehicle)		Removed as vehicles no longer need separate licence.	62.00	-
Licence to collect waste from private land and/or kerbside - Small operator	New fee	Cross-regional licencing project - costs increased to recognise that vehicles no longer need separate licence.		600.00

Education	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Promotional items - workshops, signs, promotion reuse items (i.e. coffee cups, compost bins). Price varies depending on availability at time of promotion.	Hourly charge out rates plus \$1.04c \$1.17c per km/ disbursements and consultants fees	Reflects inflation adjustment and better recovery of costs reflecting changes to the IRD motor vehicle expenditure.	225.00	236.00

Illegal dumping	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Administration fee		Adjusted for better recovery of costs.	150.00	160.00
Minimum clean up and disposal cost (additional costs may apply to reflect actual costs incurred)		Adjusted for better recovery of costs.	350.00	360.00

Utilities



General	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Charges for services rendered to the public in excess of 10 minutes (15 minutes at discretion)	10 minutes	Adjusted for impacts of inflation.	30.75	31.70
Services rendered for re-inspection of previously non-compliant works, plus internal fees (hourly rate plus mileage at \$1.04c -\$1.17c per km)	Hourly rate and mileage at \$1.04c -\$1.17c per km	Reflects inflation adjustment and better recovery of costs reflecting changes to the IRD motor vehicle expenditure.	273.00	281.00
To observe & certify water pressure test on new water reticulation. Staff costs \$150.00 per hour plus mileage at \$1.04c \$1.17c per km.	Minimum charge 2 hours Staff costs \$150 per hour Plus mileage at \$1.04c -\$1.17c per km	Reflects inflation adjustment and better recovery of costs reflecting changes to the IRD motor vehicle expenditure.	372.00	383.00
To observe, test & certify residual chlorine test results on water reticulation. Staff costs \$150.00 per hour plus mileage at \$1.04c -\$1.17c per km.	Minimum charge 2 hours Staff costs \$150 per hour Plus mileage at \$1.04c -\$1.17c per km	Reflects inflation adjustment and better recovery of costs reflecting changes to the IRD motor vehicle expenditure.	372.00	383.00

Filling of water cart from Council supply	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Annual licence for contractor to take water from approved locations	Annual fee	Adjusted for impacts of inflation.	435.00	448.00
Water costs for water taken	Per cubic meter	Adjusted for impacts of inflation.	7.20	7.40

Water connection	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Administration fee		Adjusted for impacts of inflation.	196.00	202.00
The physical connection to the water network will be undertaken by an approved contractor			Actual cost	Actual cost
Woodland Road Extension - new connection (includes capital contribution as required by Council's Rural Water Supply Extension Policy 2014)		Adjusted for impacts of inflation.	5044.00	5195.00
The connection fee for properties that have not previously paid a financial contribution or availability charge shall be set at the discretion of Council. This will be set with consideration to the relevant financial contributions and other associated connection costs.				

Final water meter reading	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Final water meter reading requesting for up to 48 hour notice period (priority fee \$40 plus hourly rate and mileage at \$1.04c -\$1.17c per km)		Reflects inflation adjustment and better recovery of costs reflecting changes to the IRD motor vehicle expenditure.	196.00	202.00
Final water meter reading requesting for up to five day notice period (Hourly rate and mileage at \$1.04c -\$1.17c per km)		Reflects inflation adjustment and better recovery of costs reflecting changes to the IRD motor vehicle expenditure.	98.00	101.00

Stormwater connection	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Administration fee		Adjusted for impacts of inflation.	137.00	141.00
Inspection fee (hourly rate and mileage at \$1.04c -\$1.17c per km)	Per hour	Reflects inflation adjustment and better recovery of costs reflecting changes to the IRD motor vehicle expenditure.	177.00	182.00

Sewerage connection	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Administration fee		Adjusted for impacts of inflation.	124.70	128.50
Inspection fee (hourly rate and mileage at \$1.04c -\$1.17c per km)	Per hour	Reflects inflation adjustment and better recovery of costs reflecting changes to the IRD motor vehicle expenditure.	177.00	182.00
The connection fee for properties that have not previously paid a financial contribution or availability charge shall be set at the discretion of Council. This will be set with consideration to the relevant financial contributions and other associated connection costs.				
Ongare Point/Te Puna West/Maketu wastewater connection charge			Actual cost by nominated subcontractor	Actual cost by nominated subcontractor
Ongare Point STEP tank Engineering design review, construction monitoring. The fee applies to all works proposed to be vested in Council or private works that may require engineering design and construction as a condition of consent				
Ōmokoroa Pipeline Connection Fee				

Continued on the next page.

For any property outside of the Ōmokoroa Peninsula connecting into the Ōmokoroa transfer pipeline. Connection of any property requires approval by Council. Price is per household equivalent (HHE). For any non-residential property an assessment on expected wastewater flows and household equivalents should be made, and the charge multiplied by household equivalents		Adjusted for impacts of inflation.	4,960.00	5108.00
Sewerage inspection- Miscellaneous inspections, manhole raise re-inspection for failed works Inspection of new infrastructure Hourly rate and mileage at \$1.04 -\$1.17c per km	Minimum fee	Reflects inflation and better recovery of costs reflecting changes to the IRD motor vehicle expenditure.	177.00	182.00
Stormwater inspection- Miscellaneous inspections, manhole raise re-inspection for failed works Inspection of new infrastructure Hourly rate and mileage at \$1.04 -\$1.17c per km	Minimum fee	Reflects inflation and better recovery of costs reflecting changes to the IRD motor vehicle expenditure.	177.00	182.00
Obtain quotes from any registered drainlayer. If the stormwater or wastewater connection is undertaken by Council's Network Maintenance Contractor, at a cost to the applicant, no inspection fee will be charged.				

Tradewaste Bylaw Charges	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Initial application fee		Adjusted for impacts of inflation.	175.00	180.00
Connection fee (where applicable)		Adjusted for impacts of inflation.	412.00	424.00
Disconnection fee		Adjusted for impacts of inflation.	412.00	424.00
Re-inspection fee		Adjusted for impacts of inflation.	322.00	331.00
Compliance monitoring (lab testing)			Actual cost	Actual cost
Temporary discharge application fee		Adjusted for impacts of inflation.	175.00	180.00
Special rates for loan charges			Actual cost	Actual cost

Annual Tradewaste Charges	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Annual management fee for discharge to cover the wastewater authority's costs.				
Based on classification of tradewaste as specified below				
A Permitted (not required) (additional costs based on hourly rate)	Hourly rate \$160 plus mileage at \$1.04c -\$1.17c per km	Reflects changes to the IRD motor vehicle expenditure.		
B1 Conditional Low Risk (minimum 3 hours) (additional casts based on hourly rate)	Hourly rate minimum 3 hours for 1 annual visit plus mileage at \$1.04c -\$1.17c per km	Reflects inflation and better recovery of costs reflecting changes to the IRD motor vehicle expenditure.	541.00	557.00
B2 Conditional Medium Risk (minimum 6 hours) (additional costs based on hourly rate)	Hourly rate minimum 6 hours for 2 annual visit plus \$1.04c -\$1.17c per km	Reflects inflation and better recovery of costs reflecting changes to the IRD motor vehicle expenditure.	1082.00	1114.50
B3 Conditional High Risk (minimum 12 hours) (additional costs based on hourly rate)	Hourly rate minimum 12 hours for 4 annual visit plus \$1.04c -\$1.17c per km	Reflects inflation and better recovery of costs reflecting changes to the IRD motor vehicle expenditure.	2165.00	2230.00
C Prohibited (not consentable)	Not applicable			

Tradewaste Reticulation and Treatment Charges	Notes/explanations	Why increase/decrease	2025/26 (\$)	2026/27 (\$)
Based on calculated cost of reticulation and wastewater treatment plan costs.				
Calculations will be provided as part of the invoicing process.				



**Western
Bay of Plenty**
District Council

Te Kaunihera a rohe mai i
Ngā Kuri-a-Whāreī ki
Otamarakau ki te Uru

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Mā tō tātou takiwā

For our District

Statement of Proposal
Draft Schedule of Fees and Charges 2026/27



**Western
Bay of Plenty**
District Council

Introduction

Western Bay of Plenty District Council is seeking your views on the proposed changes to its Schedule of Fees and Charges for 2026/27.

Council applies fees and charges for specific services and functions, in line with legislation. Typically, where a service or activity is intended to benefit an individual (e.g. a building consent is for an individual building owner), Council will apply a fee to cover the cost of delivering that service.

Our fees and charges have been reviewed as part of the preparation of our Annual Plan 2026/27 and are intended to come into effect for the new financial year (1 July 2026 – 30 June 2027).

The Reason for the Proposal

The purpose of reviewing the schedule of fees and charges is to ensure that each charge will recover the actual and reasonable costs associated with:

1. Goods, services or amenities provided by the local authority.
2. The issuing and monitoring of permits, and other approvals associated with Council's bylaws.
3. Processing and making decisions in relation to resource consents, plan changes building consents and licences, and fulfilling other regulatory legislative obligations, where Council is empowered to prescribe fees, including the Resource Management Act 1991, Building Act 2004, Food Act 2014, Health Act 1956, Sale and Supply of Alcohol Act 2012, and Dog Control Act 1996.

The review has considered the impacts of inflation on activity costs, looked to increase cost recovery for activities and services provided, and made changes to better reflect the services provided to the community.

To see all of the proposed changes please see the draft schedule of fees and charges for more details.

Summary of proposed changes

Most fees and charges have seen an increase to reflect the impacts of inflation on costs. The following outlines the key proposed changes to the schedule of fees and charges for 2026/27.

To see all the proposed changes please see the draft **Schedule of Fees and Charges 2026/27**, which also provides rationale for each change.

Dog Registration Fees

- All Dog Registration fees are proposed to increase by 10% reflecting direction of Council received through the Long Term Plan 2024-2034 process. This increase aims to improve the cost recovery of the activity.

Other Regulatory Fees

- A 5% increase to Regulatory Services fees is proposed for 2026/2027. This adjustment reflects inflationary pressures, supports improved cost-recovery levels, and aligns with Council's Revenue and Financing Policy. The increase helps ensure the ongoing financial sustainability of Council's regulatory functions.

Building Services

Council is proposing to introduce three new fees to support cost recovery and reflect the resources required to deliver these functions:

- \$43 charge to provide customers with a current Record of Title using the new functionality within the building consents processing software. This charge covers the cost of obtaining the title and the staff time required to process the request.
- \$250 fee to recover the cost of processing Project Information Memorandum (PIM) applications for small standalone dwellings through the Objective Build system.
- \$84.35 to recover administrative time required to reactivate a Code Compliance Certificate for a building consent.

General

- Increased print and copy charges to better reflect actual costs.
- Asset Management Plans printing charges were removed and are now covered under the regular printing charges.

Organisational Charge Out Rates

These rates are applied primarily to consenting activities, pre-application meetings, technical input, site meetings and other related services.

- A 5% increase is proposed to account for inflationary pressures and to improve cost-recovery levels in line with Council's Revenue and Financing Policy. These adjustments supports the ongoing financial sustainability of Council's functions for the 2026/2027 financial year.

Food Premises and Bylaw Licences

- Food Premises: New cancellation fee of \$100 is applied to cancellations made with less than 48 hours notice. This fee recovers the administrative costs associated with scheduling, re-scheduling of verifications.
- Food Premises: New \$250 fee to recover cost of a process of ceasing verification due to food safety matters, time used to address the safety matters, then continuing the verification at a later stage.
- New structure of the monthly Trading in Public Places Licence renewal has been proposed. This consists of \$232 Initial charge followed by \$50 monthly fees.

Reserves

- Booking the hot showers at the Centennial Park ablution block has increased by \$5 a day, to better recover the cost of the facility (from \$22 to \$27 a day).

- Rents set in the Policy for Setting Rent for Community Organisations using Council Land and Buildings have remained unchanged for the past nine years. The following uplifts reflect inflationary impacts:
 - \$75 increase of **the Annual administration fee for Community Activity**,
 - \$0.82 /m2 for **Exclusive ground rental for buildings**,
 - \$1.05 / m2 for **Exclusive land rental**.
- A new Administration Fee of \$550 is proposed for leases associated with recreation-based commercial activities. This fee covers the additional staff time (approx. 1.5 hours per annum) required to monitor lease conditions, engage with tenants and ensures that these costs are not subsidized by ratepayers.
See <https://yourplace.westernbay.govt.nz/> to have your say on the draft Policy for Setting Rent for Community Organisations using Council Land and Buildings
- Proposal to increase TECT All Terrain Park Arrival Centre and Event Space hire fees to better recover costs of the service.
- Pool charges increases are intended to reduce the level of ratepayer subsidy required to run the pools and to support compliance with PoolSafe accreditation requirements. This includes ensuring appropriate staffing levels, safe supervision, robust safety practices, and improved reporting across the facilities.

Resource Consents

The following charges increased to \$2400. This reflects impacts of inflation and better cost recovery and are now aligned with comparable application/certificate types such as Extension of Time (s125), Certificate of Existing Use Rights (s139A), and Lapsing of consent/extension of time (s125):

- **Certificate of Compliance (s139)**
- **Certificate of Existing Use Rights (s139A)**

Roading

- Vehicle Crossing Application fees are proposed to increase by 6% to better reflect actual costs.

Solid Waste

- Loose greenwaste drop-off charges are proposed to increase to \$45 per cubic meter. This brings consistency with the bagged greenwaste drop-off rates.
- A new **Fraudulent Pay As You Throw (PAYT)** tag fee of \$200 is proposed to address fraudulent use of the kerbside PAYT tags and to recover investigation costs where this occurs. This has been stated on the PAYT tags.
- The kerbside collection - pro rata charge for new service connections, has had a wording change to more clearly link the charge to the equivalent targeted rate for the service.
- Waste Licensing Fees are proposed to change to reflect a new cross -regional approach to licensing. There are two charges, one for small operators and one for large operators. Additional vehicles do not result in additional fees.

Have Your Say

We need your feedback on the proposed changes by 5pm, Monday 20 April.

Korero with us

Online, wananga ipurangi

yourplace.westernbay.govt.nz/fees-and-charges-2026-27

Hard copy, pepa maro – Feedback forms are available at all Western Bay Library and Service Centres and Barkes Corner Head Office, both via the digital kiosks and printed version on request.

Alternatively, post your feedback to:
Fees and Charges Review,
Western Bay of Plenty District Council,
Private Bag 12803
Tauranga Mail Centre
Tauranga 3143

Email, imera – yourplace@westernbay.govt.nz

In person, ā kanohi

If you would prefer to present your feedback to Council in person on 23 April 2026, please contact yourplace@westernbay.govt.nz by 20 April 2026. This will secure your place at the formal Council hearings and we will provide you with further information in return.

Alternatively, you may wish to speak to us at one of the Annual Plan Consultation Drop in events:

- Waihi Beach: Waihi Beach Community Centre (old library room) – Saturday 21 March, 10am–12pm
- Katikati: Katikati Market – Sunday 29 March, 9–11am
- Te Puke: Te Puke War Memorial Hall – Saturday 28 March, 1–3pm
- Maketū: Maketū Community Centre – Saturday 28 March, 10am–12pm
- Ōmokoroa-Kaimai: Council office, Barkes Corner – Tuesday 7 April, 6–8pm

Review Timeframes:

Feedback closes 5pm	20 April 2026
Formal speaking slots (hearings)	23 April 2026
Council considers feedback received and makes decisions	May 2026
Council adopts final Fees and Charges	May/June 2026

9.3 CONSULTATION ON INDICATIVE FINANCIAL CONTRIBUTIONS 2026/2027

File Number: A7148315

Author: Peter Renouf, Commercial Business Analyst

Authoriser: Matt Potton, Acting Group Manager Corporate Services

EXECUTIVE SUMMARY

The purpose of this report is to consider the draft statement of proposal, the proposed schedule of indicative financial contributions for 2026/2027 and the supporting disclosure tables for consultation. Consultation will be undertaken in accordance with section 82 of the Local Government Act 2002 from Friday 20 March to Monday 20 April 2026.

RECOMMENDATION

1. That the Commercial Business Analyst's report dated 19 March 2026 titled 'Consultation on Indicative Financial Contributions 2026/2027', be received.
2. That the report relates to an issue that is considered to be of medium significance in terms of Council's Significance and Engagement Policy.
3. That Council adopts the draft statement of proposal (**Attachment 1** of this report)
and
That Council adopts the indicative financial contributions (**Attachment 2** of this report)
and
That Council adopts the supporting disclosure tables (**Attachment 3** of this report)
4. That the Chief Executive Officer to delegated authority to make such minor editorial changes as may be required prior to consultation

BACKGROUND

1. The Resource Management Act 1991 allows councils to provide in their District Plans for the ability to impose a condition on a resource consent requiring a financial (cash) contribution for the purpose of contributing to infrastructure required to service a particular development and managing the effects of development on the environment.
2. A financial contribution assists with the costs of providing infrastructure for growth. Council's District Plan allows financial contributions to be charged for water, wastewater, stormwater, ecological protection, transportation and recreation and leisure in line with the District Plan formula.

3. The Statement of Proposal (**Attachment 1**) outlines the reasons for the consultation as part of the Annual Plan 2026/2027 on Financial Contributions:

Changes in the proposed 2026/27 schedule result from;

- (a) Project timing changes.
 - (b) Revenue received in 2024/25.
 - (c) Actual and estimated growth numbers.
 - (d) Lower inflation and interest rate assumptions.
 - (e) Wording changes that better reflect reductions for papakāinga and community housing.
 - (f) Further changes relating to Rangiuru Business Park financial contributions may be made pending the ongoing revision of inputs.
4. A full schedule of Financial Contributions is available in **Attachment 2** and summarised by location below:

Area	2026/27		
	2025/26	Indicative	% Change
Waihī Beach	65,700	62,710	-4.6%
Katikati	66,825	65,529	-1.9%
Ōmokoroa	87,103	87,488	0.4%
Te Puke	53,745	54,483	1.4%
Maketu	51,321	51,284	-0.1%

5. Detailed “disclosure tables” which contain the financial information provided in support of the proposed amendments can be found as **Attachment 3**.
6. Through the process of undertaking a detailed review of the proposed financial contributions, there will be a requirement in the future to recover a debt component that cannot be passed to developers. These variances occur due to a number of reasons including project cost increases being higher than when the project was originally signalled, growth timing, inflation estimates and the like. The recovery of residual debt will be undertaken as part of a future consultation with the community.

SIGNIFICANCE AND ENGAGEMENT

7. 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.

8. The Policy requires Council and its communities to identify the degree of significance attached to particular issues, proposals, assets, decisions, and activities.
9. In terms of the Significance and Engagement Policy this decision is considered to be of medium significance because of the known interest from previous submitters on financial contributions, and the recommendation to undertake further consultation.

Interested/Affected Parties	Planned consultation		
Development community	Email to developer database and previous submitters on financial contributions for Annual Plan 2026/27 outlining the updated proposed financial contributions and how to provide feedback. This is primarily through the Have Your Say page, or the opportunity to speak in Council Chambers.	Planned	Completed
General Public	Media release, Council website information, Have Your Say site for providing feedback.		

10. If required to use special consultative procedures under the LGA this must be clearly stated and a programme provided.
11. If an engagement plan is required, please use the template provided by the Community Engagement Specialist and attach this to the report.

ISSUES AND OPTIONS ASSESSMENT

<p align="center">Option A</p> <p align="center">Adopt the statement of proposal for the draft financial contributions 2024/25 and disclosure tables for consultation.</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"> • Opportunity for people who may be interested or affected by the changes to present their views. • Enables financial contributions to be imposed from 1 July 2026. • Enhanced transparency around projects included in the financial

	<p>contribution model and attribution of growth to these.</p> <p><u>Disadvantages</u></p> <ul style="list-style-type: none"> No potential disadvantages
Costs (including present and future costs, direct, indirect and contingent costs).	Adopting the indicative financial contributions 2026/27 will ensure growth pays for growth where possible.
<p>Option B</p> <p>Do not adopt the statement of proposal for the draft financial contributions 2024/25 and disclosure tables for consultation.</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 potential advantages <p><u>Disadvantages</u></p> <ul style="list-style-type: none"> Infrastructure costs that benefit growth will not be appropriately recovered through financial contributions and will result in funding shortfall that would be required to be funded through rates in the future.
Costs (including present and future costs, direct, indirect and contingent costs).	Risk that financial contributions not appropriately covering the cost of growth-related infrastructure.

STATUTORY COMPLIANCE

- The recommendation to undertake consultation on the indicative financial contributions for 2026/27 satisfies Council’s obligations for decision-making and is consistent with the principles of consultation in the Local Government Act 2002.

FUNDING/BUDGET IMPLICATIONS

Budget Funding Information	Relevant Detail
Financial Strategy	Council has confirmed through the Long Term Plan 2024-34 that growth should pay for growth where possible.

Costs arising from consultation	Will be met from existing budgets.
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ATTACHMENTS

1. **Statement of Proposal Financial Contributions 2026-27**  
2. **Proposed Schedule of Financial Contributions 2026-27**  
3. **Financial Contributions 2026-27 Disclosure Tables**  



Mā tō tātou takiwā

For our District

Statement of Proposal
Proposed Financial Contributions 2026/27



**Western
Bay of Plenty**
District Council



Consultation on proposed financial contributions 2026/27

Statement of Proposal

Statement of Proposal

Consultation on Financial Contributions 2025/26

March 2026

Privacy Act 2020: This form and the details of your submission will be publicly available as part of the decision-making process. The information will be held at the offices of the Western Bay of Plenty District Council at 1484 Cameron Road, Tauranga. Submitters have the right to access and correct their personal information.

1

Introduction

Western Bay of Plenty District Council is seeking your views on the proposed schedule of Indicative Financial Contributions for 2026/27 year.

Our Financial Contributions have been reviewed as part of the preparation of our Annual Plan 2026–2027 and are intended to come into effect 1 July 2026 – 30 June 2027.

Consultation starts on Friday 20 March 2026 and ends on Monday 20 April 2026 at 5pm.

Reasons for the proposal

The reasons for consultation are:

1. The Resource Management Act 1991 allows councils to provide in their District Plans for the ability to impose a condition on a resource consent requiring a financial (cash) contribution for the purpose of contributing to infrastructure required to service a particular development and managing the effects of development on the environment.
2. A financial contribution assists with the costs of providing infrastructure for growth. Council's District Plan allows financial contributions to be charged for water, wastewater, stormwater, ecological protection, transportation and recreation and leisure.

Summary of proposed changes

Financial contributions have moved depending on the development area, ranging from an increase of 1.4% to a decrease of 4.6%. While there are a complex set of variables updated annually that impact the charges, the main reason for the decrease is lower inflation and interest rate assumptions.

The opportunity to better reflect the intent of reductions for papakāinga and community housing have been included in the financial contributions schedule.

Changes in the proposed 2026/27 schedule result from;

- (a) Project timing changes.
- (b) Revenue received in 2024/25.
- (c) Actual and estimated growth numbers.
- (d) Lower inflation and interest rate assumptions.

- (e) Wording changes that better reflect reductions for papakāinga and community housing.
 - (f) Further changes relating to Rangiuru Business Park financial contributions may be made pending the ongoing revision of inputs.
3. The table below shows the proposed financial contributions for the coming 2026/27 year by area. To help you compare, the table also shows the financial contributions set for the 2025/26 year, together with the percentage differences.

Area	2026/27		
	2025/26	Indicative	% Change
Waihī Beach	65,700	62,710	-4.6%
Katikati	66,825	65,529	-1.9%
Ōmokoroa	87,103	87,488	0.4%
Te Puke	53,745	54,483	1.4%
Maketu	51,321	51,284	-0.1%

Also attached (Attachment 1) is a copy of the section of the indicative Financial Contributions for 2026/27 showing the proposed updated financial contribution amounts.

The following table sets out the summary disclosure table. Attached to this statement of proposal are the detailed disclosure (Attachment 2).

Proposed 2026/27 Financial Contributions - Summary Disclosure Table

Summary disclosures

Activity	Contributing Area	Historic Capital Expenditure* (\$)			Forecast Capital Expenditure** (\$)			Total Capital Expenditure (\$)			Growth Percentage		
		Existing & External***	Growth****	Total	Existing & External***	Growth****	Total	Existing & External***	Growth****	Total	Historic	Forecast	Overall
Water Supply	Western	32,166,525	5,642,823	37,829,348	13,718,082	5,945,982	19,664,063	45,904,607	11,588,804	57,493,411	15%	30%	20%
	Central	15,403,908	18,563,316	33,967,224	10,433,995	15,834,636	26,268,631	25,837,903	34,397,953	60,235,855	55%	60%	57%
	Eastern	28,951,735	12,192,855	41,144,591	41,621,904	10,451,955	52,073,859	70,573,639	22,644,811	93,218,450	30%	20%	24%
Wastewater	Waihi Beach	24,648,133	6,418,689	31,066,823	23,536,753	1,738,199	25,274,953	48,184,887	8,156,889	56,341,775	21%	7%	14%
	Katikati	14,075,223	5,156,388	19,231,611	56,028,382	15,280,606	71,308,988	70,103,605	20,436,994	90,540,599	27%	21%	23%
	Ōmokoroa	15,104,809	26,338,509	41,443,318	1,858,215	9,254,346	11,112,560	16,963,024	35,592,855	52,555,878	64%	83%	68%
	Te Puke	13,702,913	3,072,725	16,775,638	74,934,067	15,001,787	89,935,853	88,636,980	18,074,512	106,711,492	18%	17%	17%
	Maketu/Little Waihi	13,069,235	1,643,373	14,712,608	4,854,909	262,473	5,117,382	17,924,144	1,905,846	19,829,991	11%	5%	10%
Stormwater	Waihi Beach	12,060,776	1,967,190	14,027,965	21,794,559	699,707	22,494,267	33,855,335	2,666,897	36,522,232	14%	3%	7%
	Katikati	1,220,674	4,020,912	5,241,586	582,906	4,404,936	4,987,841	1,803,580	8,425,848	10,229,428	77%	88%	82%
	Ōmokoroa	5,624,631	23,141,331	28,765,963	1,656,838	17,770,417	19,427,254	7,281,469	40,911,748	48,193,217	80%	91%	85%
	Te Puke	2,768,457	5,231,790	8,000,247	2,495,207	7,205,972	9,701,179	5,263,663	12,437,762	17,701,426	65%	74%	70%
Transportation	Urban Waihi Beach	-	566,109	566,109	-	2,310,462	2,310,462	-	2,876,571	2,876,571	100%	100%	100%
	Urban Katikati	2,249,159	4,476,294	6,725,453	1,600,496	6,122,302	7,722,799	3,849,655	10,598,596	14,448,252	67%	79%	73%
	Urban Ōmokoroa	37,496,728	42,359,538	79,856,266	44,074,455	46,348,285	90,422,740	81,571,183	88,707,823	170,279,006	53%	51%	52%
	Urban Te Puke	4,571,813	444,797	5,016,610	1,628,256	4,790,373	6,418,629	6,200,069	5,235,171	11,435,239	9%	75%	46%
	Rural	83,300,122	12,415,984	95,716,106	240,907,555	6,423,893	247,331,448	324,207,677	18,839,876	343,047,553	13%	3%	5%
	Strategic (District-wide)	21,540,374	7,079,986	28,620,360	192,634,354	15,597,435	208,231,790	214,174,728	22,677,421	236,852,150	25%	7%	10%
Recreation	Recreation and Leisure	46,336,519	17,404,793	63,741,312	79,218,536	38,498,944	117,717,480	125,555,055	55,903,737	181,458,792	27%	33%	31%
Ecological													

* - Existing and external capital expenditure is funded by third party funding and the existing community through rate funding mechanisms.
 ** - Growth capital expenditure is funded by new community entrants through financial contributions.
 *** - Historic capital expenditure is any actual incurred expenditure up to and including the 2024/25 Financial Year, to 30 June 2025.
 **** - Forecast capital expenditure is any budgeted expenditure from the 2025/26 Financial year onwards, from 1 July 2025.

What's not in scope?

There are no significant implications for the current Financial Strategy LTP 2024-2034 arising from the proposed changes although there may be further consultation required in the future to recover residual debt that cannot be recovered from growth due to changes in costs of projects, inflation variances, and the number of lots anticipated/capacity.

Have your say – you can provide your feedback before 5pm on Monday 20 April 2026.

Please tell us what you think. You can do this by:

- Entering it online at: www.yourplace.westernbay.govt.nz/financial-contributions-2026-27
- Posting it to: *Financial Contributions 2026/27, Western Bay of Plenty District Council, Private Bag 12803, Tauranga 3143.*
- Emailing it to yourplace@westernbay.govt.nz
- Delivering it to:
 - Western Bay of Plenty Barkes Corner Office, 1484 Cameron Road, Greerton
 - Te Puke Library and Service Centre, 130 Jellicoe Street, Te Puke
 - The Centre – Pātuki Manawa, Katikati Library, Service Centre and Community Hub, 21 Main Road, Katikati
 - Waihī Beach Library and Service Centre, 106 Beach Road, Waihī Beach
 - Ōmokoroa Library and Service Centre, 28 Western Avenue, Ōmokoroa

Feedback forms are available online, at our service centres listed above, or through calling the Council (07 571 8008) to request a hard copy.

Giving effective feedback

Online forms provide the opportunity to express your views on the proposed changes to financial contributions for 2026/27 at www.yourplace.westernbay.govt.nz/financial-contributions-2026-27

If you would like to speak to your feedback in person, please email yourplace@westernbay.govt.nz or phone 07 571 8008 by no later than Monday 20 April 2026, or make sure you have ticked the box on the feedback form.

What happens next?

Council will acknowledge in writing or by email (if provided) the receipt of your feedback and all feedback will be considered through Council's deliberations process. All submitters who provided email or postal details will receive a decision

Statement of Proposal

Consultation on Financial Contributions 2025/26

March 2026

Privacy Act 2020: This form and the details of your submission will be publicly available as part of the decision-making process. The information will be held at the offices of the Western Bay of Plenty District Council at 1484 Cameron Road, Tauranga. Submitters have the right to access and correct their personal information.

document.

Review timeframes:

- Period for feedback opens: Thursday 20 March 2026
- Period for feedback closes: Monday 20 April 2026 (5pm)



**Western
Bay of Plenty**
District Council



**Proposed schedule of
financial contributions
2026/27**

1 July 2026 - 30 June 2027

All Financial Contributions exclude GST

Financial contributions

Financial contributions are included in the fees and charges for information only and become effective on 1 July 2026.

Financial Contributions are established based on the policy and methodology as presented in our District Plan in accordance with the Resource Management Act 1991.

They may change in response to the capital works identified to be carried out as part of the Annual Plan.

Our District Plan contains the original infrastructure schedules used for calculating financial contributions. These are updated annually through the Annual Plan with respect to costs and time only and are presented below.

As the process for setting financial contributions is established in our District Plan, submissions through the Annual Plan public consultation process are limited to the quantum of the financial contributions as set through the costs and timing of the construction of the various infrastructure.

		Per additional lot (\$) 2025/26	Per additional lot (\$) 2026/27
Water			
Western		4,891	5,537
Central		9,091	9,271
Eastern		15,021	17,031
Wastewater			
Waihi Beach		24,413	20,150
Katikati		24,454	25,995
Ōmokoroa		19,000	18,875
Te Puke		14,529	14,373
Maketu/Little Waihi		11,265	11,040
Stormwater			
Waihi Beach		24,479	26,245
Katikati		16,025	13,977
Ōmokoroa		17,492	17,628
Te Puke		10,986	10,637
Ecological			
Ecological		501	501
Recreation and Open Spaces			
Recreation and Open Spaces		6,920	6,524
Transportation			
Margaret Place Extension	per lot	18,150	18,150
Access to Access to Ōmokoroa Developments Limited (formerly Fiducia area)	per lot	28,714	28,714
Ōmokoroa Southern Industrial Area	per 100m ²	4,123	4,123
District-wide	per lot	2,884	2,466

All Financial Contributions exclude GST

	Per additional lot without District-wide transportation		Per additional lot including District-wide transportation	
	2025/26 (\$)	2026/27 (\$)	2025/26 (\$)	2026/27 (\$)
Urban Roding				
Waihi Beach	1,612	1,288	4,496	3,754
Katikati	11,150	10,530	14,034	12,997
Ōmokoroa	31,215	32,222	34,099	34,688
Te Puke	2,904	2,952	5,788	5,418
Rural Roding				
Katikati - Waihi Beach Ward	14,730	13,722	17,614	16,188
Kaimai Ward	14,730	13,722	17,614	16,188
Maketu – Te Puke Ward	14,730	13,722	17,614	16,188

		2025/26 (\$)	2026/27 (\$)
Rangiuru Park (see District Plan – Appendix 7)			
Transportation	per m ²	88.40	88.40
Water Supply	per m ²	23.36	23.36
Wastewater	per m ²	44.27	44.27
Stormwater	per m ²	44.03	44.03
Recreation and open spaces	per m ²	2.19	2.19

		2025/26 (\$)	2026/27 (\$)	Notes
Industrial zone - Ōmokoroa				
The financial contributions are catchment/area or activity specific and should be confirmed with Council				
Transportation (Ōmokoroa Southern Industrial area)	per 100m ² of lot size	4,123	4,123	per 100m ² of lot size
Water Supply (Central)	for 20mm connection or based on connection size	9091	9,271	for 20mm connection or based on connection size
Wastewater (Ōmokoroa)	per HHE	19,000	18,875	1 HHE is equal to a lot size or grass floor area
Stormwater (Ōmokoroa)	per HHE	17,492	17,628	1 HHE is equal to 300m ² of development land

Notes

Commercial/commercial Transition zones	
Transportation (catchment dependent)	Specific activities only
Water supply (catchment dependent)	Or based on connection size
Wastewater (catchment dependent)	Or 1 HHE is equal to a lot size or gross floor area of 600m ²
Stormwater (catchment dependent)	Or 1 HHE is equal to 300m ² of development land
Recreation and leisure (dwellings/accommodation)	
Post harvest zone	
The financial contributions are site specific and should be discussed with Council staff.	
Te Puke industrial and Te Puke West industrial	
There is a separate financial contribution model for the Te Puke industrial area. To be confirmed with Council on application.	
Katikati industrial	
There is a separate financial contribution model for the Katikati industrial area. To be confirmed with Council on application	

All Financial Contributions exclude GST

Notes

FINCO reductions for Papakāinga and Community Housing

- *Where a development will result in there being more than one dwelling on an allotment, and where FINCOs apply, a FINCO for one Household Equivalent (HHE) will be charged. This is the base charge.*
- *Community Housing Providers will receive a 100% reduction in FINCOS for any additional dwellings (over and above the base charge of one HHE), for applications of up to a maximum of 10 dwellings i.e. only one FINCO shall be payable for the first ten dwellings.*
- *Papakāinga will receive a 100% reduction in FINCOs for any additional dwellings (over and above the base charge of one HHE), for applications of up to a maximum of 10 dwellings i.e. only one FINCO shall be payable for the first ten dwellings.*

The following criteria apply:

- Kainga Ora are excluded from any waiver / reduction.
- Organisations that are not registered Community Housing Providers (CHPs) will need to provide alternative evidence that the housing they are developing will be held as assisted rental or assisted ownership in the longer term.
- For development of community housing, a 10-year restrictive covenant specifying the use of the housing for community housing will be lodged against the title. This will be managed through the resource consent or building consent process
- Additional dwellings (i.e. applications for more than 10 dwellings) will have the FINCOS for the additional dwellings assessed in accordance with the District Plan.
- Papakāinga is defined as homes and associated community facilities developed to support those homes on whenua Māori, where homes will be owned and occupied by the owners of the whenua, and whānau who whakapapa to the land have the opportunity to live according to Te Ao Māori.
- Community Housing is defined as housing provided and/or operated by a not-for-profit group, as long term social, assisted rental or assisted ownership housing.



**Western
Bay of Plenty**
District Council

Te Kaunihera a rohe mai i Ngā Kuri-
a-Whārei ki Otamarakau ki te
Uru

westernbay.govt.nz



**Disclosure Tables for
Financial Contributions 2026/27**

Consultation March 2026



**Western
Bay of Plenty**
District Council

Ngā rārangi upoko

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Summary disclosures

Activity	Contributing Area	Historic Capital Expenditure* (\$)			Forecast Capital Expenditure** (\$)			Total Capital Expenditure (\$)			Growth Percentage		
		Existing & External***	Growth****	Total	Existing & External***	Growth****	Total	Existing & External***	Growth****	Total	Historic	Forecast	Overall
Water Supply	Western	32,186,525	5,642,823	37,829,348	13,718,082	5,945,982	19,664,063	45,904,607	11,588,804	57,493,411	15%	30%	20%
	Central	15,403,908	18,563,316	33,967,224	10,433,995	15,834,636	26,268,631	25,837,903	34,397,953	60,235,855	55%	60%	57%
	Eastern	28,951,735	12,192,855	41,144,591	41,621,904	10,451,955	52,073,859	70,573,639	22,644,811	93,218,450	30%	20%	24%
Wastewater	Waihi Beach	24,648,133	6,418,689	31,066,823	23,536,753	1,738,199	25,274,953	48,184,887	8,156,889	56,341,775	21%	7%	14%
	Kaikati	14,075,223	5,156,388	19,231,611	56,028,382	15,280,606	71,308,988	70,103,605	20,436,994	90,540,599	27%	21%	23%
	Omokoroa	15,104,809	26,338,509	41,443,318	1,858,215	9,254,346	11,112,560	16,963,024	35,592,855	52,555,878	64%	83%	68%
	Te Puke	13,702,913	3,072,725	16,775,638	74,934,067	15,001,787	89,935,853	88,636,980	18,074,512	106,711,492	18%	17%	17%
	Maketu/Little Waihi	13,069,235	1,643,373	14,712,608	4,854,909	262,473	5,117,382	17,924,144	1,905,846	19,829,991	11%	5%	10%
Stormwater	Waihi Beach	12,060,776	1,967,190	14,027,965	21,794,559	699,707	22,494,267	33,855,335	2,666,897	36,522,232	14%	3%	7%
	Kaikati	1,220,674	4,020,912	5,241,586	582,906	4,404,936	4,987,841	1,803,580	8,425,848	10,229,428	77%	88%	82%
	Omokoroa	5,624,631	23,141,331	28,765,963	1,656,838	17,770,417	19,427,254	7,281,469	40,911,748	48,193,217	80%	91%	85%
	Te Puke	2,768,457	5,231,790	8,000,247	2,495,207	7,205,972	9,701,179	5,263,663	12,437,762	17,701,426	65%	74%	70%
Transportation	Urban Waihi Beach	-	566,109	566,109	-	2,310,462	2,310,462	-	2,876,571	2,876,571	100%	100%	100%
	Urban Kaikati	2,249,159	4,476,294	6,725,453	1,600,496	6,122,302	7,722,799	3,849,655	10,598,596	14,448,252	67%	79%	73%
	Urban Omokoroa	37,496,728	42,359,538	79,856,266	44,074,455	46,348,285	90,422,740	81,571,183	88,707,823	170,279,006	53%	51%	52%
	Urban Te Puke	4,571,813	444,797	5,016,610	1,628,256	4,790,373	6,418,629	6,200,069	5,235,171	11,435,239	9%	75%	46%
	Rural	83,300,122	12,415,984	95,716,106	240,907,555	6,423,893	247,331,448	324,207,677	18,839,876	343,047,553	13%	3%	5%
	Strategic (District-wide)	21,540,374	7,079,986	28,620,360	192,634,354	15,597,435	208,231,790	214,174,728	22,677,421	236,852,150	25%	7%	10%
Recreation	Recreation and Leisure	46,336,519	17,404,793	63,741,312	79,218,536	38,498,944	117,717,480	125,555,055	55,903,737	181,458,792	27%	33%	31%
Ecological													

* - Existing and external capital expenditure is funded by third party funding and the existing community through rate funding mechanisms.

** - Growth capital expenditure is funded by new community entrants through financial contributions.

*** - Historic capital expenditure is any actual incurred expenditure up to and including the 2024/25 Financial Year, to 30 June 2025.

**** - Forecast capital expenditure is any budgeted expenditure from the 2025/26 Financial year onwards, from 1 July 2025.

Detailed disclosures

Western Water Supply

Project Name	Historic Capital Expenditure (\$)			Forecast Capital Expenditure (\$)			Total Capital Expenditure (\$)			Growth Percentage			Portion of Overall Growth Capex
	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Historic	Forecast	Overall	
Water - Western Reticulation Capital Improvements	6,220,564	11,746	6,232,309	8,843,138	2,442,133	11,285,271	15,063,702	2,453,878	17,517,581	0%	22%	14%	21.2%
Water - Western Additional Water Source	-	-	-	-	2,013,283	2,013,283	-	2,013,283	2,013,283	-	100%	100%	17.4%
Water - Western TMP Plants Renewals and Improvements	4,507,647	981,393	5,489,040	1,345,630	133,084	1,478,714	5,853,276	1,114,478	6,967,754	18%	9%	16%	9.6%
Water - Western Waihi Beach Structure Plan ('06)	770	620,932	621,702	-	-	-	770	620,932	621,702	100%	-	100%	5.4%
Water - Western Athenree & Wharawhara WTP Fluoridation	6,554,743	555,979	7,110,723	469,533	46,437	515,970	7,024,276	602,416	7,626,693	8%	9%	8%	5.2%
Water - Western Additional Reservoir Capacity Project	7,425	-	7,425	-	554,405	554,405	7,425	554,405	561,830	0%	100%	99%	4.8%
Water - Western Wharawhara Ancillary Works	514,049	487,523	1,001,572	-	-	-	514,049	487,523	1,001,572	49%	-	49%	4.2%
Water - Western Bulk Supply Main to Katikati	455,740	455,740	911,479	-	-	-	455,740	455,740	911,479	50%	-	50%	3.9%
Water - Western Katikati Structure Plan	169,576	388,730	558,306	-	-	-	169,576	388,730	558,306	70%	-	70%	3.4%
Water - Western Katikati Structure Plan - New pipe from Park Road to Wills Road	-	26,325	26,325	-	235,576	235,576	-	261,901	261,901	100%	100%	100%	2.3%
Water - Western SH2 South Reticulation Renewals	260,911	260,911	521,821	-	-	-	260,911	260,911	521,821	50%	-	50%	2.3%
Water - Western Watermain Wharawhara Road to SH2	249,004	249,004	498,008	-	-	-	249,004	249,004	498,008	50%	-	50%	2.1%
Water - Western Reservoir Upgrades Lockington Road	-	199,855	199,855	-	-	-	-	199,855	199,855	100%	-	100%	1.7%
Water - Western UV Treatment All Plants	1,292,990	135,728	1,428,719	567,609	59,583	627,192	1,860,599	195,312	2,055,911	10%	10%	10%	1.7%
Water - Western Reservoirs, Pumps & Controls Renewals	1,061,303	73,808	1,135,111	737,885	72,978	810,862	1,799,188	146,786	1,945,973	7%	9%	8%	1.3%
Water - Western Waihi Beach SP - Extends from Walkway to Citrus Avenue	-	2,166	2,166	143,580	143,580	287,160	143,580	145,746	289,326	100%	50%	50%	1.3%
Water - Western Wharawhara Borefield Development	284,827	140,288	425,115	-	-	-	284,827	140,288	425,115	33%	-	33%	1.2%
Water - Western Katikati Structure Plans ('05)	46,258	138,773	185,031	-	-	-	46,258	138,773	185,031	75%	-	75%	1.2%
Water - Western Tahawai Bore Headworks and Treatment	263,450	129,759	393,209	-	-	-	263,450	129,759	393,209	33%	-	33%	1.1%
Other (55 projects up to \$116k total growth capex)	10,297,270	784,162	11,081,432	1,610,707	244,923	1,855,630	11,907,977	1,029,085	12,937,062	7%	13%	8%	8.9%
Grand Total	32,186,525	5,642,823	37,829,348	13,718,082	5,945,982	19,664,063	45,904,607	11,588,804	57,493,411	15%	30%	20%	100.0%

* Existing and external capital expenditure is funded by third parties and the existing community through rate funding mechanisms

** Growth capital expenditure is funded by new community entrants through financial contributions

Detailed disclosures

Central Water Supply

Project Name	Historic Capital Expenditure (\$)			Forecast Capital Expenditure (\$)			Total Capital Expenditure (\$)			Growth Percentage			Portion of Overall Growth Capex	
	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Historic	Forecast	Overall		
Water - Central Additional Reservoir	1,012,200	6,039,077	7,051,276	-	3,310,711	3,310,711	1,012,200	9,349,787	10,361,987	86%	100%	90%	27.2%	
Water - Central New Reservoir and Additional Bore	-	31,329	3,260,245	-	4,266,587	4,266,587	-	31,329	7,526,832	7,495,503	101%	100%	100%	21.9%
Water - Central Reticulation Improvements	5,281,682	669,150	5,950,832	7,744,321	3,554,659	11,298,980	13,026,003	4,223,809	17,249,812	11%	31%	24%	12.3%	
Water - Central Ōmokoroa Structure Plan - Prole Road Stage 2 (WS1)	-	283,156	3,439,574	-	-	-	-	283,156	3,439,574	3,156,418	109%	-	109%	10.0%
Water - Central WTP Renewals and Improvements	2,351,157	833,207	3,184,364	515,932	251,709	767,641	2,867,088	1,084,916	3,952,005	26%	33%	27%	3.2%	
Water - Central Ōmokoroa Structure Plan - Watermain on Francis Link Road (WS3)	-	-	-	-	1,012,106	1,012,106	-	1,012,106	1,012,106	-	100%	100%	2.9%	
Water - Central Ōmokoroa Structure Plan - New Watermain Industrial Road and SH2	-	223,047	223,047	-	599,201	599,201	-	822,248	822,248	100%	100%	100%	2.4%	
Water - Central Ōmokoroa Structure Plan - New Watermain Old Highway to SH2	-	321,998	321,998	-	460,505	460,505	-	782,503	782,503	100%	100%	100%	2.3%	
Water - Central Ōmokoroa Structure Plan - Watermain on Francis Road Stage 3	-	-	-	-	686,787	686,787	-	686,787	686,787	-	100%	100%	2.0%	
Water - Central Ōmokoroa Supply 300mm Main to SH2	485,367	684,243	1,169,610	-	-	-	485,367	684,243	1,169,610	59%	-	59%	2.0%	
Water - Central Ōmokoroa Structure Plan - Watermain Prole Road to Railway	-	0	0	-	637,182	637,182	-	637,182	637,182	100%	100%	100%	1.9%	
Water - Central New Bore at Ohourere	-	566,006	566,006	-	-	-	-	566,006	566,006	100%	-	100%	1.6%	
Water - Central Ōmokoroa Bore Field Development	995,795	468,423	1,464,218	-	-	-	995,795	468,423	1,464,218	32%	-	32%	1.4%	
Water - Central WTP's UV Treatment All Plants	339,268	137,165	476,433	809,358	327,221	1,136,579	1,148,626	464,386	1,613,012	29%	29%	29%	1.4%	
Water - Central Ōmokoroa Structure Plan - New Watermain Heartwood Avenue (WS2)	-	308,255	308,255	-	122,986	122,986	-	431,241	431,241	100%	100%	100%	1.3%	
Water - Central Source and Storage Improvements	671,861	76,729	748,590	458,710	223,793	682,503	1,130,571	300,522	1,431,093	10%	33%	21%	0.9%	
Water - Central Ōmokoroa Structure Plan Hamurana Road Extension	-	251,514	251,514	-	-	-	-	251,514	251,514	100%	-	100%	0.7%	
Water - Central Old Highway Upgrade	-	247,000	247,000	-	-	-	-	247,000	247,000	100%	-	100%	0.7%	
Water - Central Te Puna Road between Loop Road and Paparua Road	-	241,375	241,375	-	-	-	-	241,375	241,375	100%	-	100%	0.7%	
Other (34 projects up to \$200k total growth capex)	4,581,064	796,309	5,377,373	905,675	381,190	1,286,865	5,486,739	1,177,499	6,664,237	15%	30%	18%	3.4%	
Grand Total	15,403,908	18,563,316	33,967,224	10,433,995	15,834,636	26,268,631	25,837,903	34,397,953	60,235,855	55%	60%	57%	100.0%	

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Detailed disclosures

Eastern Water Supply

Project Name	Historic Capital Expenditure (\$)			Forecast Capital Expenditure (\$)			Total Capital Expenditure (\$)			Growth Percentage			Portion of Overall Growth Capex
	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Historic	Forecast	Overall	
Water - Eastern Reticulation Improvements	9,967,044	3,635,646	13,602,689	10,660,155	6,314,614	16,974,770	20,627,199	9,950,260	30,577,459	27%	37%	33%	43.9%
Water - Eastern Alternative Supply	2,453,969	2,486,567	4,940,536	2,726,453	-	2,726,453	5,180,422	2,486,567	7,666,989	50%	0%	32%	11.0%
Water - Eastern Reservoir Improvements	1,391,241	16,870	1,408,110	8,101,114	1,311,125	9,412,239	9,492,354	1,327,995	10,820,349	1%	14%	12%	5.9%
Water - Eastern Pongakawa Bore	-	1,038,835	1,038,835	-	-	-	-	1,038,835	1,038,835	100%	-	100%	4.6%
Water - Eastern Pongakawa WTP Construction	-	892,933	892,933	-	-	-	-	892,933	892,933	100%	-	100%	3.9%
Water - Eastern Te Puke Structure Plan Fund B	-	81,403	820,081	-	-	-	-	81,403	820,081	111%	-	111%	3.6%
Water - Eastern Pongakawa Bore and WTP Stage 2	-	685,020	685,020	-	-	-	-	685,020	685,020	100%	-	100%	3.0%
Water - Eastern Te Puke Mains Upgrade Boucher Ave	22,661	13,424	36,085	1,083,377	641,745	1,725,122	1,106,038	655,169	1,761,207	37%	37%	37%	2.9%
Water - Eastern Wilson Road to Pukehina Community	-	548,711	548,711	-	-	-	-	548,711	548,711	100%	-	100%	2.4%
Water - Eastern Pongakawa Water Treatment Plant improvements	83,257	13,475	96,731	2,970,358	480,738	3,451,096	3,053,615	494,212	3,547,827	14%	14%	14%	2.2%
Water - Eastern Te Puke Structure Plan - Upgrades along RD3-2B and joining WS6	-	-	-	-	341,768	341,768	-	341,768	341,768	-	100%	100%	1.5%
Water - Eastern Te Puke Infrastructure Areas 3 and 4	-	315,273	315,273	-	-	-	-	315,273	315,273	100%	-	100%	1.4%
Water - Eastern Te Puke Structure Plan - Along RDI-1, RDI-2 and RDI-3	-	-	-	-	306,903	306,903	-	306,903	306,903	-	100%	100%	1.4%
Water - Eastern Pongakawa Bore and Treatment Plant	-	288,702	288,702	-	-	-	-	288,702	288,702	100%	-	100%	1.3%
Water - Eastern New Water Source (No.2 Road)	502,428	911	503,338	2,187,917	251,232	2,439,149	2,690,344	252,143	2,942,487	0%	10%	9%	1.1%
Water - Eastern Treatment Plant Renewals and Improvements	1,594,603	17,274	1,611,877	1,069,102	173,029	1,242,130	2,663,705	190,303	2,854,008	1%	14%	7%	0.8%
Water - Eastern Muttons Treatment Plant - Renewal	1,467,423	120,468	1,587,891	263,479	42,643	306,121	1,730,902	163,110	1,894,012	8%	14%	9%	0.7%
Water - Eastern Backflow protection program	70,699	41,879	112,577	178,546	105,763	284,309	249,245	147,642	396,886	37%	37%	37%	0.7%
Water - Eastern Raymond Ave WM Renewal	291,730	143,694	435,425	-	-	-	291,730	143,694	435,425	33%	-	33%	0.6%
Other (62 projects up to \$130k total growth capex)	11,188,085	1,113,094	12,301,179	12,381,404	482,395	12,863,799	23,569,488	1,595,489	25,164,977	9%	4%	6%	7.0%
Grand Total	28,951,735	12,192,855	41,144,591	41,621,904	10,451,955	52,073,859	70,573,639	22,644,811	93,218,450	30%	20%	24%	100.0%

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Detailed disclosures

Waihi Beach Wastewater

Project Name	Historic Capital Expenditure (\$)			Forecast Capital Expenditure (\$)			Total Capital Expenditure (\$)			Growth Percentage			Portion of Overall Growth Capex
	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Historic	Forecast	Overall	
Wastewater - Waihi Beach Reticulation	8,413,116	3,547,788	11,960,904	-	-	-	8,413,116	3,547,788	11,960,904	30%	-	30%	43.5%
Wastewater - Waihi Beach Treatment Plant Upgrade	3,833,830	342,402	4,176,232	17,182,066	811,510	17,993,577	21,015,896	1,153,912	22,169,808	8%	5%	5%	14.1%
Wastewater - Waihi Beach Pump Stations	2,231,837	941,159	3,172,996	-	-	-	2,231,837	941,159	3,172,996	30%	-	30%	11.5%
Wastewater - Waihi Beach Structure Plan - New Reticulation along RD8R1, WW5	-	-	-	-	764,369	764,369	-	764,369	764,369	-	100%	100%	9.4%
Wastewater - Waihi Beach Settling Ponds/ Lagoons/ Wetlands	1,589,944	670,475	2,260,419	-	-	-	1,589,944	670,475	2,260,419	30%	-	30%	8.2%
Wastewater - Waihi Beach Plant and Equipment	492,872	207,843	700,715	-	-	-	492,872	207,843	700,715	30%	-	30%	2.5%
Wastewater - Waihi Beach Buildings/ Access Road/ Fences	480,393	202,581	682,974	-	-	-	480,393	202,581	682,974	30%	-	30%	2.5%
Wastewater - Waihi Beach Resource Consents	418,607	176,526	595,133	-	-	-	418,607	176,526	595,133	30%	-	30%	2.2%
Wastewater - Waihi Beach Treatment Pump Station Renewal	829,403	9,315	838,718	2,431,791	114,854	2,546,645	3,261,194	124,169	3,385,363	1%	5%	4%	1.5%
Wastewater - Waihi Beach Hanlen Avenue Pump Station	368,946	92,237	461,183	-	-	-	368,946	92,237	461,183	20%	-	20%	1.1%
Wastewater - Waihi Beach Land	135,978	57,341	193,319	-	-	-	135,978	57,341	193,319	30%	-	30%	0.7%
Wastewater - Waihi Beach Treatment Plant Settling Tank	160,307	43,484	203,791	-	-	-	160,307	43,484	203,791	21%	-	21%	0.5%
Wastewater - Waihi Beach Remedial Work/ Waihi Beach Wastewater Capital	126,664	39,144	165,808	-	-	-	126,664	39,144	165,808	24%	-	24%	0.5%
Wastewater - Waihi Beach WWTP Screw Press	-	-	-	606,209	28,631	634,840	606,209	28,631	634,840	-	5%	5%	0.4%
Wastewater - Waihi Beach Emerton Road Works	-	25,000	25,000	-	-	-	-	25,000	25,000	100%	-	100%	0.3%
Wastewater - Waihi Beach Reticulation to Anzac Bay	138,718	24,480	163,198	-	-	-	138,718	24,480	163,198	15%	-	15%	0.3%
Wastewater - Waihi Beach Emerton Road Works/ Renewals (new lining TP)	75,841	20,927	96,768	-	-	-	75,841	20,927	96,768	22%	-	22%	0.3%
Wastewater - Waihi Beach WWTP Mechanical Seperator for Wetlands	-	-	-	700,065	18,835	718,900	700,065	18,835	718,900	-	3%	3%	0.2%
Wastewater - Waihi Beach 2003 Projects	37,848	15,961	53,809	-	-	-	37,848	15,961	53,809	30%	-	30%	0.2%
Other (30 projects up to \$2k total growth capex)	5,313,829	2,027	5,315,856	2,616,622	-	2,616,622	7,930,451	2,027	7,932,478	0%	0%	0%	0.0%
Grand Total	24,648,133	6,418,689	31,066,823	23,536,753	1,738,199	25,274,953	48,184,887	8,156,889	56,341,775	21%	7%	14%	100.0%

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Detailed disclosures

Katikati Wastewater

Project Name	Historic Capital Expenditure (\$)			Forecast Capital Expenditure (\$)			Total Capital Expenditure (\$)			Growth Percentage			Portion of Overall Growth Capex
	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Historic	Forecast	Overall	
Wastewater – Katikati Wastewater Disposal Future Directions	-	-	-	51,191,328	12,741,891	63,933,219	51,191,328	12,741,891	63,933,219	-	20%	20%	62.3%
Wastewater – Katikati Additional Capex Resort Pacifica Pipeline	-	1,298,445	1,298,445	-	-	-	-	1,298,445	1,298,445	100%	-	100%	6.4%
Wastewater – Katikati Treatment Plant Upgrades	5,957,430	1,068,587	7,026,017	738,421	202,363	940,784	6,695,852	1,270,949	7,966,801	15%	22%	16%	6.2%
Wastewater – Katikati Structure Plan – Rising Main and Pump Station Park Road	-	-	-	-	1,160,734	1,160,734	-	1,160,734	1,160,734	-	100%	100%	5.7%
Wastewater – Katikati Treatment Plant	1,178,132	958,303	2,136,435	-	-	-	1,178,132	958,303	2,136,435	45%	-	45%	4.7%
Wastewater – Katikati Pump Station Renewals	771,070	62,567	833,636	1,615,898	442,833	2,058,731	2,386,968	505,400	2,892,367	8%	22%	17%	2.5%
Wastewater – Katikati Network Upgrades	-	-	-	2,124,766	441,996	2,566,762	2,124,766	441,996	2,566,762	-	17%	17%	2.2%
Wastewater – Katikati Structure Plan – Road 9 to Pond 4b (WW1)	-	148,080	148,080	-	290,790	290,790	-	438,870	438,870	100%	100%	100%	2.1%
Wastewater – Katikati Park Road East/ Structure Plan ('07)	-	434,991	434,991	-	-	-	-	434,991	434,991	100%	-	100%	2.1%
Wastewater – Katikati Upgrades Park Road, Resort Pacifica Pipeline	248,006	372,275	620,281	-	-	-	248,006	372,275	620,281	60%	-	60%	1.8%
Wastewater – Katikati Renewal of Resource Consent	164,590	300,164	464,754	-	-	-	164,590	300,164	464,754	65%	-	65%	1.5%
Wastewater – Katikati Pump Station Additional Storage	200,529	133,686	334,215	-	-	-	200,529	133,686	334,215	40%	-	40%	0.7%
Wastewater – Katikati Structure Plans ('06-'07)	172,790	101,456	274,246	-	-	-	172,790	101,456	274,246	37%	-	37%	0.5%
Wastewater – Katikati Park Road Pump Station	-	79,502	79,502	-	-	-	-	79,502	79,502	100%	-	100%	0.4%
Wastewater – Katikati Binnie Road Upgrades	136,270	45,423	181,693	-	-	-	136,270	45,423	181,693	25%	-	25%	0.2%
Wastewater – Katikati Ancillary Works ('03/04)	54,793	36,529	91,322	-	-	-	54,793	36,529	91,322	40%	-	40%	0.2%
Wastewater – Katikati Storage Capacity Kowhai Court/ Park Road/ Levley Lane	60,899	29,995	90,894	-	-	-	60,899	29,995	90,894	33%	-	33%	0.1%
Wastewater – Katikati Additional Capex Resort Pacifica Pipeline ('05)	-	18,769	18,769	-	-	-	-	18,769	18,769	100%	-	100%	0.1%
Wastewater – Katikati Pump Station Renewals Kowhai Court / Park Road/ Levley Lane	31,463	15,496	46,959	-	-	-	31,463	15,496	46,959	33%	-	33%	0.1%
Other (28 projects up to \$15k total growth capex)	5,099,251	52,121	5,151,371	357,969	-	357,969	5,457,219	52,121	5,509,340	1%	0%	1%	0.3%
Grand Total	14,075,223	5,156,388	19,231,611	56,028,382	15,280,606	71,308,988	70,103,605	20,436,994	90,540,599	27%	21%	23%	100.0%

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Detailed disclosures

Ōmokoroa Wastewater

Project Name	Historic Capital Expenditure (\$)			Forecast Capital Expenditure (\$)			Total Capital Expenditure (\$)			Growth Percentage			Portion of Overall Growth Capex
	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Historic	Forecast	Overall	
Wastewater – Ōmokoroa Pipeline and Wastewater System Upgrades	10,293,986	20,263,021	30,557,007	-	-	-	10,293,986	20,263,021	30,557,007	66%	-	66%	56.9%
Wastewater – Ōmokoroa Structure Plan	6,226	4,093,757	4,099,983	327,305	-	327,305	333,531	4,093,757	4,427,287	100%	-	92%	11.5%
Wastewater – Ōmokoroa Structure Plan – Gravity and Rising Main Francis Road/Prole Link	-	-	-	-	3,263,081	3,263,081	-	3,263,081	3,263,081	-	100%	100%	9.2%
Wastewater – Ōmokoroa Structure Plan – Rising Main Omokoroa Road (WW1-B)	-	-	-	-	2,899,819	2,899,819	-	2,899,819	2,899,819	-	100%	100%	8.1%
Wastewater – Ōmokoroa Structure Plan – Francis Road Pump Station and Rising Main	-	-	-	-	2,027,760	2,027,760	-	2,027,760	2,027,760	-	100%	100%	5.7%
Wastewater – Ōmokoroa Structure Plan – Gravity, Rising and Pump Station Prole Road	-	1,779,246	1,779,246	-	-	-	-	1,779,246	1,779,246	100%	-	100%	5.0%
Wastewater – Ōmokoroa Structure Plan – Eastern Gully Gravity Main (WW9)	-	27,486	27,486	-	572,514	572,514	-	600,000	600,000	100%	100%	100%	1.7%
Wastewater – Ōmokoroa Reduce Infiltration	59,642	-	59,642	-	491,171	491,171	59,642	491,171	550,813	-	100%	89%	1.4%
Wastewater – Ōmokoroa Main Pump Station Automatic Screen	27,385	175,000	202,385	-	-	-	27,385	175,000	202,385	86%	-	86%	0.5%
Wastewater – Te Puna West Wastewater System	2,471,278	-	2,471,278	-	-	-	2,471,278	-	2,471,278	-	-	0%	0.0%
Wastewater – Ōmokoroa Pumpstation Renewals	463,558	-	463,558	1,265,153	-	1,265,153	1,728,711	-	1,728,711	-	-	0%	0.0%
Wastewater – Te Puna 3 Marae Reticulation	444,870	-	444,870	-	-	-	444,870	-	444,870	-	-	0%	0.0%
Wastewater – Ōmokoroa – 2004-2005 Projects	356,124	-	356,124	-	-	-	356,124	-	356,124	-	-	0%	0.0%
Wastewater – Te Puna Scheme Renewals	44,849	-	44,849	265,757	-	265,757	310,606	-	310,606	-	-	0%	0.0%
Wastewater – Ōmokoroa pumpstations and rising mains contingency	240,404	-	240,404	-	-	-	240,404	-	240,404	-	-	0%	0.0%
Wastewater – Ōmokoroa pumpstations and rising mains	200,866	-	200,866	-	-	-	200,866	-	200,866	-	-	0%	0.0%
Wastewater – Ōmokoroa treatment construction	172,457	-	172,457	-	-	-	172,457	-	172,457	-	-	0%	0.0%
Other (8 projects up to \$0k total growth capex)	323,163	-	323,163	-	-	-	323,163	-	323,163	-	-	0%	0.0%
Grand Total	15,104,809	26,338,509	41,443,318	1,858,215	9,254,346	11,112,560	16,963,024	35,592,855	52,555,878	64%	83%	68%	100.0%

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Detailed disclosures

Te Puke Wastewater

Project Name	Historic Capital Expenditure (\$)			Forecast Capital Expenditure (\$)			Total Capital Expenditure (\$)			Growth Percentage			Portion of Overall Growth Capex
	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Historic	Forecast	Overall	
Wastewater - Te Puke Treatment Plant Upgrade	5,618,614	1,170,264	6,788,878	68,474,562	9,782,080	78,256,642	74,093,176	10,952,344	85,045,520	17%	12%	13%	60.6%
Wastewater - Te Puke Structure Plan - Raymond Ave to Dunlop Road (WWSP-2)	-	-	-	-	1,432,345	1,432,345	-	1,432,345	1,432,345	-	100%	100%	7.9%
Wastewater - Te Puke Additional Plant	2,176,546	827,087	3,003,633	-	-	-	2,176,546	827,087	3,003,633	28%	-	28%	4.6%
Wastewater - Te Puke Structure Plan - Wastewater Main Upgrade from Slater Place (WWINT-3a)	-	-	-	-	587,641	587,641	-	587,641	587,641	-	100%	100%	3.3%
Wastewater - Te Puke Structure Plan - Upgrade to Main Treatment Plant Inlet (WWINT-2)	-	-	-	-	540,000	540,000	-	540,000	540,000	-	100%	100%	3.0%
Wastewater - Te Puke Structure Plan - Pipe Upgrade Hayward Cr to Atuaroa Ave,	-	-	-	-	474,486	474,486	-	474,486	474,486	-	100%	100%	2.6%
Wastewater - Te Puke Pump Station Renewals	629,939	71,385	701,324	1,259,586	375,603	1,635,189	1,889,525	446,988	2,336,513	10%	23%	19%	2.5%
Wastewater - Te Puke Network Upgrades	216,626	17,442	234,068	2,057,429	397,444	2,454,873	2,274,055	414,886	2,688,941	7%	16%	15%	2.3%
Wastewater - Te Puke Structure Plan - Upgrade pipe downstream of Seddon Stree	-	-	-	-	378,785	378,785	-	378,785	378,785	-	100%	100%	2.1%
Wastewater - Te Puke Structure Plan - Upgrade of Jellicoe St to Kowahai Ave	-	-	-	-	376,650	376,650	-	376,650	376,650	-	100%	100%	2.1%
Wastewater - Te Puke Structure Plan	253,797	321,611	575,407	-	-	-	253,797	321,611	575,407	56%	-	56%	1.8%
Wastewater - Te Puke Structure Plan - Wastewater Main Upgrade from Slater Place (WWINT-3b)	-	-	-	-	241,400	241,400	-	241,400	241,400	-	100%	100%	1.3%
Wastewater - Te Puke Structure Plan - New reticulation along RDI-3 (WW-1B)	-	-	-	-	157,950	157,950	-	157,950	157,950	-	100%	100%	0.9%
Wastewater - Te Puke Treatment Plant Step Screen	104,810	157,649	262,459	-	-	-	104,810	157,649	262,459	60%	-	60%	0.9%
Wastewater - Te Puke Infrastructure Rehabilitation	45,088	15,029	60,117	368,747	121,739	490,486	413,835	136,768	550,603	25%	25%	25%	0.8%
Wastewater - Te Puke Belt Press Replacement	256,017	109,722	365,739	-	-	-	256,017	109,722	365,739	30%	-	30%	0.6%
Wastewater - Te Puke Structure Plan - New reticulation to adjacent to RD3-1	-	-	-	-	108,143	108,143	-	108,143	108,143	-	100%	100%	0.6%
Wastewater - Te Puke Treatment Plant Renewal of Resource Consent	451,165	79,631	530,796	-	-	-	451,165	79,631	530,796	15%	-	15%	0.4%
Wastewater - Te Puke Centennial Park Telemetry Unit	31,988	67,346	99,334	-	-	-	31,988	67,346	99,334	68%	-	68%	0.4%
Other (32 projects up to \$40k total growth capex)	3,918,325	235,558	4,153,883	2,773,742	27,521	2,801,263	6,692,067	263,079	6,955,145	6%	1%	4%	1.5%
Grand Total	13,702,913	3,072,725	16,775,638	74,934,067	15,001,787	89,935,853	88,636,980	18,074,512	106,711,492	18%	17%	17%	100%

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Detailed disclosures

Maketu/Little Waihi Wastewater

Project Name	Historic Capital Expenditure (\$)			Forecast Capital Expenditure (\$)			Total Capital Expenditure (\$)			Growth Percentage			Portion of Overall Growth Capex
	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Historic	Forecast	Overall	
Wastewater – Maketu Treatment Plant Spartan	3,915,628	742,274	4,657,902	-	-	-	3,915,628	742,274	4,657,902	16%	-	16%	38.9%
Wastewater – Maketu Reticulation Loveridge	3,292,716	624,190	3,916,906	-	-	-	3,292,716	624,190	3,916,906	16%	-	16%	32.8%
Wastewater – Maketu Reticulation	180,582	46,226	226,808	855,984	262,473	1,118,457	1,036,567	308,699	1,345,266	20%	23%	23%	16.2%
Wastewater – Maketu Electrical Upgrades	665,580	126,172	791,752	-	-	-	665,580	126,172	791,752	16%	-	16%	6.6%
Wastewater – Maketu Tender Documentation/ Reviews	408,067	77,356	485,423	-	-	-	408,067	77,356	485,423	16%	-	16%	4.1%
Wastewater – Maketu Treatment Plant	93,380	24,355	117,735	-	-	-	93,380	24,355	117,735	21%	-	21%	1.3%
Wastewater – Maketu Land Purchase	14,594	2,767	17,361	-	-	-	14,594	2,767	17,361	16%	-	16%	0.1%
Wastewater – Maketu Project Contingency	177	33	210	-	-	-	177	33	210	16%	-	16%	0.0%
Wastewater – Maketu Pump Station	368,539	-	368,539	3,844,674	-	3,844,674	4,213,213	-	4,213,213	-	-	0%	0.0%
Wastewater – Maketu Grinder Pumps	2,544,003	-	2,544,003	-	-	-	2,544,003	-	2,544,003	-	-	0%	0.0%
Wastewater – Maketu/ Pukehina/ Little Waihi	1,085,216	-	1,085,216	-	-	-	1,085,216	-	1,085,216	-	-	0%	0.0%
Wastewater – Maketu Weigh Scales/ WWTP Improvements	301,102	-	301,102	-	-	-	301,102	-	301,102	-	-	0%	0.0%
Wastewater – Maketu – Booster Pump Station Renewals	-	-	-	154,251	-	154,251	154,251	-	154,251	-	-	0%	0.0%
Wastewater – Maketu Treatment Plant Inline Disk Filter	111,210	-	111,210	-	-	-	111,210	-	111,210	-	-	0%	0.0%
Wastewater – Maketu Pump Station	72,350	-	72,350	-	-	-	72,350	-	72,350	-	-	0%	0.0%
Wastewater – Maketu Weigh Scales	16,090	-	16,090	-	-	-	16,090	-	16,090	-	-	0%	0.0%
Other (5 projects up to \$0k total growth capex)	-	0	-	-	-	-	0	0	-	0%	-	0%	0.0%
Grand Total	13,069,235	1,643,373	14,712,608	4,854,909	262,473	5,117,382	17,924,144	1,905,846	19,829,991	11%	5%	10%	100%

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Detailed disclosures

Waihi Beach Stormwater

Project Name	Historic Capital Expenditure (\$)			Forecast Capital Expenditure (\$)			Total Capital Expenditure (\$)			Growth Percentage			Portion of Overall Growth Capex
	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Historic	Forecast	Overall	
Stormwater - Waihi Beach Structure Plan ('05-'07)	781,036	467,573	1,248,609	-	-	-	781,036	467,573	1,248,609	37%	-	37%	17.5%
Stormwater - Waihi Beach Earth Dam	349,778	10,959	360,736	10,336,312	417,238	10,753,550	10,686,090	428,197	11,114,286	3%	4%	4%	16.1%
Stormwater - Waihi Beach Structure Plan ('03)	311,755	258,976	570,731	-	-	-	311,755	258,976	570,731	45%	-	45%	9.7%
Stormwater - Waihi Beach Upgrades The Loop/ Seaforth Road/ Seaview Road	454,835	252,776	707,611	-	-	-	454,835	252,776	707,611	36%	-	36%	9.5%
Stormwater - Waihi Beach Structure Plan ('04-'06)	124,246	209,316	333,562	-	-	-	124,246	209,316	333,562	63%	-	63%	7.8%
Stormwater - Waihi Beach Upgrades Park Avenue/ Dillon Street/ Hillview Road	52,288	181,478	233,766	-	-	-	52,288	181,478	233,766	78%	-	78%	6.8%
Stormwater - Waihi Beach Upgrades Adela Stewart Drive/ Roretana Drive	18,553	152,576	171,129	-	-	-	18,553	152,576	171,129	89%	-	89%	5.7%
Stormwater - Waihi Beach Structure Plan ('04)	118,382	118,382	236,764	-	-	-	118,382	118,382	236,764	50%	-	50%	4.4%
Stormwater - Waihi Beach Upgrades Shaw Road, Seaforth Road	269,014	108,305	377,319	-	-	-	269,014	108,305	377,319	29%	-	29%	4.1%
Stormwater - Waihi Beach Walnut Avenue	84,474	3,410	87,884	2,505,368	101,132	2,606,500	2,589,842	104,542	2,694,384	4%	4%	4%	3.9%
Stormwater - Waihi Beach Wallnutt Avenue Pipe Renewal	14,931	603	15,534	1,315,787	53,113	1,368,900	1,330,718	53,716	1,384,434	4%	4%	4%	2.0%
Stormwater - Waihi Beach Bowentown Pumping	440,745	51,219	491,964	-	-	-	440,745	51,219	491,964	10%	-	10%	1.9%
Stormwater - Waihi Beach - Wilson Park/ The Crescent SW improvements	98,622	3,981	102,603	999,648	40,352	1,040,000	1,098,270	44,333	1,142,603	4%	4%	4%	1.7%
Stormwater - Waihi Beach Pump Station Renewals	300,951	42,404	343,355	1,009,207	-	1,009,207	1,310,158	42,404	1,352,562	12%	0%	3%	1.6%
Stormwater - Waihi Beach Upgrades Koutunui Road	14,986	34,966	49,952	-	-	-	14,986	34,966	49,952	70%	-	70%	1.3%
Stormwater - Waihi Beach Pio Shores	1,649,439	89	1,649,528	755,359	30,491	785,850	2,404,798	30,580	2,435,378	0%	4%	1%	1.1%
Stormwater - Waihi Beach Otto Road New Pumping System	-	-	-	642,754	25,946	668,700	642,754	25,946	668,700	-	4%	4%	1.0%
Stormwater - Waihi Beach Snell Crescent	76,210	15,609	91,819	-	-	-	76,210	15,609	91,819	17%	-	17%	0.6%
Stormwater - Waihi Beach Pipe Upgrade	-	-	-	445,168	17,970	463,137	445,168	17,970	463,137	0%	4%	4%	0.7%
Other (26 projects up to \$22k total growth capex)	6,900,531	54,568	6,955,099	3,784,957	13,466	3,798,423	10,685,488	68,034	10,753,521	1%	0%	1%	2.6%
Grand Total	12,060,776	1,967,190	14,027,965	21,794,559	699,707	22,494,267	33,855,335	2,666,897	36,522,232	14%	3%	7%	100.0%

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Detailed disclosures

Katikati Stormwater

Project Name	Historic Capital Expenditure (\$)			Forecast Capital Expenditure (\$)			Total Capital Expenditure (\$)			Growth Percentage			Portion of Overall Growth Capex
	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Historic	Forecast	Overall	
Stormwater - Katikati Structure Plan - New Pipe and Pond (SWD, SWC, Pond 4c, Pond 4b)	-	61,120	61,120	-	3,627,030	3,627,030	-	3,688,150	3,688,150	100%	100%	100%	43.8%
Stormwater - Katikati Structure Plan ('05-'07)	44,299	2,546,772	2,591,071	-	-	-	44,299	2,546,772	2,591,071	98%	-	98%	30.2%
Stormwater - Katikati Structure Plan - New Pipe RD2 to RD7 (SWA)	-	-	-	-	618,162	618,162	-	618,162	618,162	-	100%	100%	7.3%
Stormwater - Katikati Works Programme	97,200	394,256	491,456	-	-	-	97,200	394,256	491,456	80%	-	80%	4.7%
Stormwater - Katikati Structure Plan Marshall Road and Tetley Road Extension	5,425	361,287	366,712	-	-	-	5,425	361,287	366,712	99%	-	99%	4.3%
Stormwater - Katikati Structure Plan ('09-'10)	-	283,789	283,789	-	-	-	-	283,789	283,789	100%	-	100%	3.4%
Stormwater - Katikati Upgrades Belmont Rise, Grosvenor Place	-	-	-	404,210	110,773	514,983	404,210	110,773	514,983	-	22%	22%	1.3%
Stormwater - Katikati Upgrade Francis Drive	45,155	45,155	90,310	178,696	48,971	227,667	223,851	94,126	317,977	50%	22%	30%	1.1%
Stormwater - Katikati Levley Lane East/ Riverlea Drive	77,985	84,484	162,469	-	-	-	77,985	84,484	162,469	52%	-	52%	1.0%
Stormwater - Katikati Upgrades Park Road North	79,758	70,521	150,279	-	-	-	79,758	70,521	150,279	47%	-	47%	0.8%
Stormwater - Katikati Upgrades Belmont Rise/ Grosvenor Place	73,461	67,810	141,271	-	-	-	73,461	67,810	141,271	48%	-	48%	0.8%
Stormwater - Katikati Stevens Stormwater Pond	-	39,233	39,233	-	-	-	-	39,233	39,233	100%	-	100%	0.5%
Stormwater - Katikati Upgrades Tui Place	30,424	24,892	55,316	-	-	-	30,424	24,892	55,316	45%	-	45%	0.3%
Stormwater - Katikati Structure Plan - New Pond 4b	-	21,282	21,282	-	-	-	-	21,282	21,282	100%	-	100%	0.3%
Stormwater - Katikati Upgrades Fairview Place	11,948	3,371	15,319	-	-	-	11,948	3,371	15,319	22%	-	22%	0.0%
Stormwater - Katikati Upgrades Kea Steet	3,023	2,473	5,496	-	-	-	3,023	2,473	5,496	45%	0%	45%	0.0%
Other (4 projects up to \$14k total growth capex)	751,996	14,467	766,463	-	-	-	751,996	14,467	766,463	2%	-	2%	0.2%
Grand Total	1,220,674	4,020,912	5,241,586	582,906	4,404,936	4,987,841	1,803,580	8,425,848	10,229,428	77%	88%	82%	100.0%

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Detailed disclosures

Ōmokoroa Stormwater

Project Name	Historic Capital Expenditure (\$)			Forecast Capital Expenditure (\$)			Total Capital Expenditure (\$)			Growth Percentage			Portion of Overall Growth Capex
	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Historic	Forecast	Overall	
Stormwater - Ōmokoroa Structure Plan	614,470	7,917,905	8,532,375	-	-	-	614,470	7,917,905	8,532,375	93%	-	93%	19.4%
Stormwater - Ōmokoroa Structure Plan - Prole Road Stormwater (P01, P02, P03, FP-10)	-	6,865,662	6,865,662	-	-	-	-	6,865,662	6,865,662	100%	-	100%	16.8%
Stormwater - Ōmokoroa Structure Plan - Wetland end of Prole Rd (NI)	-	145,017	145,017	-	5,259,068	5,259,068	-	5,404,085	5,404,085	100%	100%	100%	13.2%
Stormwater - Ōmokoroa New engineered Wetland beginning of Francis Road	-	-	-	-	2,402,400	2,402,400	-	2,402,400	2,402,400	-	100%	100%	5.9%
Stormwater - Ōmokoroa Structure Plan - Francis Road/ Omokoroa Road	-	936,740	936,740	-	1,788,592	1,788,592	-	2,725,331	2,725,331	100%	100%	100%	6.7%
Stormwater - Ōmokoroa New engineered Wetland end of Francis Road	-	-	-	-	2,402,400	2,402,400	-	2,402,400	2,402,400	-	100%	100%	5.9%
Stormwater - Ōmokoroa New engineered Wetland along Prole Road/ Francis Road	-	-	-	-	4,324,320	4,324,320	-	4,324,320	4,324,320	-	100%	100%	10.6%
Stormwater - Ōmokoroa Structure Plan ('05-'07)	15,404	2,123,438	2,138,842	-	-	-	15,404	2,123,438	2,138,842	99%	-	99%	5.2%
Stormwater - Ōmokoroa Land Purchase	-	1,992,840	1,992,840	-	-	-	-	1,992,840	1,992,840	100%	-	100%	4.9%
Stormwater - Ōmokoroa Structure Plan ('08-'12)	22,086	1,240,133	1,262,219	-	-	-	22,086	1,240,133	1,262,219	98%	-	98%	3.0%
Stormwater - Ōmokoroa Structure Plan Pond	10,670	1,212,922	1,223,592	-	-	-	10,670	1,212,922	1,223,592	99%	-	99%	3.0%
Stormwater - Ōmokoroa Upgrades	740,002	119,801	859,803	207,157	210,414	417,570	947,158	330,215	1,277,373	14%	50%	26%	0.8%
Stormwater - Ōmokoroa Harbour View Road Upgrade	1,488	1,512	3,000	291,412	295,993	587,405	292,900	297,505	590,405	50%	50%	50%	0.7%
Stormwater - Ōmokoroa Vivian Drive Upgrade	-	-	-	295,467	300,113	595,581	295,467	300,113	595,581	-	50%	50%	0.7%
Stormwater - Ōmokoroa Renewals	76,901	37,876	114,777	238,923	242,679	481,602	315,823	280,556	596,379	33%	50%	47%	0.7%
Stormwater - Ōmokoroa Structure Plan Ōmokoroa Road	394,630	270,688	665,318	-	-	-	394,630	270,688	665,318	41%	-	41%	0.7%
Stormwater - Ōmokoroa Upgrades Hamurana Road/ Owen Place	1,384	1,406	2,790	273,870	278,176	552,046	275,254	279,582	554,836	50%	50%	50%	0.7%
Stormwater - Ōmokoroa Upgrade for Omokoroa Road/ Tory Way/ Tralee Street	-	-	-	198,881	202,008	400,890	198,881	202,008	400,890	-	50%	50%	0.5%
Stormwater - Ōmokoroa Structure Plan ('04-'05)	305,768	106,043	411,811	-	-	-	305,768	106,043	411,811	26%	-	26%	0.3%
Other (25 projects up to \$64k total growth capex)	3,441,829	169,348	3,611,177	151,128	64,254	215,382	3,592,956	233,602	3,826,559	5%	30%	6%	0.6%
Grand Total	5,624,631	23,141,331	28,765,963	1,656,838	17,770,417	19,427,254	7,281,469	40,911,748	48,193,217	80%	91%	85%	100.0%

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Detailed disclosures

Te Puke Stormwater

Project Name	Historic Capital Expenditure (\$)			Forecast Capital Expenditure (\$)			Total Capital Expenditure (\$)			Growth Percentage			Portion of Overall Growth Capex
	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Historic	Forecast	Overall	
Stormwater - Te Puke Structure Plan - Pond 4 (SWP4)	-	-	-	-	3,032,520	3,032,520	-	3,032,520	3,032,520	-	100%	100%	24.4%
Stormwater - Te Puke Structure Plan Area 3	7,834	2,928,162	2,935,996	-	-	-	7,834	2,928,162	2,935,996	100%	-	100%	23.5%
Stormwater - Te Puke Structure Plan - Pond 9 and Stormwater Management	-	-	-	-	2,714,785	2,714,785	-	2,714,785	2,714,785	-	100%	100%	21.8%
Stormwater - Te Puke Structure Plan Upgrades	-	-	-	-	1,027,000	1,027,000	-	1,027,000	1,027,000	-	100%	100%	8.3%
Stormwater - Te Puke Structure Plan Upgrades ('05-07)	54,193	635,455	689,648	-	-	-	54,193	635,455	689,648	92%	-	92%	5.1%
Stormwater - Te Puke Structure Plan Upgrades ('06-07)	126,795	509,853	636,648	-	-	-	126,795	509,853	636,648	80%	-	80%	4.1%
Stormwater - Te Puke Upgrades Oxford Street/ Boucher Avenue	484,860	132,513	617,374	1,142,662	377,240	1,519,902	1,627,523	509,753	2,137,276	21%	25%	24%	4.1%
Stormwater - Te Puke Structure Plan Upgrades ('04-07)	23,010	282,905	305,915	-	-	-	23,010	282,905	305,915	92%	-	92%	2.3%
Stormwater - Te Puke Upgrades Dunlop Road/ Jellicoe Street/ Cameron Road	516,251	173,509	689,759	-	-	-	516,251	173,509	689,759	25%	-	25%	1.4%
Stormwater - Te Puke Upgrades Dunlop Road/ Jellicoe Street/Queen Street West	224,529	141,022	365,551	-	-	-	224,529	141,022	365,551	39%	-	39%	1.1%
Stormwater - Te Puke Upgrades Boucher Avenue/ Chaytor Street/ Oxford Street	61,316	97,974	159,290	-	-	-	61,316	97,974	159,290	62%	-	62%	0.8%
Stormwater - Te Puke Structure Plan Upgrades ('03)	332,970	70,236	403,206	-	-	-	332,970	70,236	403,206	17%	-	17%	0.6%
Stormwater - Te Puke Upgrades Boucher Avenue	80,588	61,296	141,884	-	-	-	80,588	61,296	141,884	43%	-	43%	0.5%
Stormwater - Te Puke Upgrade Dunlop Road Stage 2	73,291	59,816	133,107	-	-	-	73,291	59,816	133,107	45%	-	45%	0.5%
Stormwater - Te Puke Upgrades Williams Drive	1,941	579	2,520	182,523	54,428	236,951	184,464	55,006	239,471	23%	23%	23%	0.4%
Stormwater - Te Puke Upgrades Tynan Street	39,637	41,155	80,792	-	-	-	39,637	41,155	80,792	51%	-	51%	0.3%
Stormwater - Te Puke Upgrades Queen Street/ Queen Street West	65,895	36,637	102,532	-	-	-	65,895	36,637	102,532	36%	-	36%	0.3%
Stormwater - Te Puke Upgrades Seddon Street, Raymond Drive, Dunlop Road	103,561	34,271	137,831	-	-	-	103,561	34,271	137,831	25%	-	25%	0.3%
Stormwater - Te Puke Open Drain Safety Improvements	62,687	4,000	66,687	-	-	-	62,687	4,000	66,687	6%	-	6%	0.0%
Other (19 projects up to \$15k total growth capex)	509,099	22,408	531,507	1,170,021	-	1,170,021	1,679,120	22,408	1,701,528	4%	0%	1%	0.2%
Grand Total	2,768,457	5,231,790	8,000,247	2,495,207	7,205,972	9,701,179	5,263,663	12,437,762	17,701,426	65%	74%	70%	100.0%

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Detailed disclosures

Transportation – Urban Waihi Beach

Project Name	Historic Capital Expenditure (\$)			Forecast Capital Expenditure (\$)			Total Capital Expenditure (\$)			Growth Percentage			Portion of Overall Growth Capex
	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Historic	Forecast	Overall	
Transportation – Waihi Beach Structure Plan – Link Road from Citrus Avenue to Crescent	-	-	-	-	1,087,983	1,087,983	-	1,087,983	1,087,983	-	100%	100%	37.8%
Transportation – Waihi Beach Structure Plan – Town Centre Link Wilson to Edinburgh Walkway	-	280,682	280,682	-	342,406	342,406	-	623,087	623,087	100%	100%	100%	21.7%
Transportation – Waihi Beach Structure Plan – Farm Road Widening and Extension (RD6, RD7)	-	-	-	-	471,793	471,793	-	471,793	471,793	-	100%	100%	16.4%
Transportation – Waihi Beach Structure Plan – Reserves Walkway adjacent to Three Mile Creek	-	20,249	20,249	-	408,280	408,280	-	428,529	428,529	100%	100%	100%	14.9%
Transportation – Waihi Beach Structure Plan – RD19 – Link road parallel to Airstrip	-	163,800	163,800	-	-	-	-	163,800	163,800	100%	-	100%	5.7%
Transportation – Waihi Beach Structure Plan – RD20 – Cycleway	-	101,378	101,378	-	-	-	-	101,378	101,378	100%	-	100%	3.5%
Grand Total	-	566,109	566,109	-	2,310,462	2,310,462	-	2,876,571	2,876,571	100%	100%	100%	100.0%

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Detailed disclosures

Transportation – Urban Katikati

Project Name	Historic Capital Expenditure (\$)			Forecast Capital Expenditure (\$)			Total Capital Expenditure (\$)			Growth Percentage			Portion of Overall Capex
	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Historic	Forecast	Overall	
Transportation – Katikati Structure Plan	1,929,143	3,730,783	5,659,926	-	-	-	1,929,143	3,730,783	5,659,926	66%	-	66%	35.2%
Transportation – Katikati Structure Plan – Tetley Road Northern Section (RD2)	-	-	-	-	2,436,750	2,436,750	-	2,436,750	2,436,750	-	100%	100%	23.0%
Transportation – Katikati Structure Plan – Tetley Road Mid Section (RD1)	-	-	-	-	2,161,600	2,161,600	-	2,161,600	2,161,600	-	100%	100%	20.4%
Transportation – Katikati Structure Plan – New Walkways (RD17, RD18)	-	-	-	617,041	617,041	1,234,082	617,041	617,041	1,234,082	-	50%	50%	5.8%
Transportation – Katikati Structure Plan – Wills Road to Carrisbrook Street Stage 2 & 3	-	-	-	561,419	561,419	1,122,839	561,419	561,419	1,122,839	-	50%	50%	5.3%
Transportation – Katikati Structure Plan – RD 6.3 – Marshall Road Stage 2 to Tetley Road	150,000	450,000	600,000	-	-	-	150,000	450,000	600,000	75%	-	75%	4.2%
Transportation – Katikati Structure Plan – New Walkway SE Corner of Moore Park	-	-	-	-	194,206	194,206	-	194,206	194,206	-	100%	100%	1.8%
Transportation – Katikati Structure Plan – RD 32 – Park Road Improvements	-	175,495	175,495	-	-	-	-	175,495	175,495	100%	-	100%	1.7%
Transportation – Katikati Structure Plan – Willis Rd Intersection Upgrade (RD8)	-	-	-	406,125	135,375	541,500	406,125	135,375	541,500	-	25%	25%	1.3%
Transportation – Katikati Structure Plan – RD 16 – Walkway from Marshall Road to RD 17	64,680	64,680	129,360	-	-	-	64,680	64,680	129,360	50%	-	50%	0.6%
Transportation – Katikati Structure Plan – New Walkway Beginning at Marshall Road	30,336	30,336	60,671	15,911	15,911	31,822	46,247	46,247	92,493	50%	50%	50%	0.4%
Transportation – Katikati Structure Plan – RD 9.1 – Stage 1 Wills Road to Carrisb	75,000	25,000	100,000	-	-	-	75,000	25,000	100,000	25%	-	25%	0.2%
Grand Total	2,249,159	4,476,294	6,725,453	1,600,496	6,122,302	7,722,799	3,849,655	10,598,596	14,448,252	67%	79%	73%	100.0%

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Detailed disclosures

Transportation – Urban Ōmokoroa

Project Name	Historic Capital Expenditure (\$)			Forecast Capital Expenditure (\$)			Total Capital Expenditure (\$)			Growth Percentage			Portion of Overall Capex
	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Historic	Forecast	Overall	
Transportation – Ōmokoroa Structure Plan – Western Gully Link Road (RD3-2.1, RD3-2.2)	-	-	-	-	17,267,600	17,267,600	-	17,267,600	17,267,600	-	100%	100%	19.5%
Transportation – Ōmokoroa Structure Plan – Ōmokoroa Urbanisation Stage 2	939,897	2,567,757	3,507,654	1,533,213	12,405,084	13,938,297	2,473,109	14,972,842	17,445,951	73%	89%	86%	16.9%
Transportation – Ōmokoroa Structure Plan – Prole Road Urbanisation (P-01)	4,598,645	10,870,042	15,468,687	-	-	-	4,598,645	10,870,042	15,468,687	70%	-	70%	12.3%
Transportation – Ōmokoroa Structure Plan – Southern Industrial Road (O-03-2, O-03-2.1)	422,398	1,677,579	2,099,977	854,793	4,029,738	4,884,531	1,277,190	5,707,318	6,984,508	80%	83%	82%	6.4%
Transportation – Ōmokoroa Structure Plan – Heartwood Avenue Brid (H-07, H08, H-09.3)	-	4,152,667	4,152,667	-	1,247,333	1,247,333	-	5,400,000	5,400,000	100%	100%	100%	6.1%
Transportation – Ōmokoroa Structure Plan – Ōmokoroa Park and Ride (X-04-1, X-04-2)	-	-	-	8,557,920	5,026,080	13,584,000	8,557,920	5,026,080	13,584,000	-	37%	37%	5.7%
Transportation – Ōmokoroa Structure Plan – O-08 Ōmokoroa Road Commercial Area	7,107,340	3,201,603	10,308,944	-	-	-	7,107,340	3,201,603	10,308,944	31%	-	31%	3.6%
Transportation – Ōmokoroa Structure Plan – Walkways/Cycleways Stage 2/3 (WC)	-	280,310	280,310	-	2,861,250	2,861,250	-	3,141,560	3,141,560	100%	100%	100%	3.5%
Transportation – Ōmokoroa Structure Plan – Pedestrian Bridge Harbour Ridge	-	-	-	-	3,011,200	3,011,200	-	3,011,200	3,011,200	-	100%	100%	3.4%
Transportation – Ōmokoroa Structure Plan – P-02 – Prole Road Urbanisation Heartwood	-	2,029,748	2,029,748	-	-	-	-	2,029,748	2,029,748	100%	-	100%	2.3%
Transportation – Ōmokoroa Structure Plan – P-01 Prole Road Urbanisation to Heartwood	-	1,849,703	1,849,703	-	-	-	-	1,849,703	1,849,703	100%	-	100%	2.1%
Transportation – Ōmokoroa Structure Plan – X-03-1 Walkways and Cycleways Stage 1	-	1,512,498	1,512,498	-	-	-	-	1,512,498	1,512,498	100%	-	100%	1.7%
Transportation – Ōmokoroa Structure Plan – U-02-2 Margaret Place Extension Spine Road	1,592,586	1,201,424	2,794,010	-	-	-	1,592,586	1,201,424	2,794,010	43%	-	43%	1.4%
Transportation – Ōmokoroa Structure Plan – Ōmokoroa Road/Prole Road Roundabout (P-03)	-	662,303	662,303	-	500,000	500,000	-	1,162,303	1,162,303	100%	100%	100%	1.3%
Transportation – Ōmokoroa Structure Plan – X-05 Pedestrian Bridge Ōmokoroa Road Railbridge	-	904,356	904,356	-	-	-	-	904,356	904,356	100%	-	100%	1.0%
Transportation – Ōmokoroa Structure Plan – O-03-2 Ōmokoroa Road Industrial Road Entrance	237,970	901,596	1,139,565	-	-	-	237,970	901,596	1,139,565	79%	-	79%	1.0%
Transportation – Ōmokoroa Structure Plan – H-11 Hamurana Road Gane Place Intersection	-	880,000	880,000	-	-	-	-	880,000	880,000	100%	-	100%	1.0%
Transportation – Ōmokoroa Structure Plan – O-11-1 Ōmokoroa Road Lynley Park to New Road	974,697	802,770	1,777,467	-	-	-	974,697	802,770	1,777,467	45%	-	45%	0.9%
Transportation – Ōmokoroa Structure Plan – O-11-2 Ōmokoroa Road new Road B to Tralee Street	616,525	758,746	1,375,272	-	-	-	616,525	758,746	1,375,272	55%	-	55%	0.9%

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Detailed disclosures

Transportation – Urban Ōmokoroa (continued)

Project Name	Historic Capital Expenditure (\$)			Forecast Capital Expenditure (\$)			Total Capital Expenditure (\$)			Growth Percentage			Portion of Overall Growth Capex
	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Historic	Forecast	Overall	
Transportation – Ōmokoroa Structure Plan – W-01 Western Avenue Ōmokoroa Road	-	720,040	720,040	-	-	-	-	720,040	720,040	100%	-	100%	0.8%
Transportation – Ōmokoroa Structure Plan – H-16 Hamurana Road Victoria Keys	-	714,404	714,404	-	-	-	-	714,404	714,404	100%	-	100%	0.8%
Transportation – Ōmokoroa Structure Plan – H-07 Hamurana Road Railway Bridge	-	706,006	706,006	-	-	-	-	706,006	706,006	100%	-	100%	0.8%
Transportation – Ōmokoroa Structure Plan – W-02 Western Avenue Hamurana Road	-	639,583	639,583	-	-	-	-	639,583	639,583	100%	-	100%	0.7%
Transportation – Ōmokoroa Structure Plan – H-13-2 Hamurana Road Gully Crossing	-	635,980	635,980	-	-	-	-	635,980	635,980	100%	-	100%	0.7%
Transportation – Ōmokoroa Structure Plan – X-03-2 Walkways and Cycleways Stage 2	-	632,605	632,605	-	-	-	-	632,605	632,605	100%	-	100%	0.7%
Transportation – Ōmokoroa Structure Plan – K-01 Kaylene Place	-	612,441	612,441	-	-	-	-	612,441	612,441	100%	-	100%	0.7%
Transportation – Ōmokoroa Structure Plan – H-10-1 Hamurana Road Kaylene Place	-	535,997	535,997	-	-	-	-	535,997	535,997	100%	-	100%	0.6%
Transportation – Ōmokoroa Structure Plan – H-08 Hamurana Road Ramp to Railway	-	522,643	522,643	-	-	-	-	522,643	522,643	100%	-	100%	0.6%
Transportation – Ōmokoroa Structure Plan – H-09 Hamurana Road Cycleway	-	518,512	518,512	-	-	-	-	518,512	518,512	100%	-	100%	0.6%
Transportation – Ōmokoroa Structure Plan – O-10 Ōmokoroa Road Railway Line	1,730,783	432,696	2,163,479	-	-	-	1,730,783	432,696	2,163,479	20%	-	20%	0.5%
Transportation – Ōmokoroa Structure Plan – H-14 Hamurana Road Anderley Avenue	-	328,909	328,909	-	-	-	-	328,909	328,909	100%	-	100%	0.4%
Transportation – Ōmokoroa Structure Plan – H-06 Heartwood Avenue Cycleway	-	311,720	311,720	-	-	-	-	311,720	311,720	100%	-	100%	0.4%
Transportation – Ōmokoroa Structure Plan – H12 Western Avenue section	-	306,510	306,510	-	-	-	-	306,510	306,510	100%	-	100%	0.3%
Transportation – Ōmokoroa Walkways and Cycleways Stage 3	-	200,000	200,000	-	-	-	-	200,000	200,000	100%	-	100%	0.2%
Transportation – Ōmokoroa Structure Plan – O-07-2 Ōmokoroa Road Commercial Area	720,000	180,000	900,000	-	-	-	720,000	180,000	900,000	20%	-	20%	0.2%
Other (18 projects up to \$154k total growth capex)	18,555,888	108,389	18,664,277	33,128,530	-	33,128,530	51,684,418	108,389	51,792,807	1%	-	0%	0.1%
Grand Total	37,496,728	42,359,538	79,856,266	44,074,455	46,348,285	90,422,740	81,571,183	88,707,823	170,279,006	53%	51%	52%	100.0%

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Detailed disclosures

Transportation – Urban Te Puke

Project Name	Historic Capital Expenditure (\$)			Forecast Capital Expenditure (\$)			Total Capital Expenditure (\$)			Growth Percentage			Portion of Overall Capex
	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Historic	Forecast	Overall	
Transportation – Te Puke Structure Plan – Collector Road C and Walkway along gully	-	-	-	-	1,494,306	1,494,306	-	1,494,306	1,494,306	-	100%	100%	28.5%
Transportation – Te Puke Structure Plan – Collector Road and Walkway	-	-	-	-	1,480,163	1,480,163	-	1,480,163	1,480,163	-	100%	100%	28.3%
Transportation – Te Puke Structure Plan – Walkway towards school (WC3)	-	-	-	-	959,986	959,986	-	959,986	959,986	-	100%	100%	18.3%
Transportation – Te Puke Structure Plan – Collector Road C – RD 1-3/RD 3-1/RD 3-2a	1,968,331	441,976	2,410,307	-	-	-	1,968,331	441,976	2,410,307	18%	-	18%	8.4%
Transportation – Te Puke Structure Plan – Collector Road C (RD3-1)	-	-	-	-	340,222	340,222	-	340,222	340,222	-	100%	100%	6.5%
Transportation – Te Puke Structure Plan – Quarry Road Intersection Upgrades (TS1)	8,910	2,970	11,880	726,900	242,300	969,200	735,810	245,270	981,080	25%	25%	25%	4.7%
Transportation – Te Puke Structure Plan – Collection Road Intersection No1 Road (RD 5-2)	-	-	-	-	205,552	205,552	-	205,552	205,552	-	100%	100%	3.9%
Transportation – Te Puke Structure Plan – No3 Road Intersection Road (TS2)	11,048	832	11,880	901,356	67,844	969,200	912,404	68,676	981,080	7%	7%	7%	1.3%
Other (19 projects up to \$0k total growth capex)	2,583,524	-	2,582,544	-	-	-	2,583,524	-	2,582,544	0%	-	0%	0.0%
Grand Total	4,571,813	444,797	5,016,610	1,628,256	4,790,373	6,418,629	6,200,069	5,235,171	11,435,239	9%	75%	46%	100.0%

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Detailed disclosures

Transportation – Rural

Project Name	Historic Capital Expenditure (\$)			Forecast Capital Expenditure (\$)			Total Capital Expenditure (\$)			Growth Percentage			Portion of Overall Capex
	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Historic	Forecast	Overall	
Transportation – Seal Extension	12,667,123	2,412,785	15,079,909	18,438,810	3,512,154	21,950,965	31,105,934	5,924,940	37,030,873	16%	16%	16%	31.4%
Transportation – Minor Capital Rooding Improvements	7,792,540	3,926,571	11,719,111	-	-	-	7,792,540	3,926,571	11,719,111	34%	-	34%	20.8%
Transportation – Minor Improvements	5,749,561	2,484,322	8,233,884	-	-	-	5,749,561	2,484,322	8,233,884	30%	-	30%	13.2%
Transportation – NZTA Works 214 Sealed road pavement rehabilitation	6,511,886	39,284	6,551,170	149,491,344	1,819,260	151,310,604	156,003,230	1,858,544	157,861,774	1%	1%	1%	9.9%
Transportation – Ōmokoroa Structure Plan	-	1,041,508	1,041,508	-	-	-	-	1,041,508	1,041,508	100%	-	100%	5.5%
Transportation – NZTA Works 212 Sealed road resurfacing	6,029,999	179,297	6,209,295	25,905,280	590,864	26,496,144	31,935,279	770,160	32,705,439	3%	2%	2%	4.1%
Transportation – One Network Maintenance Pavement Rehabilitation	16,169,156	657,758	16,826,914	-	-	-	16,169,156	657,758	16,826,914	4%	-	4%	3.5%
Transportation – Projects pre-2013	11,248,950	629,513	11,878,463	-	-	-	11,248,950	629,513	11,878,463	5%	-	5%	3.3%
Transportation – NZTA Works 324 Low Cost Low Risk	2,957,548	58,819	3,016,367	41,138,398	501,615	41,640,013	44,095,946	560,434	44,656,380	2%	1%	1%	3.0%
Transportation – One Network Maintenance Pavement Seal Widening	1,009,805	336,602	1,346,406	-	-	-	1,009,805	336,602	1,346,406	25%	-	25%	1.8%
Transportation – Ōmokoroa Structure Plan – CIP4A – Western Avenue to Margaret Drive	6,275,771	194,096	6,469,867	-	-	-	6,275,771	194,096	6,469,867	3%	-	3%	1.0%
Transportation – Ōmokoroa Structure Plan CIP4B – Margaret Drive to Tralee Street	4,885,825	151,108	5,036,933	-	-	-	4,885,825	151,108	5,036,933	3%	-	3%	0.8%
Transportation – One Network Maintenance Drainage Improvements	417,187	96,360	513,548	-	-	-	417,187	96,360	513,548	19%	-	19%	0.5%
Transportation – Ōmokoroa Structure Plan – CIP5D – RTB to Railway Line	810,000	90,000	900,000	-	-	-	810,000	90,000	900,000	10%	-	10%	0.5%
Transportation – Drainage Renewals / Improvements	412,871	72,860	485,731	-	-	-	412,871	72,860	485,731	15%	-	15%	0.4%
Transportation – Ōmokoroa Structure Plan – O-03-2 Industrial Road – RTB	346,500	38,500	385,000	-	-	-	346,500	38,500	385,000	10%	-	10%	0.2%
Transportation – Te Puna SH 2 Intersection	15,400	6,600	22,000	-	-	-	15,400	6,600	22,000	30%	-	30%	0.0%
Transportation – Rural Rooding	-	-	-	3,270,402	-	3,270,402	3,270,402	-	3,270,402	-	-	0%	0.0%
Transportation – Land Purchases	-	-	-	2,663,320	-	2,663,320	2,663,320	-	2,663,320	-	-	0%	0.0%
Grand Total	83,300,122	12,415,984	95,716,106	240,907,555	6,423,893	247,331,448	324,207,677	18,839,876	343,047,553	13%	3%	5%	100.0%

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Detailed disclosures

Transportation – Strategic (District wide)

Project Name	Historic Capital Expenditure (\$)			Forecast Capital Expenditure (\$)			Total Capital Expenditure (\$)			Growth Percentage			Portion of Overall Growth Capex
	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Historic	Forecast	Overall	
Transportation – NZTA Works 214 Sealed road pavement rehabilitation	6,214,672	336,498	6,551,170	139,088,240	12,222,364	151,310,604	145,302,912	12,558,862	157,861,774	5%	8%	8%	55.4%
Transportation – Ōmokoroa Road – Strategic only	-	4,639,854	4,639,854	-	-	-	-	4,639,854	4,639,854	100%	-	100%	20.5%
Transportation – NZTA Works 324 Low Cost Low Risk	2,512,634	503,733	3,016,367	38,264,942	3,375,071	41,640,013	40,777,576	3,878,804	44,656,380	17%	8%	9%	17.1%
Transportation – Ōmokoroa Structure Plan – CIP5E – Ōmokoroa Road Urbanisation	-	715,420	715,420	-	-	-	-	715,420	715,420	100%	-	100%	3.2%
Transportation – Ōmokoroa Structure Plan – CIP4B – Ōmokoroa Road Urbanisation	-	610,825	610,825	-	-	-	-	610,825	610,825	100%	-	100%	2.7%
Transportation – Ōmokoroa Structure Plan – CIP4A – Ōmokoroa Road Urbanisation	-	221,994	221,994	-	-	-	-	221,994	221,994	100%	-	100%	1.0%
Transportation – Te Puna SH 2 Intersection	72,790	31,196	103,985	-	-	-	72,790	31,196	103,985	30%	-	30%	0.1%
Transportation – Ōmokoroa – Public Transport Infrastructure	-	14,500	14,500	-	-	-	-	14,500	14,500	100%	-	100%	0.1%
Transportation – Ōmokoroa Structure Plan – CIP3B – Southern Industrial Road – RTB	-	5,966	5,966	-	-	-	-	5,966	5,966	100%	-	100%	0.0%
Transportation – NZTA Works 141 Emergency Works	1,801,979	-	1,801,979	4,700,000	-	4,700,000	6,501,979	-	6,501,979	-	-	0%	0.0%
Transportation – NZTA Works 211 Unsealed road metalling	520,626	-	520,626	5,479,584	-	5,479,584	6,000,210	-	6,000,210	-	-	0%	0.0%
Transportation – No 4 Road Bridge Replacement	5,227,872	-	5,227,872	-	-	-	5,227,872	-	5,227,872	-	-	0%	0.0%
Transportation – One Network Maintenance Pavement Rehabilitation	3,671,747	-	3,671,747	-	-	-	3,671,747	-	3,671,747	-	-	0%	0.0%
Transportation – Public Transport Infrastructure (UFTI commitment)	-	-	-	1,319,141	-	1,319,141	1,319,141	-	1,319,141	-	-	0%	0.0%
Transportation – Minor Capital Roading Improvements	1,315,755	-	1,315,755	-	-	-	1,315,755	-	1,315,755	-	-	0%	0.0%
Transportation – Waiari Bridge Area Restoration	-	-	-	1,070,962	-	1,070,962	1,070,962	-	1,070,962	-	-	0%	0.0%
Transportation – Rangiuuru Roading	-	-	-	1,061,000	-	1,061,000	1,061,000	-	1,061,000	-	-	0%	0.0%
Transportation – NZTA Works 222 Traffic services renewal	107,889	-	107,889	747,066	-	747,066	854,955	-	854,955	-	-	0%	0.0%
Transportation – NZTA Works 213 Drainage renewals	75,048	-	75,048	547,513	-	547,513	622,561	-	622,561	-	-	0%	0.0%
Other (9 projects up to \$0k total growth capex)	19,362	-	19,362	355,907	-	355,907	375,270	-	375,270	-	-	0%	0.0%
Grand Total	21,540,374	7,079,986	28,620,360	192,634,354	15,597,435	208,231,790	214,174,728	22,677,421	236,852,150	25%	7%	10%	100.0%

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Detailed disclosures

Recreation and Leisure

Project Name	Historic Capital Expenditure (\$) *			Forecast Capital Expenditure (\$)			Total Capital Expenditure (\$)			Growth Percentage			Portion of Overall Growth Capex	
	Existing & External**	Growth***	Total	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Historic	Forecast	Overall		
Reserves - District Wide Acquisition Funding	3,475,466	7,031,929	10,507,394	-	13,730,988	13,730,988	3,475,466	20,762,916	24,238,382	67%	100%	86%	37.1%	
Reserves - Ōmokoroa Domain Funding	-	1,330,976	1,330,976	-	5,457,016	5,457,016	-	6,787,992	6,787,992	100%	100%	100%	12.1%	
Reserves - Ōmokoroa - Active Reserves	-	32,970	-	-	5,119,198	5,119,198	-	32,970	5,152,168	5,119,198	0%	100%	101%	9.2%
Cycleways and Walkways Funding	268,755	790,258	1,059,013	1,163,029	2,713,735	3,876,764	1,431,785	3,503,993	4,935,778	75%	70%	71%	6.3%	
Swimming Pools - Te Puke New Indoor Swimming Pool Facility	8,498	-	8,498	-	13,469,946	2,759,218	16,229,164	13,478,445	2,750,719	16,229,164	0%	17%	17%	4.9%
Libraries - Te Puke Library Building	4,121	-	4,121	12,793,024	1,926,829	14,719,852	12,797,145	1,926,829	14,723,973	0%	13%	13%	3.4%	
Reserves - TECT All Terrain Park Roading	1,044,078	1,050,026	2,094,104	306,781	306,781	613,562	1,350,859	1,356,807	2,707,666	50%	50%	50%	2.4%	
Reserves - TECT All Terrain Park Public Infrastructure	271,174	374,211	645,385	626,617	626,617	1,253,235	897,792	1,000,828	1,898,620	58%	50%	53%	1.8%	
Libraries - Waihi Beach Library Building	3,572,666	711,851	4,284,518	991,506	198,777	1,190,283	4,564,172	910,628	5,474,801	17%	17%	17%	1.6%	
Libraries - Katikati Library Build	3,507,337	891,083	4,398,421	-	-	-	3,507,337	891,083	4,398,421	20%	0%	20%	1.6%	
Reserves - Historic Projects 2018-2023	980,539	833,662	1,814,201	-	-	-	980,539	833,662	1,814,201	46%	0%	46%	1.5%	
Reserves - Ōmokoroa - Harbour Ridge Reserve	-	-	-	-	660,200	660,200	-	660,200	660,200	0%	100%	100%	1.2%	
Reserves - Te Puke - MacLoughlin Drive	-	-	-	-	653,400	653,400	-	653,400	653,400	0%	100%	100%	1.2%	
Reserves - Tahataharoa Heritage Reserve Acquisition	-	554,914	554,914	-	-	-	-	554,914	554,914	100%	0%	100%	1.0%	
Reserves - Sub-regional Coastal Park - Council Contribution	-	-	-	-	546,382	546,382	-	546,382	546,382	0%	100%	100%	1.0%	
Reserves - Katikati Moore Park New Sports Field 2020	-	536,323	536,323	-	-	-	-	536,323	536,323	100%	0%	100%	1.0%	
Reserves - Lynley Park Subdivision	-	-	-	-	513,013	513,013	-	513,013	513,013	0%	100%	100%	0.9%	
Swimming Pools - Dave Hume Pool Liner and Bulkhead	452,872	44,463	497,335	2,519,257	461,760	2,981,017	2,972,130	506,222	3,478,352	9%	15%	15%	0.9%	
Reserves - Ōmokoroa Sports Ground	43,626	437,787	481,412	-	-	-	43,626	437,787	481,412	91%	0%	91%	0.8%	
Reserves - Conway Road Reserve Concept Plan Implementation	382,432	285,995	668,427	131,770	87,847	219,617	514,202	373,842	888,044	43%	40%	42%	0.7%	

* Historic Capital Expenditure from 2019-2025

** Existing and external capital expenditure is funded by third parties and the existing community through rate funding mechanisms

*** Growth capital expenditure is funded by new community entrants through financial contributions

Recreation and Leisure (continued)

Project Name	Historic Capital Expenditure (\$) *			Forecast Capital Expenditure (\$)			Total Capital Expenditure (\$)			Growth Percentage			Portion of Overall Growth Capex
	Existing & External**	Growth***	Total	Existing & External*	Growth**	Total	Existing & External*	Growth**	Total	Historic	Forecast	Overall	
Reserves - Otaiapia Kaituna River	89,693	216,023	305,717	557,397	111,747	669,144	647,090	327,770	974,860	71%	17%	34%	0.6%
Reserves - Te Puke Reserves - Dunlop Playground	-	320,977	320,977	-	-	-	-	320,977	320,977	100%	0%	100%	0.6%
Reserves - Paengaroa - New Sports Field	-	-	-	-	313,667	313,667	-	313,667	313,667	0%	100%	100%	0.6%
Reserves - Waitekohekohe Reserve Concept Plan Implementation	503,568	285,478	789,046	31,980	21,320	53,300	535,548	306,798	842,346	36%	40%	36%	0.5%
Reserves - Katikati Ward Walkway Extension	367,892	224,947	592,839	-	-	-	367,892	224,947	592,839	38%	0%	38%	0.4%
Libraries - Book Purchases New	91,541	184,869	276,409	561,898	34,723	596,621	653,439	219,592	873,031	67%	6%	25%	0.4%
Reserves - TECT All Terrain Park Inclusive Adventure Playground	-	-	-	1,963,093	218,121	2,181,214	1,963,093	218,121	2,181,214	0%	10%	10%	0.4%
Reserves - Wilson Park	120,164	76,584	196,748	204,825	136,550	341,375	324,989	213,133	538,123	39%	40%	40%	0.4%
Reserves - Minden Te Puna Neighbourhood Park	201,520	134,176	335,696	32,875	76,709	109,585	234,395	210,885	445,280	40%	70%	47%	0.4%
Reserves - Wairoa Road Rowing Club Reserve	-	-	-	87,937	205,187	293,125	87,937	205,187	293,125	0%	70%	70%	0.4%
Reserves - TECT All Terrain Park Subhub & Park Signage	45,561	69,115	114,676	125,323	125,323	250,647	170,885	194,439	365,323	60%	50%	53%	0.3%
Reserves - Precious Family Reserve Concept Plan Implementation	152,299	93,338	245,637	40,363	94,180	134,543	192,662	187,519	380,180	38%	70%	49%	0.3%
Recreation and Open Space - Kauri Point	-	-	-	271,984	181,322	453,306	271,984	181,322	453,306	0%	40%	40%	0.3%
Reserves - Ōmokoroa Domain Concept Plan implementation	28,164	18,776	46,940	228,141	152,094	380,236	256,305	170,870	427,176	40%	40%	40%	0.3%
Reserves - Maketu Spencer Ave	11,927	5,751	17,678	244,582	163,054	407,636	256,509	168,806	425,314	33%	40%	40%	0.3%
Reserves - TECT All Terrain Park Asset Development	279,030	45,467	324,497	118,613	118,613	237,227	397,643	164,080	561,724	14%	50%	29%	0.3%
Reserves - Maramatanga Park Concept Plan Implementation	276,581	148,954	425,535	-	-	-	276,581	148,954	425,535	35%	0%	35%	0.3%
Other (115 projects up to \$140k total growth capex)	30,189,983	682,390	30,872,373	42,747,593	784,569	43,532,162	72,937,576	1,466,959	74,404,535	2%	2%	2%	2.6%
Grand Total	46,336,519	17,404,793	63,741,312	79,218,536	38,498,944	117,717,480	125,555,055	55,903,737	181,458,792	27%	33%	31%	100.0%

* Historic Capital Expenditure from 2019-2025

** Existing and external capital expenditure is funded by third parties and the existing community through rate funding mechanisms

*** Growth capital expenditure is funded by new community entrants through financial contributions



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9.4 WAIHĪ BEACH MEDICAL CENTRE – SUBMISSIONS

File Number: A7159063

Author: Peter Watson, Reserves and Facilities Manager

Authoriser: Brad Singh, General Manager Infrastructure Group

EXECUTIVE SUMMARY

The public consultation for the proposed medical centre on Beach Road Recreation Reserve has concluded. There are some key themes opposing the proposal that have emerged from the public engagement process.

These key themes and percentages of for and against have been shared with the applicant, Primary Health Care Limited (PHCL), who upon review of the information have decided to withdraw their application for the Beach Road Recreation Reserve site.

A number of submitters, including the Waihī Beach Community Board, suggested an alternate site being the area behind the Waihī Beach Community Centre. Should PHCL wish to undertake due diligence on this site as an alternate option, then consideration of the Waihī Beach Community Centre Reserve would be the subject of a separate report to Council.

RECOMMENDATION

1. That the Reserves and Facilities Manager's report dated 19 March 2026 titled 'Waihī Beach Medical Centre – Submissions' 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 Council acknowledges that Primary Health Care Limited have formally withdrawn their application to establish a medical centre Beach Road Recreation Reserve, Waihī Beach; **and**
4. That for the record Council acknowledges the public submissions received during the public consultation period between 28 November 2025 to 8 February 2026, including late submissions.

BACKGROUND

At its meeting on 15 August 2025, the Projects and Monitoring Committee met and resolved the following:

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.*
5. *That the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.*
6. *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.*

AND

7. *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 be 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.*
6. Public consultation was subsequently undertaken between 28 November 2025 to 8 February 2026 as required by resolution 5.b.

ENGAGEMENT OVERVIEW

1. Community engagement was undertaken from 28 November 2025 to 8 February 2026 to gather feedback on the proposal by Primary Health Care Ltd (PHCL) to lease part of the Beach Road Recreation Reserve for the development of a new Waihi Beach Medical Centre, including the reclassification of reserve land.
2. The engagement provided an opportunity for the community to support, comment on, or express concerns about the proposal and its potential impacts on healthcare provision and the use of recreation reserve land.
3. All submissions received can be found [here](#).

4. Engagement Channels

To ensure broad community awareness and participation, multiple engagement channels were used:

- **Your Place Tō wāhi**
An online feedback form was hosted on our engagement platform, providing project information and enabling structured community feedback.
- **Community Event**
An in-person community event was held on Saturday 13 December 2025. Approximately 80 people attended, providing an opportunity for face-to-face discussion with Council officers and Pinnacle Health staff, and for community members to ask questions and share feedback directly.
- **Direct Email**
Information about the consultation and feedback opportunities was distributed directly to the Waihi Beach Medical Centre patient database, supporting targeted engagement with current healthcare users.
- **Social media**
Facebook posts were used to promote the consultation period, community event, and online feedback opportunity.
- **Media Release**
A media release was issued to support wider public awareness of the proposal and consultation process.
- **Place-Based Temporary Signage and Description**
Temporary signage was installed at the reserve to inform residents and visitors about the consultation and encourage participation.
- **Newspaper Advertising**
Advertisements were placed in local newspapers to reach community members who may not access online or in-person engagement channels, providing details on the proposal and how to submit feedback.

5. Participation Summary:

A total of 420 [submissions](#) were received.

Position	Total	Percentage
Yes (Support)	177	42.15%
No (Oppose)	234	55.71%
Unsure	9	2.14%
Total	420	100%

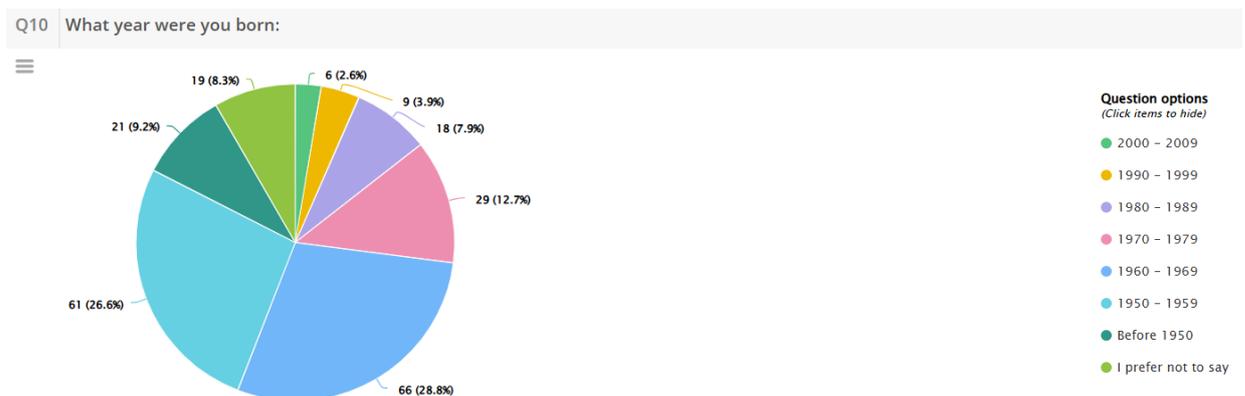
A total of 53 wanted to present their feedback in person to Council.

Position	Total
Yes (Support)	11
No (Oppose)	41
Unsure	1
Total	53

The level of participation indicates a high degree of community interest in the proposal.

6. Online Engagement Reach

The use of multiple engagement channels supported participation from a broad cross-section of the community, including permanent residents, bach owners, medical centre users, and others with an interest in the future provision of healthcare services in Waihi Beach.



Feedback reflected strong community interest in balancing:

- The need for accessible, fit-for-purpose healthcare services, and
- The protection and future use of recreation reserve land.

A number of submitters expressed support for the proposal; however, a significant proportion opposed it, demonstrating a clearly divided community view.

7. Key Themes – Supportive Feedback

Submitters who supported the proposal consistently raised the following themes:

Access to Healthcare

- Strong recognition of increasing demand for healthcare services due to population growth and seasonal pressures.
- Widespread concern that existing medical facilities are at or near capacity.
- Perception that the proposal is necessary to ensure continued access to primary healthcare locally.

Fit-for-Purpose Medical Facility

- Support for a modern, purpose-built facility capable of meeting current and future needs.
- Recognition that the proposed development would improve accessibility, capacity, and service delivery.

Community Wellbeing

- Healthcare provision viewed as essential community infrastructure.
- Submitters highlighted benefits for older residents, families, and vulnerable community members.
- Improved local access to medical services seen as contributing to overall community resilience.

Location and Practicality

- Some submitters considered the Beach Road location to be central and accessible.
- Perception that proximity to existing community assets supports integrated service provision.

8. Key Themes – Opposing Feedback

Submitters who opposed the proposal raised the following key concerns:

Protection of Reserve Land

- Strong objection to the loss of recreation reserve land.
- Concern about permanent reduction of public open space at the northern end of Waihi Beach.
- Perception that leasing reserve land for this purpose sets a precedent for future non-recreational development.

Traffic and Access

- Concerns regarding inadequate access via Marine Avenue and Beach Road.
- View that increased traffic flows would impact an already busy area.
- Safety concerns for pedestrians, cyclists and reserve users.

Flooding and Natural Hazard Risk

- Marine Avenue identified as being subject to significant flooding.
- Concern that the site lies within a tsunami evacuation zone.
- Questions raised regarding emergency access and long-term resilience.

Parking and Amenity Effects

- Existing parking on Marine Avenue and adjoining streets described as already at peak capacity.
- Concern that overflow parking would negatively impact nearby residential streets and reserve users.

Character and Location Suitability

- Concern that the proposed development is incompatible with the surrounding residential and recreational character.
- View that the location is inappropriate for the scale and intensity of the proposed activity.
- Opposition submissions generally did not oppose improved healthcare services in principle, but rather the proposed location and the use of recreation reserve land to achieve this outcome.

Alternative Site Preference

The reserve area behind the MENZ Shed / Community Centre was the most frequently referenced alternative site across submissions.

Submitters identifying this location generally outlined the following reasons:

- Proximity to the town centre and existing community hub facilities
- Perception that the area is more central and accessible
- Belief that traffic impacts would be better distributed than at Marine Avenue
- Existing association with community-based services
- View that the site may have more appropriate scale and integration potential

While this site was the most suggested alternative, it is important to note:

- It did not receive unanimous support among opposing submitters.
- Some submissions also raised concerns regarding reserve land use more broadly, including at this location.
- Other alternative sites (Wilson Park, Edinburgh Street parking area, and privately owned commercial land) were also referenced, though less frequently.

Overall Community Signal

- The feedback suggests that while opposition to the Beach Road Recreation Reserve site is strong, community views are not aligned around one specific alternative location.
- Instead, the prevailing sentiment is that:
 - Alternative sites should be explored further, particularly within or adjacent to the town centre.
 - Commercially zoned land is perceived as more appropriate for a medical facility than recreation reserve land.

- Any alternative location should address concerns raised regarding traffic, parking, and natural hazard exposure.
- This theme reinforces that opposition is primarily site-specific rather than opposition to expanded healthcare services.

SIGNIFICANCE AND ENGAGEMENT

9. 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.
10. The Policy requires Council and its communities to identify the degree of significance attached to particular issues, proposals, assets, decisions, and activities.
11. In terms of the Significance and Engagement Policy this decision is considered to be of low significance because Primary Health Care Limited have formally withdrawn their application to establish a medical centre Beach Road Recreation Reserve, Waihi Beach.

ENGAGEMENT, CONSULTATION AND COMMUNICATION

12. To ensure broad community awareness and participation, multiple engagement channels were used:
 - Your Place Tō wāhi
 - Community Event
 - Direct Email
 - Social media
 - Media Release
 - Place-Based Temporary Signage and Description
 - Newspaper Advertising

Interested/Affected Parties	Completed	
Name of interested parties/groups	General public Waihi Beach Community Board and others	Planned Completed
Tangata Whenua	Tangata Whenua were advised of the consultation process.	

ISSUES AND OPTIONS ASSESSMENT

13. As the applicant has withdrawn their application the process effectively comes to an end, other than acknowledging the submissions received.

Option A	
That Council acknowledges that Primary Health Care Limited have formally withdrawn their application to establish a medical centre Beach Road Recreation Reserve, Waihi Beach	
Assessment of advantages and disadvantages including impact on each of the four well-beings <ul style="list-style-type: none"> • Economic • Social • Cultural • Environmental 	<ul style="list-style-type: none"> • No requirement to hear submissions and consider the Beach Road Recreation Reserve site any further. • Open space values at the reserve are maintained
Costs (including present and future costs, direct, indirect and contingent costs).	N/A
Other implications and any assumptions that relate to this option	N/A

STATUTORY COMPLIANCE

14. The consultation process has been undertaken in accordance with the Reserves Act 1977 requirements.

FUNDING/BUDGET IMPLICATIONS

15. There are no significant budget implications.

9.5 RECOMMENDATORY REPORT – WAIHĪ BEACH COMMUNITY BOARD – WAIHĪ BEACH SKATEPARK FUNDING OPTIONS

File Number: A7159225

Author: Peter Watson, Reserves and Facilities Manager

Authoriser: Brad Singh, General Manager Infrastructure Group

EXECUTIVE SUMMARY

Council is required to consider the recommendations from the Waihī Beach Community Board and resolve accordingly. This report seeks a decision from Council to approve the payment of up to \$175,000 from the Waihī Beach Town Centre Development Fund towards the redevelopment of the Waihī Beach Skatepark.

RECOMMENDATION

1. That the Reserves and Facilities Manager's report dated 19 March 2026 and titled 'Recommendatory Report – Waihī Beach Community Board – Waihī Beach Skatepark Funding Options', be received.
2. That, based on the Waihī Beach Community Board recommendation, Council approves up to \$175,000 from the Waihī Beach Town Centre Development Fund be provided to the Waihī Beach Community-Led Development Society Incorporated for the redevelopment of the Waihī Beach skatepark, noting that payment of this funding is contingent on the Waihī Beach Community-Led Development Society Incorporated also receiving, by 31 December 2027, the balance of funding required to complete the project.
3. That Council notes that the Waihī Beach Community Board intends to make a submission to the Annual Plan 2026/27:
 - a) Requesting that Council brings forward the funding for the Waihī Beach Skatepark Upgrade project from 2028/2029 to the 2026/27 Financial Year;
and
 - b) Requesting that Council considers increasing its funding for the project in the Annual Plan 2026/27 which would then enable the Waihī Beach Community Board to decrease its contribution accordingly.

BACKGROUND

1. The Waihī Beach Community-Led Development Society Incorporated (also referred to as the Waihī Beach Skatepark Committee) approached the Waihī Beach Community Board to seek funding towards upgrading and extending the existing

skatepark in Waihi Beach. A decision report was brought to the 23 February 2026 Waihi Beach Community Board, where the Board resolved to recommend that Council approves up to \$175,000 towards the project from the Waihi Beach Town Centre Development Fund.

2. The project will upgrade and extend the existing skatepark, which the Skatepark Committee views as essential to make it more safe, accessible and enjoyable for users. They expect that the extended and upgraded skatepark would become an attraction for Waihi Beach where skating events could be held.
3. The Skatepark Committee attended a Waihi Beach Community Board workshop on 9 February 2026 and presented their application for funding to the Board. They have obtained a design for the skatepark along with quotes and a funding plan to support the application (**Attachment 1**).
4. The Waihi Beach Skatepark Committee are seeking an additional \$175,000 of Council and/or the Waihi Beach Community Board funding to support their application for funds from external sources such as TECT. The total contribution sought from Council and the Community Board together is \$275,000.
5. At the 9 February 2026 workshop, the Board provided direction to staff that they would like to contribute some funding to the project; however, they would like to see Council's contribution increase.
6. Council has set aside \$100,000 towards the project which currently sits in the 2028/29 Financial Year. It was noted in the 23 February 2026 report to the Waihi Beach Community Board that the Long Term Plan 2024-34 makes provision for this funding in 2026, but the funding was deferred to the 2029 as part of the 2025/26 Annual Plan process. The funding was rephased as there had been little action on the skatepark proposal since 2018. It is recommended that the Waihi Beach Community Board and Waihi Beach Skatepark Committee make submissions to the Annual Plan 2026/27 requesting Council to bring forward this funding, to align with the provision of funding from the Board for the project. The Board's funding commitment is contingent on all required funding being in place and available by 31 December 2027.
7. The Board was advised that \$100,000 had been set aside for the project by Council and any increase to this funding would need to be considered through the Annual Plan 2026/27. The Board indicated that they would make submission to the Annual Plan on the funding amount. If Council's funding for this project increased, the Board would decrease their contribution as they have limited funds available. This would still allow for a total contribution of \$275,000 to the project.

RECOMMENDATION FROM THE WAIHĪ BEACH COMMUNITY BOARD 23 FEBRUARY 2026**9.5 WAIHĪ BEACH SKATEPARK – REQUEST FOR FUNDS****RESOLUTION WBCB23-1.7**

Moved: Deputy Chairperson G Kelly

Seconded: Member R Goudie

1. *That the Senior Governance Advisor's report dated 23 February 2026 titled 'Waihī Beach Skatepark – Request for 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.*
3. *That the Waihī Beach Community Board recommends to Council that up to \$175,000 from the Waihī Beach Town Centre Development Fund be provided to the Waihī Beach Community-Led Development Society Incorporated for the redevelopment of the Waihī Beach skatepark, noting that payment of this funding is contingent on the Waihī Beach Community-Led Development Society Incorporated also receiving the balance of funding required to complete the project by 31 December 2027.*
4. *That the Waihī Beach Community Board notes that if Council's funding for the project increases through the Annual Plan 2026/27, then the Board's contribution will decrease.*

CARRIED

SIGNIFICANCE AND ENGAGEMENT

8. The Local Government Act 2002 requires a formal assessment of the significance of matters and decisions in this report against the 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.
9. The Policy requires Council and its communities to identify the degree of significance attached to issues, proposals, assets, decisions, and activities.
10. In terms of the Significance and Engagement Policy this decision is considered to be of low significance, as the project seeks to redevelop an existing amenity in Waihī Beach and is cited in the Waihī Beach Community Centre Reserve Management Plan.

ENGAGEMENT, CONSULTATION AND COMMUNICATION

Interested/Affected Parties	Completed/Planned Engagement/Consultation/Communication		
Waihī Beach Community Board	A workshop took place on 9 February with the Skatepark Committee to discuss this project. The outcome will be fed back to the Board.	Planned	Completed
Waihī Beach Skatepark Committee	The outcome of this decision will be available through the minutes of the Council meeting at which the final recommendation is considered		

ISSUES AND OPTIONS ASSESSMENT

Option A	
<p>That, based on the Waihī Beach Community Board recommendation, Council approves up to \$175,000 from the Waihī Beach Town Centre Development Fund be provided to the Waihī Beach Community-Led Development Society Incorporated for the redevelopment of the Waihī Beach skatepark, noting that payment of this funding is contingent on the Waihī Beach Community-Led Development Society Incorporated also receiving, by 31 December 2027, the balance of funding required to complete the project.</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"> • Community-led initiative to upgrade an existing Council amenity. • Meets community expectations to support and deliver projects in the Waihī Beach community area. <p>Disadvantages:</p> <ul style="list-style-type: none"> • Reduces the balance of the Waihī Beach Town Centre Development Fund, which could be spent on other projects. • Skatepark Committee is reliant on external funding to complete the project.
<p>Costs (including present and future costs, direct, indirect and contingent costs).</p>	<p>\$275,000</p>

Option B	
That Council does not approve the expenditure of \$175,000 from the Waihi Beach Town Centre Development Fund for the Waihi Beach skatepark redevelopment project.	
<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"> • No impact on the Waihi Beach Town Centre Development Fund. <p>Disadvantages:</p> <ul style="list-style-type: none"> • Does not enable the redevelopment of the skatepark. • Perception that Council and the Community Board does not support the project. • Likely that the community-led initiative to upgrade the skatepark will cease.
Costs (including present and future costs, direct, indirect and contingent costs).	No impact on existing budgets

STATUTORY COMPLIANCE

11. The recommendations are consistent with the Local Government Act 2002, and Council's Significance and Engagement Policy.

FUNDING/BUDGET IMPLICATIONS

Budget Funding Information	Relevant Detail
\$175,000	Waihi Beach Town Centre Development Fund

ATTACHMENTS

1. **Waihi Beach Skatepark Committee Application and Supporting Documents** 

Waihi Beach Skate Park Redevelopment

Comprehensive Funding and Delivery Proposal

Introduction

Waihi Beach Skate 2000 Association Incorporated was formed in 2000 with the purpose of fundraising and planning for a dedicated skatepark facility at Waihi Beach. Western Bay of Plenty District Council (WBOPDC) allocated land for this purpose, and after three years of committed planning and community fundraising, the Waihi Beach Skate Park was officially opened on 15 February 2003.

From the outset, the ideology behind the skatepark was to create a positive, family-friendly environment, providing separate and inclusive areas that could accommodate a wide range of users, not just skateboarders, but people of differing abilities, ages and wheeled sports interests.

The skatepark has since become a valued part of the Waihi Beach Community Centre precinct and has served the community for over two decades.

Current Situation

The skatepark is now in poor and unsafe condition, with multiple visible and structural defects resulting from more than 20 years of heavy use and insufficient renewal investment. In its current state, the facility is no longer fit for purpose, is not compliant with current best-practice or national design standards, is visually tired and unattractive, and is increasingly unsafe for users. This assessment is based on both visual inspection and structural condition.

Waihi Beach and surrounding areas, much like surfing, have strong emerging skateboarding talent that requires nurturing, encouragement and appropriate facilities. Today's rangatahi are seeking a space they can be proud of, where they can develop skills, take ownership, and engage positively with their community.

A renewed skatepark would encourage pride and shared responsibility, support positive youth engagement, enable skill development across age groups, attract new users and visitors, and strengthen the Community Centre precinct as a whole.

Waihi Beach Skate Park Society Incorporated

In June 2018, a diverse group of community members came together to re-energise efforts to redevelop the skatepark. This resulted in the formal incorporation of the Waihi Beach Skate Park Society Incorporated on 18 October 2018 (Society No. 2719451), under the Incorporated Societies Act 1908.

The Society was established to advocate for a modern, inclusive skatepark, coordinate community engagement, seek funding from multiple sources, and work collaboratively with Council and stakeholders. The Society operates as a not-for-profit organisation and has an established bank account.

Its original vision was to deliver a skatepark that met local needs while achieving national-level quality and recognition. Following the development of the Mount Maunganui Olympic Skate Park, the Society formally transitioned and reconstituted itself as Waihi Beach Community Led Development Society Incorporated, reflecting a broader community-benefit focus.

The organisation now operates as a philanthropic fundholder for community-led development initiatives at Waihi Beach, supporting locally driven projects, partnerships and funding outcomes that extend beyond a single facility.

Waihi Beach Context

Waihi Beach is experiencing rapid population growth, with increasing numbers of young families relocating from Auckland and Tauranga, alongside strong seasonal influxes during summer and school holidays.

The community prides itself on supporting cultural, social, sporting and environmental activity, providing a welcoming, family-friendly destination, encouraging year-round economic resilience, and hosting a wide range of sporting and community events. Existing activities, including surf lifesaving competitions, waka ama and multisport events, demonstrate Waihi Beach's strong reputation as an active, inclusive and well-connected community.

A revitalised skatepark would further enhance this reputation and provide the capacity to host local, regional and potentially national skateboarding events, increasing off-season visitation and economic benefit.

Economic Benefits

In addition to its social and wellbeing benefits, the redeveloped skatepark will contribute to local economic resilience. Waihi Beach is a destination strongly shaped by surf conditions, and when the waves are not providing, visitors and locals alike seek alternative activities. A high-quality skatepark offers a complementary drawcard, encouraging longer stays and repeat visits. Much like surf breaks and coastal walks, the skatepark becomes part of the wider recreational offering of the beach, attracting families, rangatahi, and travelling skaters. This additional activity supports the Wilson Road Shops, local cafés, all retailers and accommodation providers, particularly outside peak summer periods, and strengthens Waihi Beach's position as a year-round destination rather than a weather-dependent one.

Skatepark Upgrade and Extension at the Waihi Beach Community Centre

Historically, skateparks were often built as isolated concrete facilities with limited supporting infrastructure. Best practice has evolved, with modern skateparks now designed as integrated, multi-use public spaces that bring families and communities together.

The proposed upgrade and extension would improve safety and compliance, enhance visual appeal and integration with the Community Centre, provide facilities for multiple wheeled sports and skill levels, and include complementary amenities such as seating, shade and water.

The Society explored a range of urban skatepark designers. Premium Skate Park Designs, led by Jason Parkes, was identified as the preferred designer due to proven experience delivering high-quality skateparks in New Zealand, cost-effective delivery compared with full tendering, and delivery of several top-ranked skateparks nationally including Wanaka, Queenstown and Palmerston North.

The design approach draws inspiration from Valonia Skatepark (Auckland), widely regarded as one of New Zealand's leading skateparks, while remaining tailored to the Waihi Beach context.

Design Principles

The redevelopment will be guided by a positive, inclusive, family-friendly environment; separate but connected areas for differing abilities, ages and wheeled sports; participatory design involving Council officers, young skaters and community representatives; use of the expanded land area already identified by Council within the Community Centre Reserve; integration of skateable art and local identity, including collaboration with local artists; and capability to host local and regional events.

Complementary amenities may include seating, shade and lighting, with drinking water facilities already installed, BBQ and gathering areas, storage for shared wheeled equipment, and a potential pump track later on down the line.

Previous Funding and Community Investment

Funding source	Purpose	Amount
Waihi Beach Events & Promotions	Community support and early project enablement	\$5,000
Community sponsors	Local business and community contributions	\$8,000
RSA	Community contribution	\$1,000
Community fundraising & donations	Direct community input	\$9,500
Drinking water fountain	Permanent water facility	\$3,141.50
Geotechnical works	Site investigations and ground assessment	\$7,500
Planning & design work	Preliminary planning and design costs	\$8,000
Regrind the Surface of Skatepark	Try to make the park safer	\$20,000
Total confirmed prior investment		\$62,141.50

This investment demonstrates strong community ownership, responsible early-stage planning and due diligence, and a proven ability to secure and manage funding.

Funding Context and Request

Previous indications from WBOPDC include an initial allocation of \$100,000, provision of land within the Community Centre Reserve, and indications that Community Board meeting on Monday 4 August 2025 resolved to support funding for the skatepark development for broad community benefit.

The Waihi Beach Skate Park Society Incorporated respectfully requests that the Waihi Beach Community Board allocate **\$175,000** toward the upgrade and redevelopment of the skatepark.

Funding Plan

Funding source	Proposed amount	Status
WBOPDC – Reserves & Facilities	\$100,000 ✓	Sought
Waihi Beach Community Board	\$175,000	Requested
TECT	\$275,000	To be applied for
Lotteries (Community / Environment & Heritage)	\$275,000	To be applied for
Valder Ohinemuri Trust	< \$10,000	Mop-up
Lions Foundation	< \$10,000	Mop-up
Trust Waikato	< \$10,000	Mop-up
Indicative total funding sought	~\$845,000	

Smaller trusts will be targeted to support amenities, shade, lighting, skateable art and junior skills elements.

Current Cost Estimate, Procurement and Delivery Approach

Item	Amount
Acid NZ construction quote	\$797,631.26
Indicative funding envelope	~\$845,000
Contingency allowance	Within envelope

Two construction quotes were obtained and assessed. While pricing was broadly comparable, Acid NZ was selected over J Stone Parks due to superior build quality and finish, greater experience delivering complex skateparks in New Zealand conditions, stronger constructability and delivery confidence, and a proven willingness to work collaboratively and pivot if required.

Acid NZ has committed to staged delivery if required, scope or sequencing adjustments to manage unforeseen site or cost pressures, proactive cost management within available funding, and value-engineering without compromising safety, quality or design intent. *Attached at Appendix A with Plan at Appendix B.*

Risk Management and Mitigation

The redevelopment will be delivered using a practical, proactive risk management approach aligned with Council expectations. Cost escalation is mitigated through a detailed quote, retained contingency and staged delivery. Ground condition risk is reduced through completed geotechnical investigations and design flexibility. Funding timing risk is managed through anchor funding and mop-up trusts. Programme delays are mitigated through an experienced contractor and early Council engagement. Health and safety risks are addressed through NZ-compliant systems and best-practice

design. Community acceptance is supported through participatory design and strong local ownership.

The overall risk profile is considered low to moderate and appropriate for a community infrastructure investment of this scale.

Conclusion

The Waihi Beach Skate Park has served the community well for over 20 years but has reached the end of its functional life and community safety. A renewed skatepark will be a long-term community asset, an inclusive low-cost recreation facility, a catalyst for youth engagement and wellbeing, and a contributor to economic resilience and off-season visitation.

The Waihi Beach Skate Park Committee welcomes the opportunity for the Community Board to visit the site and respectfully asks that this proposal be considered in light of the clear social, wellbeing and economic benefits it will deliver for Waihi Beach now and into the future.

Acid NZ Ltd



022 677 2300

Acidnewzealand@gmail.com

@Acid_nz

Hi Pippa and Team

Thank you for the opportunity to look at your upcoming skatepark re-image in Waihi beach. We are excited to work with you and your team to help make this a reality for the local community.

I have attached below a basic estimate for the works required to take your provided skatepark concept into the build phase. This will involve a site investigation, some design consultation / review and then the drafting of construction drawings.

I think it would also be great to look at some basic landscaping and shared space ideas that will integrate your concept into the wider park space.

It is our team's goal to help you develop your concept into a nicely functioning skate park, focusing on working inside your target budget but still meeting the needs of your growing skate community.

Please feel free to contact me if you have any questions you may have, and I will happily answer them for you.

Sincerely,

Antony leggett





QUOTE

Waihi beach Community led development Society inc

Date
28 Jan 2026

Acid NZ
182 Horotiu Road

Expiry
27 Feb 2026

RD 8
Hamilton 3288
NEW ZEALAND

Quote Number
QU-0045

GST Number
121 819 767

Devolvement and construction for provided proposed Waihi beach skatepark reimage

User group consultation and concept revision to develop existing design concept into construction drawings
Site investigation visit
PC sum build cost allowance.

Description	Quantity	Unit Price	Amount NZD
Concept revision of provided design. group meeting to cover the following points. 1/ discuss provided concept design 2/ review proposed footprint size and overall layout 3/ review basic theme, color and surface finish in relation to PCsum budget 4/ Review key skate features size and placement 5/ recommendations of revisions to provided concept to insure its fit for purpose held on site with local community design group	1.00	2,880.00	2,880.00
additional online video/ teams detailed design consults if required 2 X 2-hour meeting time allocated. rate \$125.00 per hour.	4.00	125.00	500.00
full detailed Site investigation visit Acid NZ to shoot heights to confirm existing park footprint size , layout and confirm boundary's of new park footprint Acid NZ to investigate current skatepark drainage 8 hour site investigation time allocated rate 95 per hour x 1 designer and 1x park builders	16.00	95.00	1,520.00
Travel allowance per visit 1.5 hours each way x 2 staff at reduced rate of \$75.00 per hour \$450.00 travel 149 kms return trip acid nz yard to Waihi beach skatepark @ \$0.98 per km =\$146.20	2.00	596.20	1,192.40
Construction and steel shop Drawing based on reviewed provided design concept	125.00	40.00	5,000.00

Description	Quantity	Unit Price	Amount NZD
Estimated 40 hours CAD/ design time @ \$125 per hour this is a PC sum as will change depend of extent of revision and engineering required			
PC sum construction cost allowance per square meter. this will change based on design review and scope but gives a good starting point to work from for an addition / refurbishment	910.00	750.00	682,500.00
		Subtotal	693,592.40
		TOTAL GST 15%	104,038.86
		TOTAL NZD	797,631.26

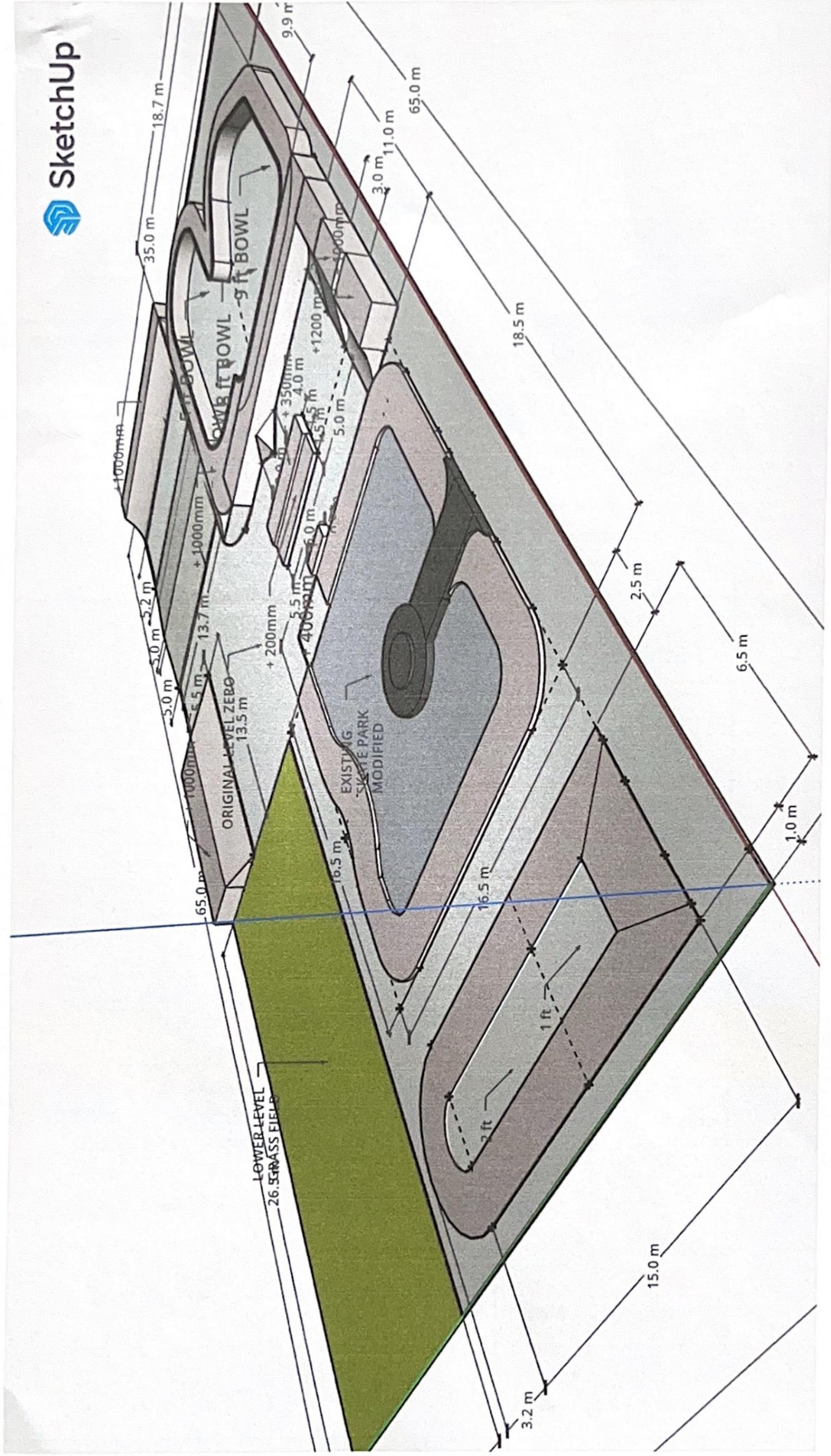
Terms

to be read conjunction with attached supporting documents.

This concept does not cover the following:

- 1/ geo tech investigation
- 2/ structural or engineering design
- 3/ storm water design
- 4/ noise mitigation
- 5/ full site surveying

Skate Park Design 2024-9.png



09/02/2026, 10:00

<https://mail.google.com/mail/u/0/?tab=rm&ogbl#inbox/KtbxLzGcXsSHMmhdWnlbqRSTQVjnWLNml?projector=1&messagePartId=0.5>

Price Schedules
PROJECT
Waihi Beach

To: Bay of Plenty DC

From: J-Stone Skate parks
 contact : ph. 022 106 4318
 email: istonesk8parks@gmail.com

DATE

20/01/2026

TO BE READ IN CONJUNCTION WITH

NOTES

All prices exclude GST.

					COMMENTS
DESCRIPTION	QUANTITY	UNIT	RATE	PRICE	
1 Preliminary and General Items					
1 Preliminary and general					
1.01 Staff site inductions				800.00	
1.02 Transportation of Mobile plant including excavator and container, and concrete pump, ect.				22000.00	
1.03 Accommodation				40000.00	
1.04 Temp. security fencing				7500.00	
construction drawings				5000.00	
Establishment of site; construction ; site safety;pedestrian management; surveying and setting out; identification and protection of existing services; silt control; protection of existing trees to be retained;security.remove waste, reinstate	1.0	LS		\$20,500.00	
Subtotal of Section 1				\$95,800.00	
2 SITE PREPARATION + DOWNTAKINGS					
2.01 CUT AND STOCKPILE/ REMOVE LAWN. Cut topsoil to depth of 600mm and stockpile onsite for late lanscape level and garden establishment . Remove remainder of material from the site	1.0	LS		\$40,000.00	can be done by local contractor
2.02 CUT AND FILL: Cut and Fill Subgrade material to required levels CBR>3	1.0	LS		\$82,000	
2.03 Subtotal of Section 2				\$ 122,000.00	
2.04					
General Quantities for Main Street Skating Area					
3					
SUBSOIL DRAINAGE: Supply and Install drainage metal and conduit as required along block walls	tonne	6	\$ 150.00	\$2,799.00	
STARTER BARS: Supply and Install 0.6m D10 Starter bars into all abutting concrete joints @ 400 CTRS				\$4,600.00	
CONCRETE Main skate park slabSLABS supply and install SE62 Reinforcing Mesh and supply/ install 120mm thick 30MPa 13mm aggregate concrete . Allow min. 2% crossfall and 1/4 depth of slab x 3mm wide sawcuts at required intervals. U3 Finish	M2	408	\$180.00	\$73,440	
3.01 CONCRETE SEALER, Chemtech One			\$2,800.00	\$5,300	

3.02	SUB-TOTAL SECTION 3			\$86,139.00
4.01	Street Skating Area Skate Features (excluding earthworks and basecourse prep)			
4.02	Steel fabrication/installation 60 OD galvanized coping			\$55,679.00
4.03	resoration of existing concrete surfaces			\$18,000
	remove section of old skatepark			\$4,500
	new 1/4 pipe section in old park			\$12,300
4.04	new feature in old bowl			\$13,428
4.05	1/4 pipe 1			\$5,707
4.06	cntral bank			\$8,709
4.07	1/4 pipe 2			\$5,707
	small ledge			\$4,800
4.08	long ledge1			\$8,400
4.09	long ledge 2			\$9,400
4.1	a-frame hip			\$6,700
4.11	long bank			\$9,100
4.12	13.5M wide bank with 8M slappy curb			\$8,527
4.13	1.2 Meter deep bowl sectio			\$71,000
4.14	1.8 Meter deep bowl section			\$117,500
4.15	linking waterfall in bowl			\$6,900
4.16	bowl drain			\$4,500
4.17	perimiter block walls including footings			\$11,025
4.18	concrete pumping			\$9,500
4				
	Subtotal Section 4			\$391,382.00
5.01				
	Sub total all Sections			\$695,321.00
	Subtotal			\$695,321.00
	retentions			
	GST			104,298
	paid to date			
	Total payable			\$799,680.15

- 4
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- 4.07
- 4.08
- 4.09
- 4.1

9.6 CLASSIFICATION OF RECREATION RESERVE

File Number: A7159640

Author: Elmaret Venter, Legal Property Officer

Authoriser: Brad Singh, General Manager Infrastructure Group

EXECUTIVE SUMMARY

The purpose of this Report is for Council to:

- (a) Pass a Resolution resulting in a change of classification of land, known as Allotment 183 Tahawai Parish and Allotment 96 Tahawai Parish, from Local Purpose (Community Centre) Reserve to Recreation Reserve. The change in classification is required in order to give effect to a Resource Consent that was granted to the Western Bay of Plenty District Council (**Council**) in August 2024; and
- (b) Pass a Resolution classifying proposed new Lot 2 Deposited Plan 622066 (that will be held in Record of Title 1258016) as a Recreation Reserve.

RECOMMENDATION

1. That the Legal Property Officer's Report dated 19 March 2026 titled 'Classification of Recreation Reserve', 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 Council resolves to change the classification of Allotment 183 Tahawai Parish and Allotment 96 Tahawai Parish (4 Tanners Point Road) from Local Purpose (Community Centre) Reserve to Recreation Reserve pursuant to Section 24 of the Reserves Act 1977.
4. That Council resolves to classify proposed new Lot 2 Deposited Plan 622066 (that will be held in Record of Title 1258016) as a Recreation Reserve pursuant to Section 16(2A) of the Reserves Act 1977.

BACKGROUND

1. In August 2024, Council was granted a Resource Consent (RC14263S) – **Attachment 1** – to do the following:
 - (c) Proceed with a boundary adjustment subdivision of various pieces of land owned by Council; and
 - (d) Create five (5) Transferable Protection Lot Credits.
2. The subdivision is made up of three (3) property parcels, being:

- (a) 16 Tanners Point Road – An estate in fee simple in all that parcel of land comprising 7.5779 hectares, more or less, being Lot 2–9 DP 471470 and Allotment 185 Tahawai Parish held in Record of Title 794400 (RT 794400) – **Attachment 2**. RT 794400 currently holds no reserve status.
 - (b) 4 Tanners Point Road – Allotment 96 Tahawai Parish, created as a Local Purpose (Community Centre) Reserve pursuant to New Zealand Gazette Notice 1956, page 39 (Allotment 96) – **Attachment 3**.
 - (c) Allotment 183 Tahawai Parish, created as a Local Purpose (Community Centre) Reserve pursuant to New Zealand Gazette Notice 1989, page 21 (Allotment 183) – **Attachment 4**.
3. The three (3) property parcels, which are subject to the subdivision, are shown on the aerial plan in **Attachment 5**.
 4. The Title Plan LT 622066 (**Attachment 6**) which gives effect to the granted Resource Consent (RC14263S), was approved as to survey by Land Information New Zealand (LINZ) on 16 January 2026 and shows that Council is proposing to create two (2) new lots:
 - (a) Lot 1 Deposited Plan 622066 (which will be held in Record of Title 1258015) – Fee Simple Title; and
 - (b) Lot 2 Deposited Plan 622066 (which will be held in Record of Title 1258016) – Vesting on Deposit for Recreation Reserve (Territorial Authority). Lot 2 Deposited Plan 622066 will be created as a result of the boundaries of Allotment 96 being adjusted and an amalgamation condition which proposes to hold RT 794400 (excluding new Lot 1 Deposited Plan 622066) and Allotment 183 in one Record of Title.
 5. The aerial plan in **Attachment 7** shows the result of the subdivision once the two titles (proposed Record of Title 1258015 and 1258016) have been issued.

Change of Classification of Reserve Status

6. Since Allotment 96 and Allotment 183 currently have a status of Local Purpose (Community) Reserve pursuant to the Reserves Act 1977, which is a different purpose to the purpose of Lot 2 Deposited Plan 622066, it is not possible for Allotment 96 and Allotment 183 to vest as Recreation Reserve yet. The only way Allotment 96 and Allotment 183 can vest as Recreation Reserve is if the classification of the reserve status of Allotment 96 and Allotment 183 is changed.
7. The process to change the classification of a reserve is set out in Section 24 of the Reserves Act 1977. More specifically, sections 24(1)(b), 24(2) and 24(7) are of particular importance.
8. In simple terms, Section 24(1)(b) stipulates that a council or administering body can formally request a change to a reserve's classification, but a council must pass a resolution and notify the Commissioner in writing with reasons.

9. Before any change in classification can happen, Section 24(2) stipulates that the proposal must be publicly notified, reasons must be explained and affected people must be allowed to object.
10. Section 24(7) stipulates that the requirement for public notification provided for in Section 24(2) does not apply to any local purpose reserve, such as Allotment 96 and Allotment 183, "other than a reserve made on a subdivision of land under Section 13 of the Land Subdivision in Counties Act 1946 or a reserve vested in the Corporation of a borough pursuant to the Municipal Corporations Act 1954 or the Corporation of a county pursuant to Part 2 of the Counties Amendment Act 1961 or Section 16 of the Land Act 1924 or Section 17 of the Land Laws Amendment Act 1920 or Part 20 of the Local Government Act 1974 (as enacted by Section 2 of the Local Government Amendment Act 1978) or as a condition of any resource consent under the Resource Management Act 1991."
11. Despite public notification pursuant to Section 24(2) not being required due to the operation of Section 24(7), because Section 24(2) does not apply to any local purpose reserve, the Minister may still, after considering such evidence as may have been submitted to him or her, direct that the proposal be publicly notified. In this case, Section 24(2) of the Reserves Act 1977 shall apply.
12. It is important to note that Allotment 96 and Allotment 183 are included in the Katikati Waihi Beach Ward Reserves Management Plan (Item 6.60 on page 206-207).¹ The process for Reserve Management Plans set out in Section 41 of the Reserves Act 1977 has also been followed and accordingly the requirement for public notification has been satisfied.

Classify Lot 2 Deposited Plan 622066 as Recreation Reserve

13. Section 16(2A)(g) of the Reserves Act 1977 stipulates that where any reserve was created under Part 10 of the Resource Management Act 1991 (Subdivision and Reclamations) and is or remains vested in a local authority, that local authority shall, by resolution, classify the reserve according to its principal or primary purpose.
14. The Title Plan LT622066 shows that Lot 2 Deposited Plan 622066 (which will be held in Record of Title 1258016) will vest on deposit as a Recreation Reserve. Once deposited, Lot 2 Deposited Plan 622066 is deemed to be subject to the Reserves Act 1977. However, the land remains unclassified until Council passes a formal resolution.
15. Once Council classifies Lot 2 Deposited Plan 62206 as a Recreation Reserve in accordance with Section 16(2A), by way of resolution, the Council must give notice

¹ [Microsoft Word - ADOPTION FINAL Version PART 2 to 13 December 2018 A FINAL Includes Island View Project 237109 BBQ and playgrou](#)

of that classification to the Commissioner. Notice is given by way of publication in a Gazette Notice.

SIGNIFICANCE AND ENGAGEMENT

16. The Local Government Act 2002 requires a formal assessment of the significance of matters and decision in this report against Council's Significance and Engagement Policy. In 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.
17. The Policy requires Council and its communities to identify the degree of significance attached to particular issues, proposals, assets, decisions, and activities.
18. In terms of the Significance and Engagement Policy this decision is considered to be of low significance because the resolutions requested (see paragraphs 3 and 4 in the "Recommendation" Section of the Report) conclude a legal process to:
 - (a) change the classification of a reserve – a process that is provided for in Section 24 of the Reserves Act 1977; and
 - (b) classify land as a reserve that will vest on deposit as a Recreation Reserve – a process that is provided for in Sections 16(2A)(g) and 16(2B) of the Reserves Act 1977.

ENGAGEMENT, CONSULTATION AND COMMUNICATION

19. Sections 24 and 16 of the Reserves Act 1977 do not require a Local Authority to engage or consult the general public, and/or any interested/affected parties, when it makes a decision on whether to pass a resolution:
 - (a) changing the classification of a reserve from Local Purpose (Community Centre) Reserve to Recreation Reserve; and
 - (b) classifying a proposed new lot, that will vest on deposit as a Recreation Reserve, as a Recreation Reserve.
20. Despite the above mentioned, it is worth noting that public consultation regarding the future plan for Tahawai Reserve (being Allotment 96 and Allotment 183) has taken place. More specifically:
 - (a) On 15 July 2024, community discussions regarding the future plan for Tahawai Reserve began.
 - (b) On 27 July and 11 August 2024 two (2) community information events were held in Katikati and Tanners Point respectively.
 - (c) On 18 August 2024, community discussions closed.

- (d) In September 2024, all feedback from the community was considered and collated.
 - (e) In October 2024, Council adopted the final draft concept plan (**Attachment 8**) for Tahawai Reserve.
 - (f) On 12 November 2024, a Strategy and Policy Committee Workshop was held. Councillors’ preference was for Lot 1 Deposited Plan 622066 (which will be held in Record of Title 1258015) to still be sold to bring down the debt and for the draft concept plan to be tabled at a future Strategy and Policy Committee Workshop for final adoption.
21. Also, as mentioned at paragraph 12 above, the Katikati Waihi Beach Ward Reserves Management Plan notes that there is an intention to change the status of Tahawai Reserve (Allotment 96 and Allotment 183) to Recreation Reserve.
 22. Tangata Whenua were engaged throughout the concept plan process and the Resource Consent process for the subdivision.

ISSUES AND OPTIONS ASSESSMENT

23. The nature and/or circumstances of this decision are such that there can be no options because a Council decision is required.

<p>That Council resolves to change the classification of Allotment 183 Tahawai Parish and Allotment 96 Tahawai Parish (4 Tanners Point Road) from Local Purpose (Community Centre) Reserve to Recreation Reserve pursuant to Section 24 of the Reserves Act 1977; and</p> <p>That Council resolves to classify proposed new Lot 2 Deposited Plan 622066 (that will be held in Record of Title 1258016) as a Recreation Reserve pursuant to Section 16(2A) of the Reserves Act 1977.</p>	
<p>Reasons why no options are available Section 79 (2) (c) and (3) Local Government Act 2002</p>	<p>Section 16(2A), 16(2B) and 24 of the Reserves Act 1977.</p>

STATUTORY COMPLIANCE

24. The recommendations meet legislative requirements. More specifically:
 - (a) paragraph 3 in the “Recommendation” Section of this Report requests Council to pass a resolution to change the classification of Allotment 96 and Allotment 183 from Local Purpose (Community Centre) Reserve to Recreation Reserve. This decision is consistent with the legislative process set out in Section 24 of the Reserves Act 1977.
 - (b) Paragraph 4 in the “Recommendation” Section of this Report requests Council to pass a resolution to classify proposed new Lot 2 Deposited Plan 622066 (that will be held in Record of Title 1258016) as a Recreation Reserve. This decision is

consistent with the legislative process set out in Section 16(2A) and 16(2B) of the Reserves Act 1977.

FUNDING/BUDGET IMPLICATIONS

Budget Funding Information	Relevant Detail
	Council, as owner of the land in question and as consent holder under granted Resource Consent (RC14263S), is responsible for all costs pertaining to the subdivision and the issuing of new titles.

ATTACHMENTS

1. **Granted Resource Consent (RC14263S)**  
2. **RT 794400**  
3. **Allotment 96**  
4. **Allotment 183**  
5. **Aerial Plan – Position Before New Titles Issued**  
6. **Title Plan – LT 622066**  
7. **Aerial Plan – Position After New Titles Issue**  
8. **Draft Concept Plan – Tahawai Reserve**  

WESTERN BAY OF PLENTY DISTRICT COUNCIL**Resource Management Act 1991 (RMA)****Application - 4 and 16 Tanners Point Road****Report and Decision. P/1035/40 & P/1035/42****Independent Commissioner Alan Withy****Date: 13 August 2024**

SUMMARY

- 1) **THIS DECISION** is delivered under delegated authority from the Western Bay of Plenty District Council in terms of RMA s34A, by Independent Commissioner Alan Withy.
- 2) **CONSENT IS GRANTED** to subdivide the land so as to create a residential-lifestyle-type lot and vest land in Council as reserve, in accordance with the Application.
- 3) **CONDITIONS** are imposed as recommended by the reporting consultant and attached to this Report.

A - BACKGROUND

- 1) THE APPLICANT is the Western Bay of Plenty District Council.
- 2) THE APPLICATION is for Resource Consent to create a residential-lifestyle-type lot utilising the boundary adjustment and protection lot credit provisions of the District Plan, vesting land as reserve and associated incidentals.
- 3) THE LOCATION is 4 and 16 Tanners Point Road.
- 4) THE OWNER AND OCCUPIER is the Western Bay of Plenty District Council.

Consent 4 & 16 Tanners Point Road. - August 2024

1

- 5) THE LEGAL DESCRIPTION of the land is Lot 2 – 9 DP 471470 and Allotment 185 Tahawai Parish, being that land held in Record of Title 794400 (7.5779 ha), and Allotment 96 SO37398, Allotment 183 SO56580 Tahawai Parish Block V, Katikati SD.
- 6) THE LAND has an area of 1.5243ha.

B - THE APPLICANT ENGAGED independent resource management consultant Collier Consulting Limited (Aaron Collier) to prepare, assess and present the Application.

C - THE CONSULTANT OBTAINED ADVICE from various council officers and independent consultants regarding various aspects of the proposals including: archeology, cultural heritage, ecology, iwi interests, habitats, land titles, services, surveying and the existing dwelling. It also responded to several requests for further information.

D - THE FINDINGS OF THE INDEPENDENT CONSULTANT were: ¹.

The proposal is considered to create significant positive effects and community outcomes through the creation of a heritage reserve area..... Lot 1 is complete and contains a lawfully established dwelling which is fully serviced..... the saltmarsh meets the criteria to be considered 'Wetland' Protection Lot.....this is an area of high cultural significanceThe creation of the reserve will also enable a pathway from the road to the esplanade to enable public access to the esplanade and for a potential coastal path around Tanners Point and a possible future extension for a cycleway across Tuapiro Creek, all of which have significantly positive community benefits.

E – THE INDEPENDENT CONSULTANT asserted that the proposals constituted Controlled Activities whereas the Reporting Planner was of the view the proposals should be considered as Restricted Discretionary Activities in terms of RMA s104c: ² Using an abundance of caution and adopting the arguments of the Reporting Planner the Independent Commissioner makes his Decision in terms of RMA s104C that relates to restricted discretionary activities.

¹ Tanners Pt_Subdivision Consent final#3.pdf, by Collier Consulting

² Ibid and the attached Report by the s42A Reporting Officer

F - RELEVANT STATUTORY CONSIDERATIONS have been identified by the Consultant and Reporting Planner and considered by the Commissioner.

The detailed reports have been reviewed, the various assessments of the proposals considered, and the findings are generally accepted.

Conditions have been imposed on the proposals in terms of s108.

Notification was considered appropriate by neither the Consultant nor the Reporting Planner and those findings are endorsed.

The DECISION of the INDEPENDENT COMMISSIONER is therefore to grant consent in terms of s34A, s104, 104C and s108 of the Resource Management Act subject to the conditions recommended in the attached s42A Report.



Independent Commissioner Alan Withy

Dated 13 August 2024

Western Bay of Plenty District Council

APPROVED

Under delegated authority

For Application Number: RC14263

Reference: RCA240149323



Rod Albertyn

Team Leader Consent Planning

On behalf of Commissioner Alan Withy

Date: 15/08/2024

ATTACHMENTS:

- 1) **S42A Report by Taunu Mahihera including:**
 - a. **Detailed resolutions which are hereby endorsed.**
 - b. **Conditions in terms of RMA s108**

- 2) **Plans showing the proposals**



Western Bay of Plenty District Council
1484 Cameron Road,
Greerton, Tauranga 3112
P 07 571 8008
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westernbay.govt.nz

RCA240149323

RC14263S

Western Bay of Plenty District Council
Regulatory Services Group

Application for Resource Consent – Non-Notified – WESTERN BAY OF PLENTY DISTRICT
COUNCIL

Delegated Authority

P/1035/40

P/1035/42

DECISION:

- (a) THAT pursuant to sections 95A and 95D of the Resource Management Act 1991, the Western Bay of Plenty District Council resolves that the adverse effects of the proposal will be less than minor and the application need not be publicly notified; and
- (b) THAT the Western Bay of Plenty District Council is satisfied after taking into consideration the requirements of sections 95B and 95E of the Resource Management Act 1991 that there are no persons or groups affected by the activity, and therefore limited notification in accordance with section 95B of the Resource Management Act 1991 is not required; and
- (c) THAT the Western Bay of Plenty District Council is satisfied that no special circumstances exist that require notification of this resource consent application in accordance with sections 95A or 95B of the Resource Management Act 1991; and
- (d) THAT pursuant to Sections 34A, 104, 104C and 108 of the Resource Management Act 1991 Western Bay of Plenty District Council **GRANTS** consent to the application by the Western Bay of Plenty District Council, being a restricted discretionary activity to locate a dwelling less than 30m to the south eastern boundary of Lot 2 hereon, subject to the following conditions:
 1. THAT the existing dwelling within Lot 2 hereon, shall be located no closer than 8m to the common boundary with Lot 1 hereon as shown on the subdivision

scheme plan prepared by Accurate Surveying, referenced drawing no. 2023007-01, sheet 01, revision 7.

(e) THAT pursuant to Sections 34A, 104, 104B, 104D and 108 of the Resource Management Act 1991 Western Bay of Plenty District Council **GRANTS** consent to the application by the Western Bay of Plenty District Council, being a non-complying activity to create five (5) Transferable Protection Lot Credits at 4 Tanners Point Road (legally described as Allot 96 SO 37398 and Allot 183 SO 56580 Tahawai Parish) and 16 Tanners Point Road (legally described as Lot 2-9 DP471470 and Allot 185 Tahawai Parish), subject to the following conditions:

1. THAT the following Transferable Protection Lot Credits may be uplifted upon Council being satisfied that the consent holder has complied with all relevant conditions as specified in the table below:

Feature Type	Number	of Relevant Condition/s Credits
Ecological	1	3 and 5
Cultural Heritage	1	4 and 5
Land for Community Benefit	3	6

2. THAT the above Transferable Protection Lot Credits shall expire after 5 years from the date that the consent holder has complied with all relevant conditions.

3. THAT prior to the uplift of the Ecological Feature Transferable Protection Lot Credit:

(a) The Ecological Feature identified for protection and as defined within the ecological report prepared by Wildlands Consultants Limited, referenced contract report no. 7074, and dated December 2023 (including a 10m buffer along the landward edge of the wetland/saltmarsh) shall be defined on a plan which forms part of the reserves management plan, or other such suitable legal mechanism to the satisfaction of Council.

- (b) The landward boundary of the feature shall be identified on site through the placement of bollards at minimum 10m centres, or closer where the direction of the feature boundary changes.
 - (c) The Council may approve an alternative means of boundary identification but only if it is satisfied that person/s (including the general public) are able to identify the physical location of the feature on site, or, if adequate provision to otherwise manage the feature is proposed (such as methods to be implemented via the reserves management plan referred to in condition 5 below).
 - (d) Weed control and exotic tree eradication measures, along with the removal of all domestic refuse, metal, glass concrete and other debris shall be carried out within the protection area referred to in condition (a) above to the satisfaction of Council, and in accordance any recommendations contained in the ecological report prepared by Wildlands Consultants Limited, referenced contract report no. 7074, and dated December 2023.
4. THAT prior to the uplift of Cultural Heritage Feature Transferable Protection Lot Credit:
- (a) The Cultural Heritage Feature as defined in the archaeological assessment prepared by Mishmish entitled "Archaeological Assessment, 4 & 16 Tanners Point Road – Boundary Adjustment" and dated July 2023 (including Te Poho Pā, the Urupā, and a 10m buffer) be defined on a plan which forms part of the reserves management plan, or other such suitable legal mechanism to the satisfaction of Council.
 - (b) The landward boundary of the feature shall be identified on site through the placement of bollards at minimum 10m centres, or closer where the direction of the feature boundary changes.
 - (c) The Council may approve an alternative means of boundary identification but only if it is satisfied that person/s (including the general public) are able to identify the physical location of the feature on site, or, if adequate provision to otherwise manage the feature is proposed (such as methods to be implemented via the reserves management plan referred to in condition 5 below).

5. THAT prior to the uplift of both the Ecological Feature and Cultural Heritage Feature Transferable Protection Lot Credits, the consent holder shall provide to Council for certification, an approved Reserves Management Plan for Lot 2 which includes the following:
- (a) In relation to the Ecological Feature:
- Measures to avoid any other the felling, removing, burning, or otherwise damaging any native tree, shrub or plant growing in the Ecological Feature.
 - Measures to avoid any other person planting, sowing, or scattering any trees, shrubs or plants in this area or the seed of any trees, shrubs, or plants other than local native flora or introduce any substance injurious to plant life and ecological values in the Ecological Feature except in the control of noxious plants.
 - A maintenance and monitoring regime for the control of noxious plants or other exotic species incompatible with the Ecological Feature.
 - Measures to avoid any cattle, sheep, horses, pigs, goats, or other livestock to entering into the Ecological Feature.
 - Identify actions to be followed for the replanting of any area of vegetation lost or destroyed with such native trees, shrubs or plants.
 - Provide for reasonable access to the wetland Protection Area by Council and Council's agents for inspection purposes.
 - Provide for the reasonable retention of access tracks so to enable the public access objectives of the Local Purpose Reserve purpose to be achieved.
- (b) In relation to the Heritage Feature
- Provide for the removal of pine trees within the Cultural Heritage Feature, through methods which avoid damage and/or destruction of features which have significant cultural and heritage value (if available).
 - A regime for the ongoing care of the Cultural Heritage Feature and other features present in the landscape considered wāhi tapu to mana whenua.

- Provision for culturally appropriate public access to the cultural heritage feature, or, where culturally inappropriate, identify measures to be adopted for excluding public access.
- Provision for the above to be informed by the views of tangata whenua by way of Cultural Assessment, or any other advice as agreed with tangata whenua;
- Provision for the above to be informed by the views of a suitably qualified Archaeologist through development of a Conservation and Management Plan;

Council's certification shall be limited to confirming that Reserves Management Plan contains sufficient information which demonstrates compliance with condition (5). The Transferable Protection Lot Credits shall not be made available until the Reserves Management Plan has been certified.

Conditions for Land for Community Benefit:

6. THAT the consent holder shall provide a copy of the record of title for proposed Lot 2, which shall demonstrate that Lot 2 has been vested in Council as Local Purpose Reserve (Heritage and Recreation).
- (f) THAT pursuant to Sections 34A, 104, 104C, 108 and 220 of the Resource Management Act 1991 Western Bay of Plenty District Council **GRANTS** consent to the application by the Western Bay of Plenty District Council for a subdivision consent being a restricted discretionary activity to undertake a boundary adjustment subdivision between 4 Tanners Point Road (legally described as Allot 96 SO 37398 and Allot 183 SO 56580 Tahawai Parish) and 16 Tanners Point Road (legally described as Lot 2-9 DP471470 and Allot 185 Tahawai Parish), subject to the following conditions:

General Condition

1. THAT the subdivision be carried out in general accordance with:
 - The application for subdivision prepared by Collier Consulting Limited and dated 13 December 2023.
 - The subdivision scheme plans prepared by Accurate Surveying, referenced drawing no. 2023007-01, sheets 01 and 02, revision 7 and the conditions referred to under resolutions (d) and (e) above.

Easements

2. THAT the Memorandum of Easements shown on the plan of subdivision referenced in condition (1)(b) shall be duly granted or reserved.

Reserve Vesting

3. THAT proposed Lot 2 shall be vested in Council as Local Purpose Reserve (Heritage and Recreation).

Amalgamation Condition

4. THAT Lot 2, Lots 3 – 9 DP471470 and Allotment 18 Tahawai Parish be held within one individual computer freehold register (LINZ reference 1894004).

Consent Notice

5. THAT a consent notice, pursuant to section 221 of the Resource Management Act 1991, shall be issued against the Record of Title for Lot 1 which states:

- (a) THAT a stock proof fence to a minimum specification of an 8-wire rural fence (or any other alternative standard approved by the Principal Administrative Officer Western Bay of Plenty District Council) be maintained along the legal boundary between proposed Lot 1 and Lot 2.
- (b) All fencing along the common boundaries of Lot 1 and Lot 2 shall be maintained (or replaced as required to meet (a) above) at the expense of the respective landowners and/or occupiers of Lot 1.

Advice Notes

1. The above consents lapse on the expiry of 5 years after the date of receiving this letter unless the consents are given effect to.
2. The consent holder should notify Council, in writing, of their intention to begin works prior to commencement. Such notification should be sent to the Council's Compliance Monitoring Team (consentsadmin@westernbay.govt.nz) and include the following details:
 - Resource Consent Number
 - Name and telephone number of the project manager and site owner
 - Site address to which the consent relates

- Activity to which the consent relates
- Expected duration of works.

Notifying Council of the intended start date enables cost effective monitoring to take place. The consent holder is advised that additional visits and administration required by Council officers to determine compliance with consent conditions will be charged to the consent holder on an actual and reasonable basis

3. Full compliance with the conditions of consent is necessary to carry out the activity to which this consent relates. Your progress towards satisfying the conditions of consent will be monitored by a Council representative and failure to meet these conditions may result in enforcement action being taken in accordance with Council's Monitoring Compliance and Enforcement Strategy. This may involve the issuing of an Infringement Notice (instant fine) and/or a monitoring fee.
4. You may object to this decision, including any conditions of consent, by notifying Council within 15 working days of receipt of this decision. However, you are advised that you may not commence the activity as authorised by this consent until your Appeal is resolved as prescribed by section 116 of the Resource Management Act 1991.

REASONS FOR DECISION:

1. The notification date of the Operative District Plan 2012 was 18 June 2012 and all appeals have been resolved. Council has notified a number of plan changes since this time with most now being operative. Plan Change 95 was notified on 10 November 2023. No decisions on submissions have been publicly notified and therefore the plan change does not have legal effect.
2. The original application for subdivision consent and transferable protection lot credits was prepared by Collier Consulting Limited and dated 13 December 2023. Additional information on the proposal is also provided within the Section 92 responses received by Council on:
 - (a) **13 May 2024** – The further information response replies to a number of matters raised including the reserve purpose and status, questions raised in relation to transferable protection lot credits, consultation with Ngati Te Wai, perpetual protection and management of proposed significant cultural and ecological features and distance of buildings to proposed boundaries.

- (b) **8 July 2024** – The further information response includes a revised scheme plan which captures the entire site. The prior scheme plan had omitted references to small parcels of land created through coastal erosion, but which otherwise form part of the existing legal title for 16 Tanners Point Road.
- (c) **24 July 2024** – The further information response includes Council’s written approval to the reduced yard setback.
- (d) **26 July 2024** – The further information response includes a signed ‘yard exemption statement and confirmation from Ngati Te Wai that they have received adequate consultation on the subdivision application.
3. It is my view that sufficient information has been received to enable an accurate and sufficiently detailed understanding of the proposal, and allow an assessment to be undertaken. For reader clarity, the application information considered for the purposes of this report include:
- The application for resource consent prepared by Collier Consulting Limited and dated 13 December 2023.
 - The subdivision scheme plans prepared by Accurate Surveying, referenced drawing no. 2023007-01, sheets 01 and 02, revision 7.
 - The ecological report prepared by Wildlands Consultants Limited, referenced contract report no. 7074, and dated December 2023.
 - The archaeological assessment prepared by Mishmish entitled “Archaeological Assessment, 4 & 16 Tanners Point Road – Boundary Adjustment” and dated July 2023.
 - A letter from Ngati Te Wai which supports the application and a subsequent email dated 26 July 2024 advising Ngati Te Wai are satisfied with the consultation process.
 - A record of consultation events between the applicant and Ngati Te Wai, received by email on 26 July 2024.
 - A letter of support from the Councils Reserves and Facilities Manager for Transferable Protection Lot Credits.
 - A further information response letter prepared by Collier Consulting Limited, dated 8 May 2024, which includes a DRAFT Concept Plan for the proposed reserve prepared by Boffa Miskell.
 - A written approval from the applicant to themselves, relating to a reduction in a yard setback, dated 5 June 2024.
 - A signed yard exemption statement from the applicant, accepting the effects of the reduced yard, dated 24 July 2024.

The Site

4. The subject site comprises of two (2) existing properties. The relevant details of each property are included in **Table 1 and 2** below. Images are also provided in **Figures 1 and 2**.

Table 1: 4 Tanners Point Road – Property Information

Address	4 Tanners Point Road
Legal Description	Allot 96 SO 37398 Tahawai Parish Allot 183 SO 56580 Tahawai Parish
Record of Title Identifier	4418083
Area	1.5243 ha
Landuse	<ul style="list-style-type: none"> Vacant Local Purpose Reserve (Community Centre)
Title Interests	<ul style="list-style-type: none"> n/a
Zone	<ul style="list-style-type: none"> Rural
District Plan Overlays	<ul style="list-style-type: none"> Significant Ecological Feature T13/7-8 (Tuapiro Estuarine and Freshwater Vegetation), Significant Landscape Feature S8 (Tauranga Harbour Landscape Management Area) Reserve
No District Plan Overlays	Archaeological Feature T13/547 Liquefaction category - Undetermined

Table 2: 16 Tanners Point Road – Property Information

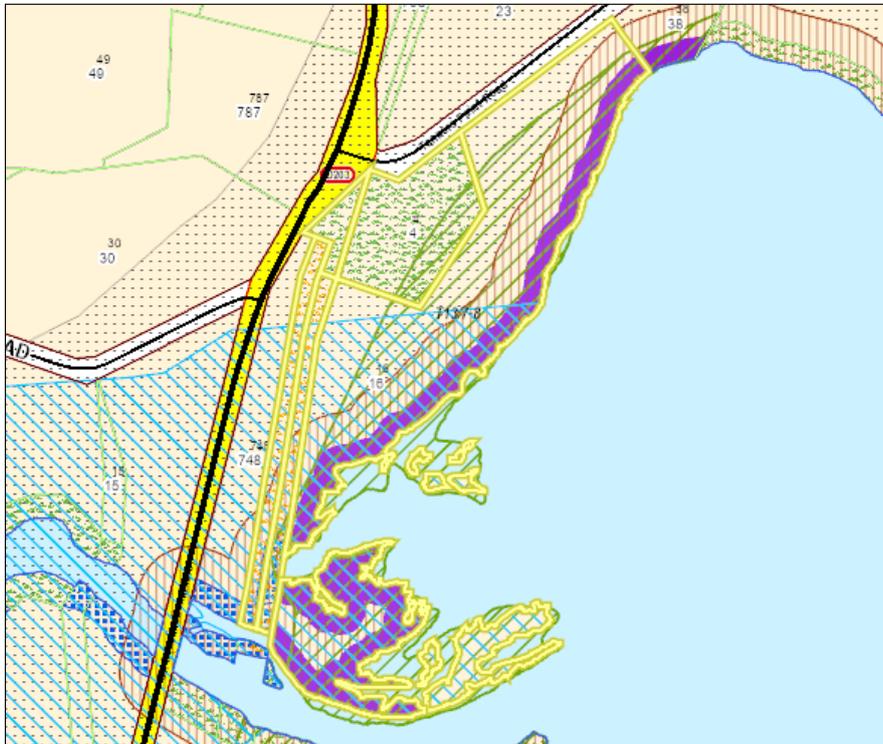
Address	16 Tanners Point Road
Legal Description	Lot 2-9 DP471470 Allot 185 Tahawai Parish
Record of Title Identifier	794400
Area	7.5779ha
Landuse	<ul style="list-style-type: none"> Residential / Lifestyle
Title Interests	<ul style="list-style-type: none"> Subject to amalgamation condition under Section 241(2) Resource Management Act 1991 Esplanade Strip Instrument 9703540.4 pursuant to Section 232 Resource Management Act 1991 Subject to Part IVA Conservation Act 1987 (affects Allotment 185 Tahawai Parish)

	<ul style="list-style-type: none"> • Subject to Section 11 Crown Minerals Act 1991 (affects Allotment 185 Tahawai Parish)
Zone	<ul style="list-style-type: none"> • Rural
District Plan Overlays	<ul style="list-style-type: none"> • Significant Ecological Feature T13/7-8 (Tuapiro Estuarine and Freshwater Vegetation), • Significant Landscape Features S8 and S8a (Tauranga Harbour Landscape Management Area) • Floodable Area • Esplanade Strip
No District Plan Overlays	<ul style="list-style-type: none"> • Archaeological Features T13/547, T13/989, T13/990 and T13/991 • Liquefaction categories - undetermined and damage is possible) • Tauranga Harbour Coastal Inundation • Rural Areas and Small Settlements Floodable.

Figure 1: Subject site (yellow) and Surrounds (Source WBOPDC GIS)



Figure 2: WBOPDC District Plan Map (Source WBOPDC GIS)



5. The site is located approximately 8.5kms north of Katikati, with Tanners Point Road being accessed from State Highway 2. 4 Tanners Point Road is currently vacant and is served by an unformed vehicle crossing located 40m from the intersection of Tanners Point Road and State Highway 2. The entrance is gated. I have reviewed the property file for 4 Tanners Point Road and have not found any information relevant to this application.
6. 16 Tanners Point Road is located east of 4 Tanners Point Road. This property has a large area of estuarine margin, which sits at the base of a steep bank. The ridgeline of the landform roughly aligns with the existing common boundary with 4 Tanners Point Road. A single dwelling and associated accessory buildings are located at the northern end of the property, and at the high point of the ridge line. The dwelling is served by a relatively new concrete vehicle crossing. Reticulated water is provided to the site, with stormwater and wastewater being managed via on-site methods. I have reviewed the property file for 16 Tanners Point Road and have not found any information relevant to this application.

The Proposal

7. The application in summary, seeks approval for the below matters.

- A boundary adjustment subdivision of the site; and
- The creation of five (5) Transferable Protection Lot Credits.

Subdivision

8. The application proposes to undertake a subdivision by way of **boundary adjustment**. The proposed Lots are as follows:

Lot 1

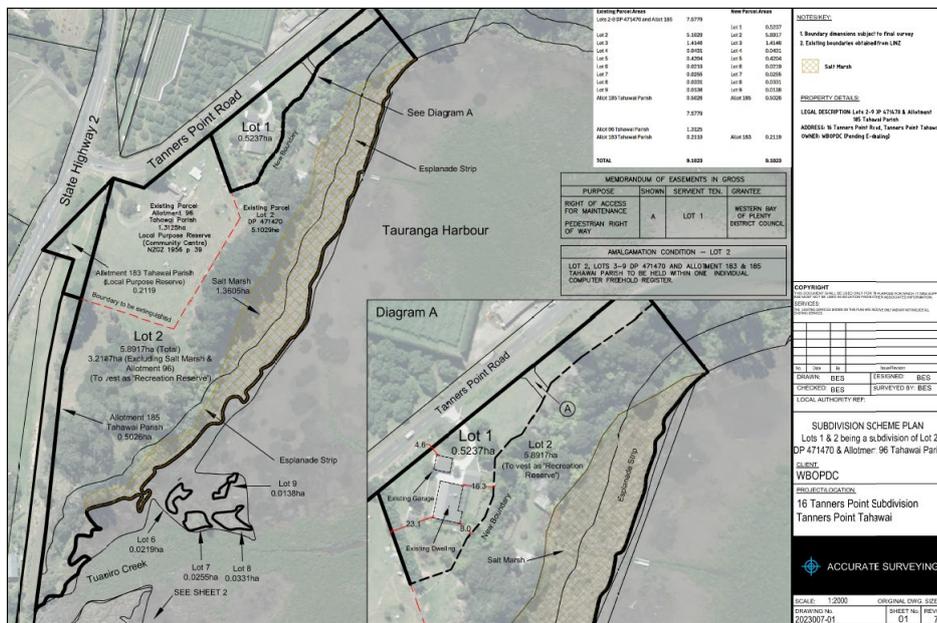
- Lot 1 is derived from 16 Tanners Point Road (Lot 2 DP471470). It is 0.5237ha in area and would accommodate the existing dwelling, including associated services, point of access and residential curtilage.
- Through removal of proposed Lot 1, a **balance land area** of approximately 7.0542ha remains. This 'balance land' includes part of Lot 2 DP471470, Lots 3 – 9 DP471470 and Allotment 185 Tahawai Parish.
- The existing dwelling would be located 8 to 16.3m from the proposed south eastern boundary, being the new common boundary between Lot 1 and Lot 2. Accessory buildings are more than 5m from the same boundary.
- An easement in gross favour of the Western Bay of Plenty District Council is proposed over Lot 1 (easement A) and provides a right of access for maintenance and a right of way for pedestrians.

Lot 2

- Lot 2 comprises of the existing reserve land at 4 Tanners Point Road, amalgamated with the 'balance land area' detached from 16 Tanners Point Road through a boundary adjustment. For clarity, Lot 2 would include part of Lot 2 DP471470 and be amalgamated with Allot 96 SO 37398, Allot 183 SO 56580, , Lots 3 – 9 DP471470 and Allotment 185 Tahawai Parish.
- The total area of the amalgamated land equates to 8.5785ha, and all amalgamated land is proposed to be vested as a Local Purpose Reserve for Recreation Purposes.
- The amalgamated lands include 1.3605ha of salt marsh (to be protected) and archaeological features T13/547, T13/989, T13/990 and T13/991 (to be protected).

- Lot 2 is vacant, and is currently accessed from an unformed vehicle crossing.

Figure 3: Proposed Subdivision Plan



Transferable Protection Lot Credits

9. The District Plan enables the creation of transferable protection lot credits, for use within the Lifestyle Zone, and in some instances the Rural Zone. Transferable Protection Lot Credits are granted where the **legal protection in perpetuity** of a feature of value to the District is proposed. A feature of value may include:

- Significant Ecological Features
- Identified Outstanding Viewshafts
- Significant Cultural Heritage Features
- Land for Community Benefit.

10. The District Plan defines legal protection under Rule 18.4.2(h)(viii) as follows:

Legal protection in perpetuity of the relevant feature of value to the District shall be achieved by way of a condition imposed on the subdivision consent requiring a Consent Notice, Memorandum of Encumbrance or similar legal instrument such as a QEII covenant, heritage covenant or esplanade strip to be registered on the title of the land concerned, or the vesting of land into crown or territorial

***authority ownership.** The type of instrument and the level of protection provided by it must be to the satisfaction of the Council and where relevant is to be registered on the title of the land containing the feature to be protected. All costs associated with compliance with this requirement shall be met by the applicant.*

11. The application requests a number of transferable protection lot credits be approved. The credits are sought on the basis of the features outlined in paragraphs (a) to (c) below. Legal protection is proposed to be provided through vesting of land (Lot 2 and amalgamated parcels) in Council as Local Purpose Reserve.

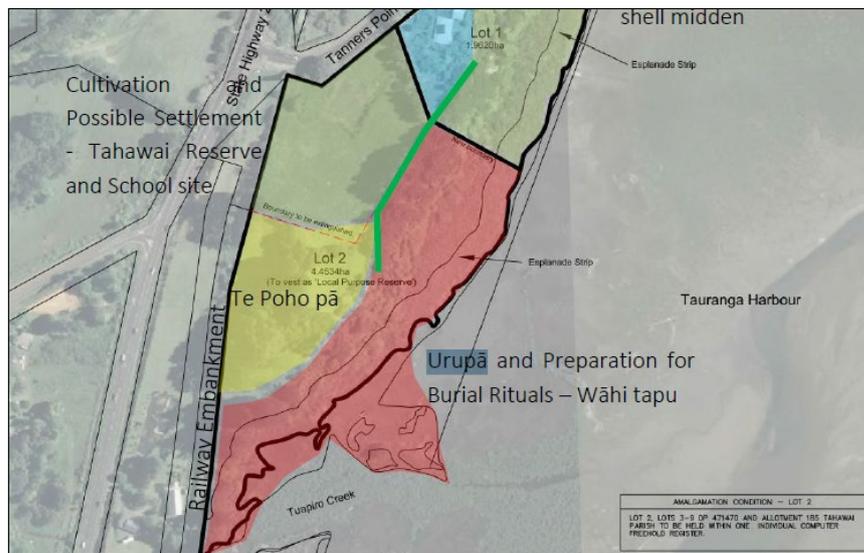
(a) Significant Cultural Heritage Feature

- One (1) transferable protection lot credit is sought for the protection of a **Significant Cultural Heritage Feature** on the site. The feature is Te Poho Pā and an associated Urupā, which are both recorded as archaeological features on the site. Their location is depicted below in **Figure 4** (red area).
- The feature is wholly contained within the land proposed to be vested as Local Purpose Reserve. A reserve management plan is proposed to be the tool for outlining the methods and approach to the ongoing protection and management of the feature.
- An archaeological assessment prepared by Mishmish Productions (dated July 2023) has been included within the application. Mishmish have concluded that parts of the site have archaeological and cultural values which are very high and significant (Te Poho Pa and Urupa). Other parts of the site have a moderate to low value and significance.
- Ngati Te Wai (as Mana Whenua) have also confirmed this view through a letter appended to the application. **Figure 5** below shows the areas of the site with High Values in **Red** and **Yellow**.

Figure 4: Archaeological Landscape



Figure 5: Arch/Cultural Features Map – Source Mishmish Assessment July 2023



(b) Significant Ecological Feature

- One (1) transferable protection lot credit is sought for the protection of a **Significant Ecological Feature** (wetland) above Mean High Water Springs (wetland of 1.360ha). This is referred to on the subdivision scheme plans a 'salt marsh' and includes Significant Ecological Feature T13/7-8, as shown in **Figures 6 and 7**.

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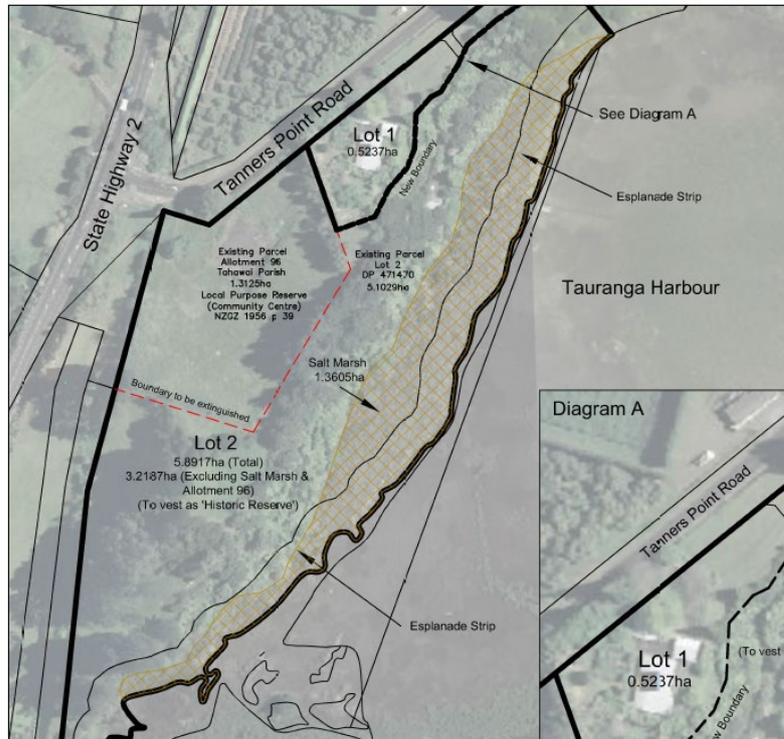
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- The feature is wholly contained within the land proposed to be vested as Local Purpose Reserve. A reserve management plan is proposed to be the tool for outlining the methods and approach to the ongoing protection and management of the feature.
- An ecological assessment prepared by Wildlands Consultants Limited, referenced contract report no. 7074, and dated December 2023, has been provided and it concludes *“Due to the site being a good quality example of indigenous habitats, characteristic of the Tauranga Ecological District, it scored highly on three of the required ecological criteria, and meets the minimum size required. It is not considered “excluded” from the definition of a “Wetland” under the Operative WBOPD Plan, therefore meeting the ecological criteria to be considered for one protection lot.”*
- The feature has therefore been certified by a qualified independent person as meeting the qualifying criteria and minimum size requirements of the District Plan. Their findings have also been verified by Council’s internal expert.
- Of note, rule 18.4.2(h)(i) states that On-site Protection Lots or Transferable Protection Lot credits *shall not be created from ecological features on any land that has been designated in the District Plan (for any purpose), or is classified under the Reserves Act 1977, or is subject to the Conservation Act 1987.* There is an esplanade strip within 16 Tanners Point Road, which overlaps with the proposed ecological feature. The strip was created under Section 232 of the Resource Management Act. The strip is not designated, not classified under the Reserves Act, nor subject to the Conservation Act. As such it is assessed that the above exclusion does not apply to this proposal

Figure 6: Ecological Feature T13/7-8 (Green Hatch)



Figure 7: Salt Marsh Feature to be protected T13/7-8 (Brown Hatch)



CCLU1

(c) Land for Community Benefit (reserve)

- The District Plan provides for Transferable Protection Lot Credits based on the provision of land for a specific community benefit, including *Land to expand an existing reserve or create a new reserve*
- Three (3) transferable protection lot credits are sought for the provision of **Land for Community Benefit (expansion of an existing reserve)**. This relates to the 'balance land area' of 7.042ha that has been removed from 16 Tanners Point Road, and is to be amalgamated with the existing reserve land at 4 Tanners Point Road. The land is also proposed to vest as a Local Purpose Reserve.
- The Collier Consulting application, along with the specialist ecological and archaeological assessments, demonstrates the significance of the community benefit to be obtained through provision of Lot 2 for reserve, includes a letter of support from the Council's Reserves and Facilities Manager, provides an explanation that the land is to be vested in Council as a Local Purpose Reserve thereby providing legal protection of that land.

Referrals

12. The application has been referred to the following:

- **Development Engineer** – The development engineer has no specific requirements for this consent.
- **Nautilus Contracting (Contractor for Reserves Management and Ecological Feature Monitoring)** – Due to the presence of an existing esplanade strip, the application would not trigger any need for further esplanade reserve or strips. The existing esplanade strip provides for access and conservation purposes and makes up part of the proposed 1.36ha wetland to be protected. Protection of the whole feature is recommended. The findings of the Wildlands ecological report are considered accurate. Considers that a Recreation Reserve status coupled with a management plan that suitably addresses wetland management, will satisfy the requirement for ongoing protection. Having considered the Reserves Act, recommends any reserve be vested as Local Purpose Reserve for Heritage and Recreation Purposes. Overall, the application is supported subject to a number of conditions for the reserve.

CCLU1

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- **Bay of Plenty Regional Council** – Agrees with the findings of a December 2023 ecological assessment provided with the application and requests conditions which ensure an ecological management plan (as recommended by Wildlands) is provided and implemented in the near future. The management plan should include provision for marking the ecological feature boundaries and should support removal of large pines in a manner which does not compromise archaeological values.
- **Heritage New Zealand** – Concurs with the archaeological assessment that the full extent of the pa be registered as an historic reserve, and not be vested as a recreation reserve as this would not provide for retention of significant heritage values.
- **Land Information New Zealand** – LINZ have confirmed that the amalgamation condition is practicable.
- **Ngati Te Wai** – initially requested further consultation on the subdivision application, however confirmed on 26 July 2024 (via Shaan Kingi) that sufficient consultation has occurred.

District Plan Assessment – Boundary Adjustment Subdivision

13. The below table captures the relevant Rules of the Western Bay of Plenty District Plan in regard to the proposed boundary adjustment subdivision.

Table 3: District Plan Assessment – Relevant Subdivision Rules

Rule	Compliance Assessment
4B.4.3 – Access to Rural Roads	<p>Does not comply</p> <p>Sub-clause (a) of the Rule amongst other things, precludes vehicle entrances being constructed within 60m of a State Highway Intersection where the posted speed limit is greater than 70 km/hr.</p> <p>The posted speed limit for Tanners Point Road is 80 km/hr. The entrance point to 4 Tanners point road is located approximately 40m from the intersection between Tanners Point Road and State Highway 2. This entrance location does not comply.</p> <p>Resource consent for a restricted discretionary activity is required under Rule 4B.3.2(a) of the District Plan.</p>

	<p>The entrance point to 16 Tanners Point Road complies at a distance of 170m.</p>
<p>5.4.2 – Restricted Discretionary Activities</p>	<p>Does not comply</p> <p>Under Rule 5.4.2(j), subdivision of land which accommodate features of ecological significance, require resource consent for a restricted discretionary activity.</p> <p>Significant Ecological Features U13/7-8 is located within the site. Accordingly resource consent is required.</p>
<p>6.4.2 – Controlled Activities</p>	<p>Does not comply</p> <p>Under Rule 6.4.2, activities within Significant Landscape Features are a controlled activity, if the activity is listed as a controlled activity within the respective zone, but excludes those listed as Restricted Discretionary, Discretionary or Non-Complying in Rules 6.4.3 – 6.4.5.</p> <p>Subdivisions for additional Lots created within a Natural Feature or Landscape Area require resource consent for a Restricted Discretionary or Non-Complying Activity under Rules 6.4.3 and 6.4.5.</p> <p>This subdivision does not create any additional allotments as it is only an adjustment to boundaries. Therefore Rules 6.4.3 and 6.4.5 do not apply. Accordingly the subdivision can be considered a controlled activity under Rule 6.4.2 (and in conjunction with Rule 12.3.3.1 as assessed below).</p>
<p>8.3.4 – Discretionary Activities</p>	<p>Does not comply</p> <p>Under Rule 8.3.4, subdivision within Floodable and Coastal Inundation Areas, require resource consent for a discretionary activity. As noted, there is a Flood Area overlay which applies to the site and accordingly resource consent for a discretionary activities is required.</p>

<p>12.3.3.1 – Controlled Activity Boundary Adjustments</p>	<p>Does not comply</p> <p>As a Controlled Activity the boundaries between any existing land titles served by an existing legal public road currently maintained by Council and complying with all relevant provisions of this section of the District Plan may be adjusted subject to all newly formed lots also complying with the relevant provisions of this section and the minimum lot sizes rules that apply in the respective zones, provided that the minimum lot size for the applicable zone shall not apply where:</p> <ul style="list-style-type: none"> • One or more of the existing land titles subject of the boundary adjustment is/are already non-complying in respect of the relevant minimum lot size; and • The number of non-complying lots will not be increased by the boundary adjustment. <p>The existing titles are serviced by an existing legal public road currently maintained by Council. The minimum lot size for the Rural Zone is 40ha. All existing titles are already below this standard.</p> <p>The proposed boundary adjustment does not comply with all provisions with Section 12 and therefore does not comply with this Rule.</p>
<p>12.4.1 – Site Suitability</p>	<p>Complies</p> <p>Every existing or proposed site within the <i>development</i> shall have a building site suitable for any approved activity free from inundation, erosion, subsidence, and slippage.</p> <p>Proposed Lot 1 is already developed and no changes to the land area proposed.</p> <p>Proposed Lot 2 is to be amalgamated with the existing title at 4 Tanners Point Road. No buildings or services are</p>

	<p>proposed to this lot given the proposed vesting of the land as reserve.</p> <p>The proposal complies.</p>
12.4.4.4(a) to (e) – Property Access	<p>Does not comply</p> <p>Lots are required to be served by formed and legal roads. The application demonstrates that proposed Lot 1 and 2 will retain the existing means of access points to Tanners Point Road and therefore the application complies within sub-clause (a).</p> <p>Sub-clause (d) requires access to Rural District Roads to comply with District Plan Rule 4B.4.3. It is assessed above that the proposal does not comply.</p> <p>Due to the non-compliance with sub-clause (d), resource consent for a restricted discretionary activity is required in accordance with Rule 12.3.4.1 of the District Plan.</p> <p>Sub-clauses (b), (c), (e) and (f) are assessed as not relevant to the proposal.</p>
12.4.5 – Stormwater	<p>Complies</p> <p>Stormwater management is required for each Lot.</p> <p>The existing method of disposal for buildings on Lot 1 is unchanged as a result of this application and will be retained in its current form and with the proposed Lot 1 boundaries</p> <p>No buildings or services are proposed within Lot 2 given the proposed vesting of the land as reserve. It is assessed that the rule is not applicable.</p>
12.4.6 – Wastewater Drainage	<p>Complies</p> <p>Wastewater management is required for each Lot.</p>

	<p>The existing method of disposal for buildings on Lot 1 is unchanged as a result of this application and will be retained in its current form and with the proposed Lot 1 boundaries.</p> <p>No buildings or services are proposed within Lot 2 given the proposed vesting of the land as reserve. It is assessed that the rule is not applicable.</p>
<p>12.4.7.3 – Water Supply for Rural Zones</p>	<p>Complies</p> <p>The existing water supply is to be retained for Lot 1.</p> <p>No buildings or services are proposed within Lot 2 given the proposed vesting of the land as reserve. It is assessed that the rule is not applicable.</p>
<p>18.4.1(c) – Yards</p>	<p>Does not comply</p> <p>The District Plan specifies a minimum setback of 30m from any road boundary AND side or rear boundary, except that a side or rear boundary can be reduced to not less than 10m in certain circumstances.</p> <p>The proximity of the existing dwelling to the west boundary (common boundary with 4 Tanners Point Road), north west boundary (Tanners Point Road Reserve), and the north east boundary will not change.</p> <p>A new boundary to the south east of the existing dwelling on Lot 1 is proposed. The dwelling would be 8m to 16m from this boundary. The proposed subdivision does not comply with this rule and resource consent for a restricted discretionary activity is required under Rule 18.3.3(a) of the District Plan.</p> <p>In terms of Lot 2, no buildings are proposed therefore the rule does not apply.</p>

District Plan Assessment – Transferable Protection Lot Credits

14. The below table captures the relevant Rules of the Western Bay of Plenty District Plan in regard to the proposed transferable protection lot credits and Section 18 of the District Plan.

Table 4: District Plan Assessment – Transferable Protection Lot Credits

<p>4A.1.4 – Non-complying activities</p>	<p>Does not comply</p> <p>With the exception of those activities that are provided for in the general provision of the District Plan, any activity that is not listed in the activity lists in the District Plan shall require a resource consent for a Non-Complying Activity. The following Rules allow for '<u>on-site protection lot subdivision</u>' based on a feature (or features) of value to the District.</p> <ul style="list-style-type: none"> • 18.3.2(j) – Provides for on-site protection lot subdivision (excluding Matakana Island) for up to two additional lots as a controlled activity. • 18.3.3(i) – Provides for on-site protection lot subdivision (excluding Matakana Island) for two additional lots as a restricted discretionary activity, based on land for community benefit. • 18.3.3(j) – Provides for on-site protection lot subdivision (excluding Matakana Island) for three to five additional lots as a restricted discretionary activity. • 18.3.4(m) – Provides for on-site protection lot subdivision (excluding Matakana Island) for one to five additional lots as a discretionary activity where the feature does not comply with performance standards. <p>The subsequent performance standards then enable Transferable Protection Lot Credits to be created in <u>conjunction with subdivision</u>, where a subdivision does not use all credits for the on-site subdivision.</p>
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	<p>In this instance there is no on-site protection lot subdivision occurring. The subdivision aspects of the application are only related to a boundary adjustment.</p> <p>It is therefore my view that the application is seeking approval for Transferable Protection Lot Credits as a <u>standalone activity</u>.</p> <p>In review of the activity lists within Section 18.3 of the District Plan, I can find no reference in any listed activity, which provides for the creation of Transferable Protection Lot Credits as a standalone activity.</p> <p>Accordingly it is my interpretation that the activity of creating Transferable Protection Lot Credits outside of subdivision, is not specifically provided for by the District Plan activity lists, and resource consent for a non-complying activity is required.</p>
<p>4A.6.3 – Information requirements for applications based on land for community benefit</p>	<p>Complies</p> <p>Rule 4A.6.3 of the District Plan prescribes the below information requirements for applications based on land for community benefit.</p> <ul style="list-style-type: none"> • Evidence that the applicant has met with Council’s reserves staff to discuss the proposal and a record of the extent to which the proposal is supported by Council’s reserves staff with respect to the following. • Plans showing the area of land which is being provided and for what particular feature type/s and purpose/s; • The reasons why the provision of the land will have a significant community benefit; • How legal protection is to be achieved; • The number of on-site Protection Lots or Transferable Protection Lot credits proposed. <p>As noted in paragraph 11(c) above, the application demonstrates compliance with the above.</p>

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<p>18.4.2(h)(i)</p>	<p>Complies</p> <p>The rule enables Transferable Protection Lot credits for subdivision within the Lifestyle Zone, to be created from a qualifying existing lot within the Rural Zone in conjunction with the legal protection in perpetuity of a feature of value to the District.</p> <p>Features of value to the District are deemed to include:</p> <ul style="list-style-type: none"> • Significant ecological features • Other cultural heritage features • Land for community benefit such as expansion to an existing reserve or creation of a new reserve. <p>The application seeks approval for 5 Transferable Protection Lot Credits, based on the protection of an ecological feature, a cultural heritage feature, and through provision of land for community benefit. An assessment against the rules for each feature is provided separately within this table.</p> <p>Rule 18.4.2(h)(viii) defines how legal protection in perpetuity is achieved. Perpetual protection is proposed to be provided through the vesting of all land which contains the proposed features (Lot 2 and amalgamated parcels), as local purpose reserve. Further The applicant is proposing to prepare a Reserves Management Plan which provides for the implementation of methods related to the ongoing protection and management of Ecological and Cultural Heritage Features.</p>
<p>18.4.2(h)(ii)</p>	<p>Complies</p> <p>The Rule refers to standards required to be met where on-site subdivision is proposed through the use of the protection lot subdivision provisions. This proposal does not include such a subdivision and therefore the rule is</p>

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	not relevant.
18.4.2(h)(iii)	<p>Complies</p> <p>In the context of this application, the rule provides for:</p> <ul style="list-style-type: none"> • The use of Transferable Protection Lot Credits within the Lifestyle Zone. The proposed Transferable Protection Lot Credits would qualify under this Rule. • The expiry of the credits 5 years from the date that consent is issued. A condition to this effect will be imposed. However, works are required, or management plans require certification, before each feature wholly qualifies. It is considered reasonable that the credits expire from the date that the conditions of consent, to create the features, are met.
18.4.2(h)(iv)	<p>Complies</p> <p>The Rule prescribes the standards for Transferable Protection Lot Credits based on ecological features, and requires:</p> <ul style="list-style-type: none"> • The feature to be certified by an appropriately qualified independent person. • The feature to be assessed in the context of the relevant ecological district, bioclimatic zone and landform type. • The feature to be a minimum size. For wetlands within a significant ecological feature above MHWS the minimum size is 0.5ha with an average of 1ha if 2 or more credits are sought. <p>It is considered the proposed 1.360ha salt marsh has been appropriately certified and therefore complies with this Rule, subject to works relating to final plant and animal pest management being undertaken, and the certification of a Reserve Management Plan which</p>

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	<p>provides for the ongoing management of the feature.</p> <p>One Transferable Protection Lot Credit is supported.</p>
<p>18.4.2(h)(vi)</p>	<p>Complies</p> <p>The Rule prescribes the standards for Transferable Protection Lot Credits based on cultural heritage features not listed in Appendix 3 of the District Plan and requires:</p> <ul style="list-style-type: none"> • The feature to be certified by an appropriately qualified independent person that it is of such cultural or archaeological significant as to warrant preservation in perpetuity. • Endorsement for an authorised representative of tāngata whenua for the area in question. • A management plan specific any protective or enhancement measures deemed necessary. • The whole cultural heritage feature to be protected. • Only provides for one Transferable Protection Lot Credit to be created. <p>Ngāti Te Wai (as the appropriate tangata whenua) has provided support to the subdivision application and acknowledges the cultural significance of the site.</p> <p>An archaeological assessment prepared by Mishmish entitled “Archaeological Assessment, 4 & 16 Tanners Point Road – Boundary Adjustment” and dated July 2023, has been provided and supports the view that the Te Poho Pā is of high value archaeology and the Urupa is of significant cultural value.</p> <p>It is proposed to protect the whole feature through vesting the land as reserve and through adoption and implementation of a Reserve Management Plan which provides for the ongoing management of the feature. Only one credit is sought. It is assessed that the proposal</p>

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	<p>complies.</p> <p>One credit is appropriate.</p>
18.4.2(h)(vii)	<p>Complies</p> <p>For a feature which involves the expansion of an existing reserve or creation of a new reserve, there is no minimum size for the first credit, however an average of 1ha is required where 2 or more credits are sought. Proposed Lot 2 includes 3.2187ha of additional reserve land that is to be vested and expand the size of an existing reserve. Using the 1ha average as a guide, it is assessed that 3 credits is appropriate.</p>

15. Having regard to Tables 3 and 4 above, the proposal requires resource consent for the following:

- (a) Resource consent for a **restricted discretionary activity** is required under Rule 4B.3.2(a) of the District Plan due to a non-compliance with Rule 4B.4.3.
- (b) Resource consent for a **restricted discretionary activity** is required under Rule 5.4.2(j) for the subdivision of land which accommodates a Significant Ecological Feature.
- (c) Resource consent for a **controlled activity** under is required under Rule 6.4.2 for a boundary adjustment subdivision (that does not create an additional lot) within a Significant Landscape Feature.
- (d) Resource consent for a **discretionary activity** is required under Rule 8.3.4 for a boundary adjustment subdivision within a Floodable Area.
- (e) Resource consent for a **restricted discretionary activity** is required under Rule 12.3.4.1 for a Boundary Adjustment subdivision which does not comply with Rule 12.4.4.4(d) and Rule 4B.4.3.
- (f) Resource consent for a **restricted discretionary activity** is required under 18.3.3(a) due to a non-compliance with the yard setback requirements of Rule 18.4.1(c).
- (g) Resource consent for a **non-complying activity** is required under Rule 4A.1.4 to create a total of 5 Transferable Protection Lot Credits not associated with an on-site protection lot subdivision.

16. The boundary adjustment subdivision and Transferable Protection Lot Credit application are considered interrelated, in the sense that the application is relying on the vesting of land for reserve, to satisfy the perpetual protection requirements, for features of value to the community. The Proposal is therefore assessed as a **non-complying activity** in accordance with the bundling principle.

Assessment Criteria

17. When assessing a non-complying activity, Council is not restricted to any particular matter in the determination of the application. However, the District Plan does provide assessment criteria which is useful in guiding a decision. The relevant District Plan sections are referenced below.
- Section 4B.6.1 – Matters of Discretion for Non Compliance with Rule 4B.4.3 – Access to Rural Roads other than Strategic Roads
 - Section 5.6.1 – Assessment criteria for Restricted Discretionary Activities under Rule 5.4.2
 - Section 8.5.1.3 – Matters of Discretion for activities within Floodable Areas and Coastal Inundation Areas
 - Section 12.3.3.1 – Controlled Activity Boundary Adjustment Matters of Control
 - Section 12.3.5 – Matters of discretion for non-compliance with a performance standard.
 - Section 18.5.3 – Assessment Criteria for Activities Failing to Meet Rule 18.4.1(c)- Minimum Yard Requirements
18. Noting the site features, assessment criteria and reasons for resource consent, it is considered that the potential adverse effects of the proposal relate to Transport Network and Safety, Rural Amenity, Natural Hazard Risk, Archaeological Values, Cultural Values and Ecological Values. An assessment of the adverse effects of the Proposal on the environment is set out in the following paragraphs of this report.

Transport Network and Safety Effects

19. Transport network and safety effects are relevant to subdivision application, as subdivision may generate additional traffic within the network, and may add additional conflict points through new points of access. The District Plan guides decision makers to consider whether works are required to improve sight distances and other safety enhancements, if an existing entrance requires closure, relocation to a less non-compliant location, or should an upgrade of existing roads and accesses occur to serve the activity (see Section 12.4.4).

20. In the case of this boundary adjustment subdivision, no additional demand is created as the subdivision is only about the transfer of land between existing titles, rather than creation of additional Lots. Accordingly, the proposed subdivision does not increase, or decrease traffic volumes within the existing network, and therefore upgrades of existing roads is not required.
21. In terms of access to the existing dwelling at 16 Tanners Point Road (and ancillary uses), this will continue to be provided by an existing formed and concreted vehicle crossing. The crossing has already been upgraded to comply with Development Code Drawing W437 (Rural Vehicle Entrance) and the sight distances for the access point have been assessed by a Licensed Cadastral Surveyor, as complaint with Development Code Drawing W415. The access point is appropriate, and no changes, upgrades or safety improvement works are required.
22. 4 Tanners Point Road is a vacant site that is currently served by an existing unformed point of access. The location of the access point is less than 60m to the State Highway intersection, however the vacant status of the site is unchanged by the proposed subdivision. Because 4 Tanners Point will remain vacant at this point in time, a change in the location or construction standard of the access point is not warranted. In accordance with Rule 4B.4.3(d) and 4B.4.3(e) of the District Plan, an upgrade to the vehicle crossing and access location may be required when the use of the site changes.
23. Notwithstanding the above, it is considered that the existing access point is in the most practical location, in the sense that topographical differences between the site (elevated) and the road pavement somewhat dictate this, and in the sense that the access point is located on the outside of a corner, which enables maximum visibility to the State Highway, and maximum visibility to the northeast along Tanners Point Road.
24. I therefore assess that the transport network and safety effects of the proposed subdivision are less than minor. No conditions are necessary which require any changes or upgrades to the access points or the road network. The Council's Development Engineer supports this view.

Flood Hazard Risk

25. Part of the site is located within a known floodable and inundation area, as recorded by both the District Plan and non-statutory information. Subdivision may alter flood hazard risk through displacement or diversion of existing flood hazards, or by locating additional sensitive activities within the flood hazard. In this case, the boundary adjustment subdivision does not necessitate works within the known flood hazards, nor would it enable any new buildings or structures within the flood hazards. Accordingly, the flood hazard risk for this site, and the wider environment does not change as a result of the proposed subdivision. No flood hazard risk effects are anticipated.

Rural Amenity

26. The location of the common boundary between Lot 1 and Lot 2 is mostly determined by the presence of archaeological and cultural features with the coastal escarpment (which are of value to the community) and the desire to preserve the features in perpetuity by including them within a publicly managed reserve.
27. As a result of the overriding desire for the protection of archaeological and cultural features, the existing dwelling on Lot 1 is located less than 30m to the proposed common boundary with Lot 2. Potential effects of a reduced yard relate to rural amenity, in the sense that there could be a loss of privacy for neighbouring properties, adverse visual effects through density of built form and conflict between activities (reverse sensitivity).
28. In this instance, the reduced yard will not give rise to such concerns. The land to the east of the existing dwelling is the steep coastal escarpment which falls 10m to a terrace located on the edge of the estuary. The coastal escarpment also forms part of the archaeological landscape. Therefore, the land immediately adjoining Lot 1 does not lend itself to built form, or for use by activities which demand an elevated level of private amenity.
29. There is lower terrace east of the existing dwelling which may provide an opportunity for recreational facilities, however, the topographical changes will ensure interactions between residential occupiers of Lot 1, and users of any reserve facilities, are rare. There would be no loss of amenity values, nor are any reverse sensitivity effects anticipated.

30. In any case, the applicant as owner of the affected land, has provided written approval to the reduced yard, and has also signed a yard exemption statement therefore confirming they accept any reverse sensitivity effects related to the reduced setback.

Ecological Values

31. There is an existing Significant Ecological Feature within the subject site (T13/7-8). Subdivision has the potential to adversely affect ecological values through civil works for building platforms, access, parking, or services. Subdivision could also lead to fragmentation of Ecological Values through inappropriate boundary locations.
32. In this instance, the proposed boundary adjustment does not necessitate works within the sensitive ecological area of the site. The boundary adjustment also contains the full Significant Ecological Feature within one title, avoiding any segregation of values. Accordingly, it is assessed that the proposed subdivision will not result in the loss of any existing flora, fauna, or habitat, and therefore no adverse effects on the existing ecological values of the subject site are anticipated.
33. Positive effects are however anticipated through the broader proposal. These positive effects would result through the perpetual protection of the existing ecological values, including those which from part of T13/7-8, and values beyond this feature. This is achieved by way of the land being vested as a Local Purpose Reserve, through the development and implementation of a Reserves Management Plan that provides for the ongoing management of the feature, and through the Council's obligations under Section 17(2)(a) of the Reserves Act which states:

"Where scenic, historic, archaeological, biological, geological, or other scientific features or indigenous flora or fauna or wildlife are present on the reserve, those features or that flora or fauna or wildlife shall be managed and protected to the extent compatible with the principal or primary purpose of the reserve:

provided that nothing in this subsection shall authorise the doing of anything with respect to fauna that would contravene any provision of the Wildlife Act 1953 or any regulations or Proclamation or notification under that Act, or the doing of anything with respect to archaeological features in any reserve that would contravene any provision of the Heritage New Zealand Pouhere Taonga Act 2014"

34. As advised within Section 8 of the Wildlands Consultants Limited report, a number of management requirements would apply to the ecological feature including:
- Fencing - Fencing is not necessary by Wildlands as the reserve would not be grazed, however suggest the applicant may want to delineate the boundary. Nautilus Contracting concur that no fencing requirement exists if stock exclusion is maintained. However, delineating the landward margin of the feature with bollards is considered necessary for the purpose of identifying the feature on the ground. Conditions to this effect are recommended but acknowledge other methods may be appropriate through the reserves management plan.
 - Pest Plant Control – small numbers in pest plants were identified, however there is a need for ongoing control so that pest plants are absent, dead or dying. Pest plants include Japanese Honeysuckle, Wilding Pines, Ornamental Cherry, Chinese privet and woolly nightshade and Willow. Conditions to this effect are recommended.
 - Restoration Planting - The proposed feature for protection currently consists of (90%) closed indigenous canopy throughout. Further infill planting is required within a 10m wide landward edge buffer zone, to avoid pest plant invasion. Conditions to this effect are recommended.
 - Pest Animal Control - Although no evidence of possums or rats was observed, they are likely to be present and continuation of control of these species is recommended. Conditions to this effect are recommended.
 - Access Tracks - Existing tracks can be maintained for access, recreation, and pest animal / pest plant control, but no new tracks should be cut within the vegetation once protection has been conferred. Conditions to this effect are recommended noting tracks should also enable to objectives of this reserve to be achieved.
 - Indigenous Vegetation - Indigenous vegetation within the proposed protection lot should not be cleared or otherwise modified, for example by the creation of new vehicle tracks. Exotic species should not be planted within the protection lot. Any plantings undertaken should use locally sourced indigenous species that occur naturally in similar proportions on similar landforms in Tauranga Ecological District. Conditions to this effect are recommended.

Archaeological and Cultural Values

35. Positive archaeological and cultural effects are anticipated through the broader proposal. These positive effects would result through the perpetual protection of existing features of significance achieved by vesting of the land in Council as a reserve, and via implementation of a Reserve Management Plan that provides for heritage conservation.
36. Section 19 of the archaeological assessment prepared by Mishmish Productions (dated July 2023) includes several recommendations for the ongoing management of archaeological values for the site including:
- Preparation of a Conservation and Management Plan (CMP). The CMP should set out short, medium, and long-term goals, and be lodged on the property title of both 4 and 16 Tanners Point Road. Conditions require the Reserves Management Plan to be informed by a CMP and/or an archaeologist, therefore this recommendation in my view will be achieved.
 - Recording the presence of the Urupa, Te Poho pā and the coastal escarpment on the Record of Title. Section 239 of the Resource Management Act 1991 precludes interests being recorded on the title of land which is vested as reserves. Therefore, conditions to this effect are not available. However, I do consider it important for the heritage site to be recorded in a publicly accessible document. In this case, conditions of consent require the Cultural Heritage Feature to be defined within the proposed reserves management plan. I consider this to be an achievable outcome having view the DRAFT reserves management plan prepared by Boffa Miskell (dated 6 March 2024), which was included within the further information responses.
 - Containing the entirety of the Te Poho pā to one record of title. The proposed subdivision to create Lot 2, reflects this recommendation.
 - The fence line between no.4 and no.16 Tanners Point Road be altered to ensure Te Poho pā includes a second ditch and bank historically damaged and re-found during the preparation of this report. A c. 10m buffer should be applied around all sides, where possible. This recommendation is supported by consent conditions which require the feature (including buffer) to be identified within a reserves management plan and physically on site, and for the common boundary between Lot 1 and 2 to be fenced.

- The pā, urupā and coastal escarpment should be protected through the WBOPDC District Plan, Appendix 3 Schedule of Identified Significant Historic Heritage Features. Whilst I support this initiative, it is unreasonable for conditions of consent to require the consent holder to enter into a separate plan change process. In this case, protection as expected by the District Plan is achieved by vesting of the land and recording the feature with a Reserves Management Plan.
- That the site of the No.1 School be identified, and methods put in place to protect this area should it be established that sub-surface evidence of this building be present. Conditions to this effect are considered beyond scope of the proposal, as this archaeological site, is not related to the Cultural Heritage Feature to be protected.
- Using non-intrusive methods (such as GPR survey) for further investigations into the archaeological and cultural history of the site. Conditions to this effect are not considered necessary in the context of this consent, which does not enable ground disturbance, but only provides for the creation of transferable credits, where Cultural Heritage Features are protected.
- The removal of the old pines on the coastal slope is seen as a priority due to the damage they will cause to the burial area on being felled in high winds and due to ground instability. Conditions of consent are included which require the Reserves Management Plan to implement methods to fell the trees, but only where damage to the feature is avoided. If damage cannot be avoided, other options for the trees will need to be considered.
- Ongoing care of the urupa, burial clefts and other features present in the landscape considered wāhi tapu to mana whenua occur through appropriate acknowledgement and land use. A cultural impacts assessment would be supported to identify values, effects, and appropriate land use. Conditions to this effect are proposed to align with the recommendation. A cultural impact assessment is not considered necessary for the purposes of a resource consent decision, but it is important the ongoing management outcomes for the features are culturally appropriate. Therefore, conditions of consent which align with the recommendation, are supported.
- Ongoing maintenance of the pā is recommended to support short- and long-term care. A management plan would be appropriate method to manage this due to the fragile condition of some of the ditch and bank. The proposed reserves management plan aligns with this recommendation.
- Consideration to public access in both the pā and existing foreshore track due to the presence of burials. Conditions to this effect are recommended.

- Archaeological provisions as provided through the Heritage New Zealand Pouhere Taonga Act 2014 be applied to all works where ground works are required across the entirety of the area. A General Archaeological Authority should be in place prior to works starting. This includes the area now known as Tahawai Reserve and past location of the old school house. The consent holder is required to adhere to any statutory obligations under the Heritage New Zealand Pouhere Taonga Act 2014. No physical works are proposed under this application; therefore, no related conditions are deemed necessary.

Objectives and Policies

37. The objectives and policies of the District Plan relevant to this application are as follows:

4B.2.1 Objectives – Transportation, Access, Parking and Loading

4B.2.2 Policies – Transportation, Access, Parking and Loading

5.2.1 Objectives – Natural Environment

5.2.2 Policies – Natural Environment

6.2.1 Objectives – Landscape

6.2.2 Policies – Landscape

8.2.1 Objectives – Natural Hazards

8.2.2 Policies – Natural Hazards

12.2.1 Objectives – Subdivision & Development

12.2.2 Policies – Subdivision & Development

18.2.1 Objectives – Rural Zone

18.2.2 Policies – Rural Zone

38. Overall, the proposal does not result in a notable physical change to the site or receiving environment, as in essence the proposal is only adjusting legal boundaries around existing lawfully established activities, so to increase the size of a reserve and provide for the perpetual protection of ecological, cultural, and archaeological values within the subject site. The effects of the proposal are generally positive and

therefore it is assessed that it is not contrary to the above referenced objectives and policies of District Plan.

Notification Assessment

39. An assessment under sections 95A of the Resource Management Act 1991 is below:

Section 95A Step 1 - Mandatory Notification in certain circumstances	There are no provisions that require mandatory notification of the application, and the applicant has not requested public notification.
Section 95A Step 2 - Notification Precluded in certain circumstances	Notification is not precluded by this step.
Section 95A Step 3 - Notification if required by a rule or National Environmental Standard or adverse effects more than minor in accordance with 95D	It is assessed that the proposal will not have or is unlikely to have adverse effects on the environment that are more than minor.
Section 95A Step 4 - Public Notification in Special Circumstances	No special circumstances exist

40. An assessment under sections 95B of the Resource Management Act 1991 is below:

Section 95B Step 1 Limited Notification - Certain affected groups and persons	No customary rights groups are affected, and the land is not affected by any statutory acknowledgment.
Section 95B Step 2 - Limited Notification Precluded in certain circumstances	Notification is not precluded by this step.
Section 95B Step 3 - Certain affected parties must be notified	It is assessed that the proposal will not have an adverse effect on any person

Section 95B Step 4 – Further notification – Special circumstances	No special circumstances exist for limited notification.
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S104 Assessment

41. An assessment of relevant matters under Section 104 of the Resource Management Act 1991 is provided below:

Section 104(1) – Part 2 matters	Those aspects of the District Plan relevant to this application have been “competently prepared under the Act,” in the sense referred to by the Court of Appeal .There is therefore no obligation to conduct an evaluation under Part 2 of the Act, and Part 2 considerations should not be used to override the plan provisions.
Section 104(1)(a) – Any Actual and potential effects on the environment of allowing the activity	In accordance with Section 104(1)(a) it has been concluded that, subject to compliance with the conditions imposed on this consent, the activity will not result in unacceptable effects on the environment.
Section 104(1)(b) (i) to (vi) – Any relevant provisions of: (i) A national environment standard (ii) Other regulations (iii) A national policy statement (iv) A New Zealand Coastal Policy Statement (vi) A plan or proposed plan	Having considered the relevant provisions within the as directed by Section 104(1)(b), it has been determined that granting of the resource consent sought is consistent with the direction provided by those provisions.
Section 104(c) – other matters	There are no other relevant matters requiring consideration

S106 Assessment

42. An assessment of Section 106 of the Resource Management Act 1991 is provided below:

<p>Section 106 Consent authority may refuse subdivision consent in certain circumstances</p>	<p>The proposed boundary adjustment does not change the level of natural hazard risk for the subject site.</p> <p>The Council is further satisfied that sufficient provision has been made for legal and physical access each proposed allotment.</p>
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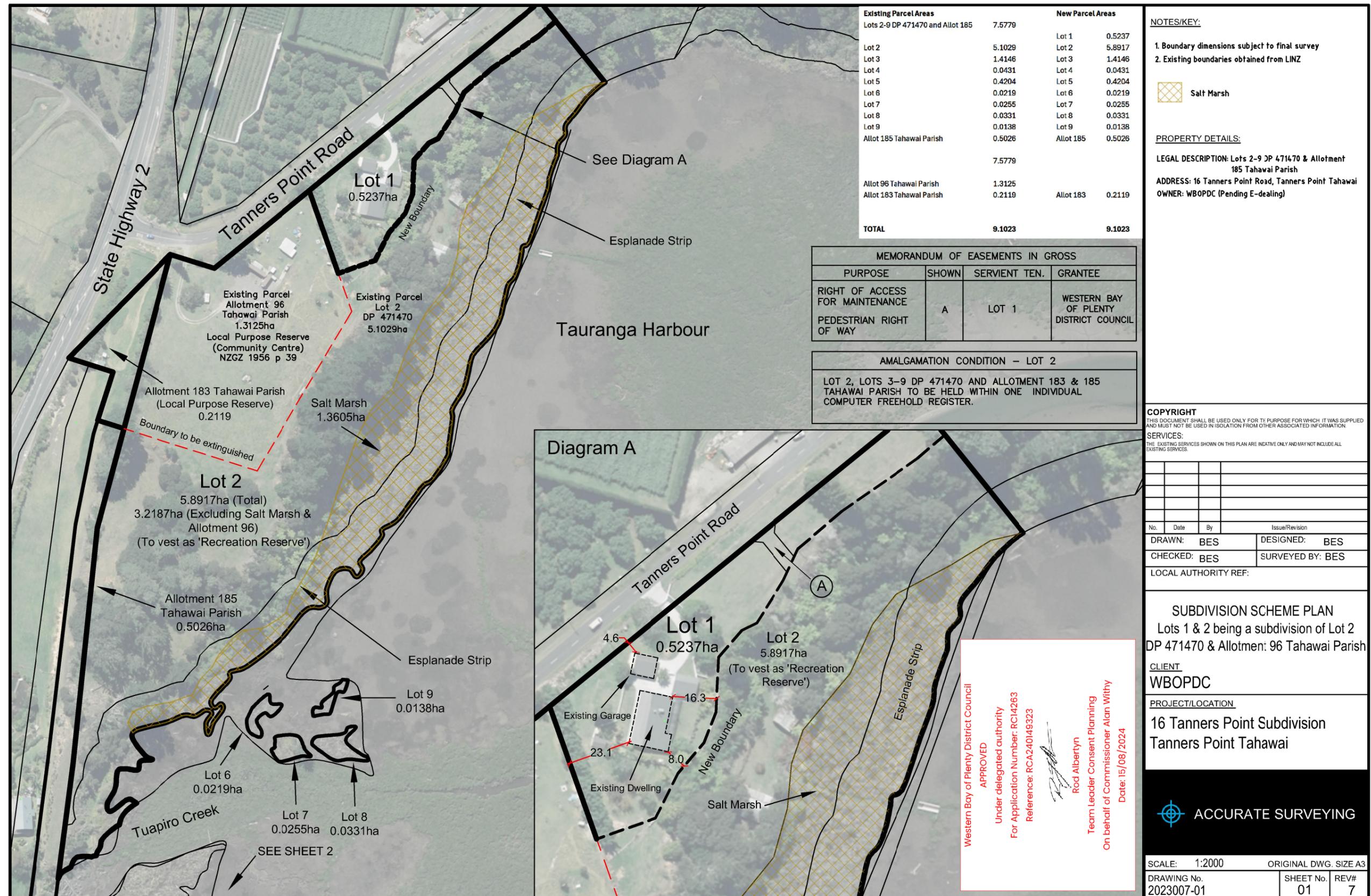
Conclusion

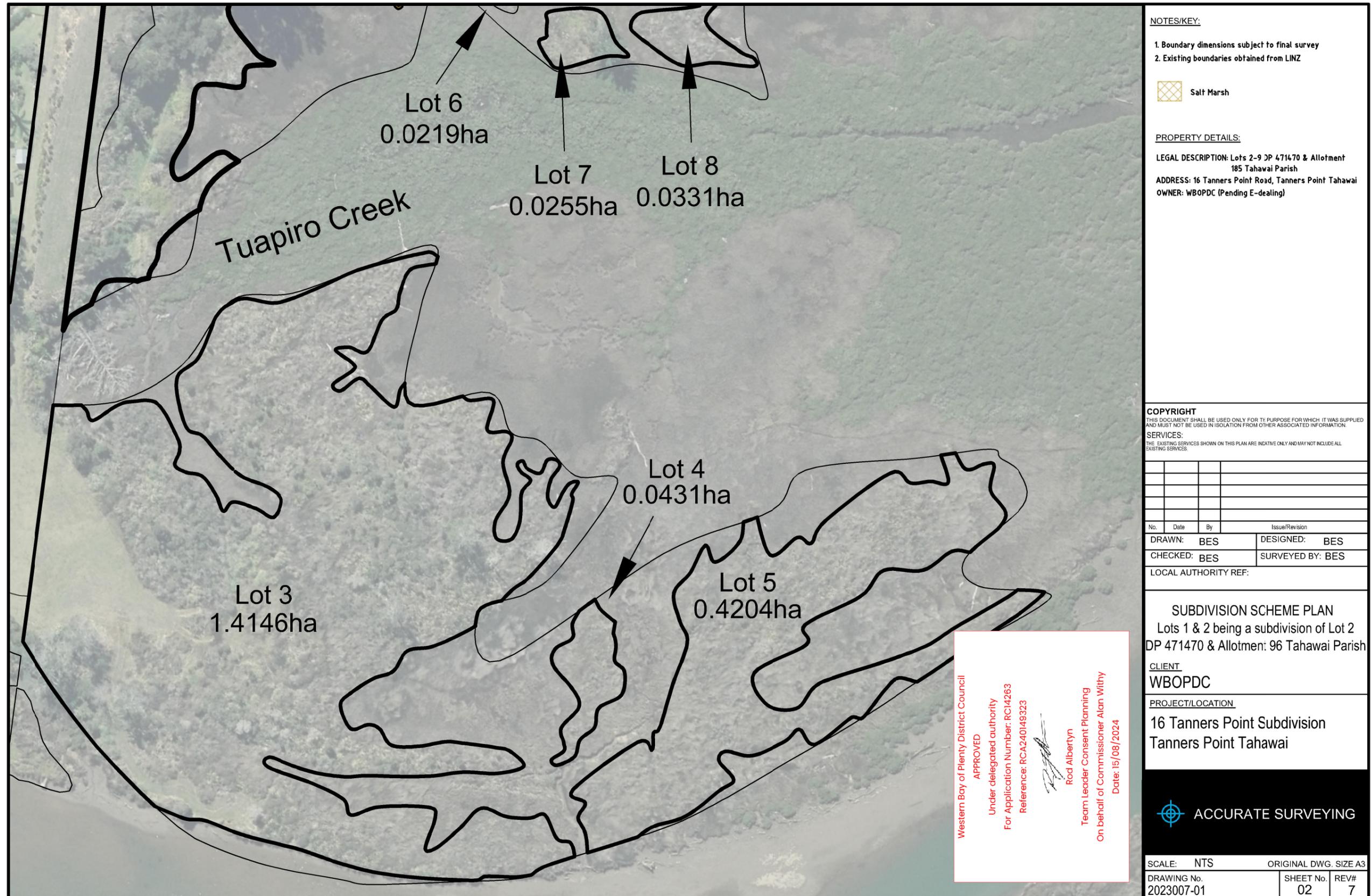
43. Conditions of consent may be imposed under s108. The conditions imposed by the Council are set out in the attached consent. Subject to conditions, Council is satisfied that any adverse effects are no more than minor.
44. The proposal is also to be consistent with the relevant objectives and policies of the Operative District Plan and the purpose and principles of Part 2 of the Resource Management Act 1991 and accordingly Council has granted the consent subject to the conditions set out above.


 Taunu Manihera
 Consultant Planner – Resource Planning
 Date: 1 August 2024

Western Bay of Plenty District Council
 APPROVED
 Under delegated authority
 For Application Number: RC14263
 Reference: RCA240149323


 Rod Albertyn
 Team Leader Consent Planning
 On behalf of Commissioner Alan Witty
 Date: 15/08/2024





NOTES/KEY:

- 1. Boundary dimensions subject to final survey
- 2. Existing boundaries obtained from LINZ

 Salt Marsh

PROPERTY DETAILS:

LEGAL DESCRIPTION: Lots 2-9 DP 471470 & Allotment 185 Tahawai Parish
ADDRESS: 16 Tanners Point Road, Tanners Point Tahawai
OWNER: WBOPDC (Pending E-dealing)

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THIS DOCUMENT SHALL BE USED ONLY FOR THE PURPOSE FOR WHICH IT WAS SUPPLIED AND MUST NOT BE USED IN ISOLATION FROM OTHER ASSOCIATED INFORMATION.

SERVICES:

THE EXISTING SERVICES SHOWN ON THIS PLAN ARE INDICATIVE ONLY AND MAY NOT INCLUDE ALL EXISTING SERVICES.

No.	Date	By	Issue/Revision

DRAWN: BES	DESIGNED: BES
CHECKED: BES	SURVEYED BY: BES

LOCAL AUTHORITY REF:

SUBDIVISION SCHEME PLAN
 Lots 1 & 2 being a subdivision of Lot 2 DP 471470 & Allotment: 96 Tahawai Parish

CLIENT:
 WBOPDC

PROJECT/LOCATION:
 16 Tanners Point Subdivision
 Tanners Point Tahawai

 **ACCURATE SURVEYING**

SCALE: NTS ORIGINAL DWG. SIZE A3

DRAWING No. 2023007-01	SHEET No. 02	REV# 7
---------------------------	-----------------	-----------

Western Bay of Plenty District Council
 APPROVED
 Under delegated authority
 For Application Number: RC14263
 Reference: RCA240149323

 Rod Albertyn
 Team Leader Consent Planning
 On behalf of Commissioner Alan Withy
 Date: 15/08/2024



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **794400**
Land Registration District **South Auckland**
Date Issued 04 July 2017

Prior References

639819 789403

Estate Fee Simple
Area 7.5779 hectares more or less
Legal Description Lot 2-9 Deposited Plan 471470 and
 Allotment 185 Tahawai Parish

Registered Owners

Western Bay of Plenty District Council

Interests

Subject to Section 241(2) Resource Management Act 1991 (affects DP 471470)

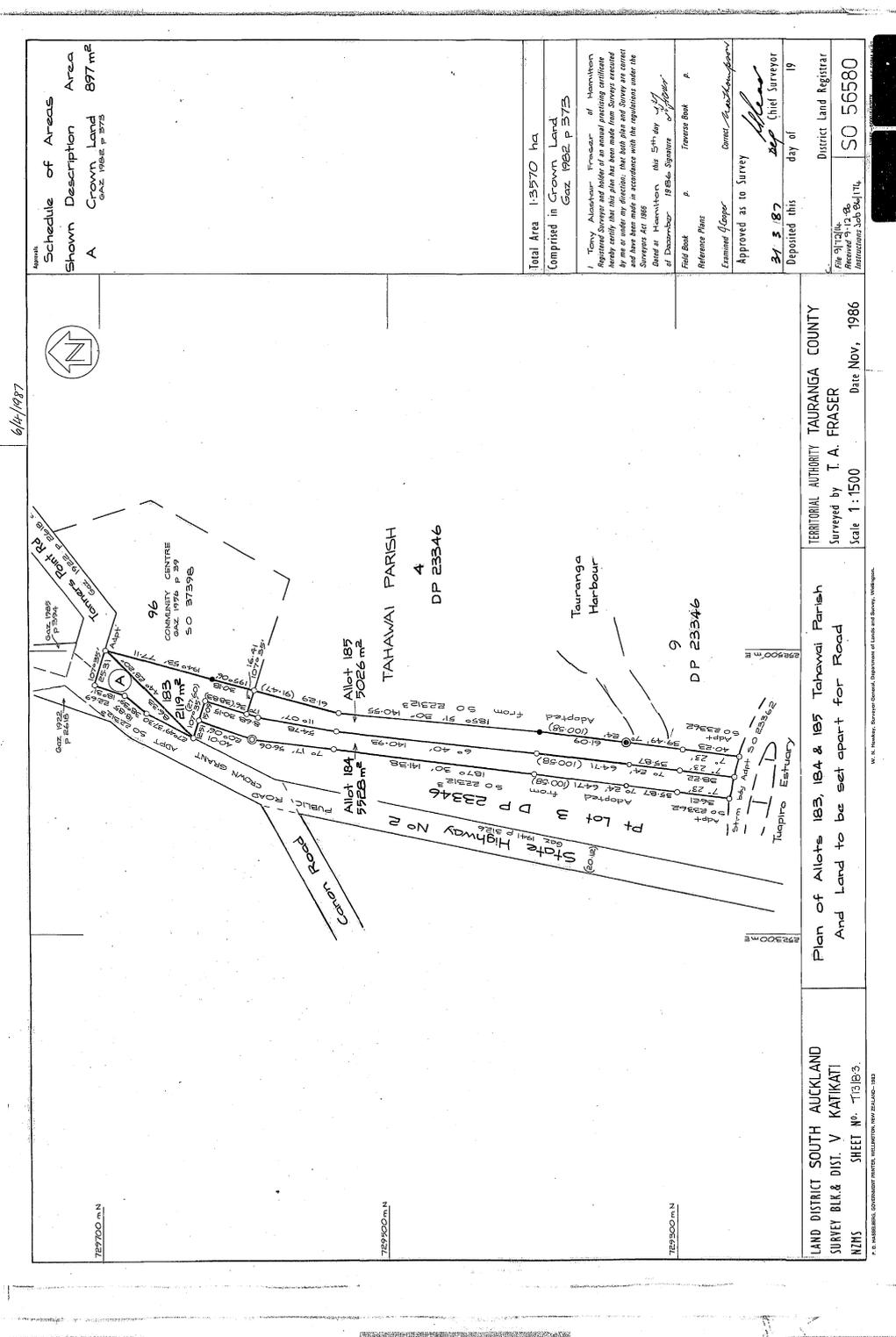
9703540.4 Esplanade Strip Instrument pursuant to Section 232 Resource Management Act 1991 - 29.4.2014 at 11:53 am
(affects Lots 2 and 3 DP 471470)

Subject to Part IVA Conservation Act 1987 (affects Allotment 185 Tahawai Parish)

Subject to Section 11 Crown Minerals Act 1991 (affects Allotment 185 Tahawai Parish)

Identifier

794400



Number	Schedule of Areas Shown	Description	Area
A	Crown Land	897 m ²	

Total Area 13570 ha
Comprised in Crown Land
Gaz. 1982 P 373

I, Tony Auluckhaur, Treasurer of Hauraki Regional Council, hereby certify that this plan has been made in accordance with the provisions of the Survey Act 1986 and have been made in accordance with the regulations under the Survey Act 1986.

Dated at Hauraki, this 5th day of July 1986.
Treasurer
Tony Auluckhaur

Field Book p. Traverse Book p.
Reference Plans
Examined & approved as to Survey
31 3 187
Chief Surveyor

Deposited this 19 day of 19
District Land Registrar
SO 56580

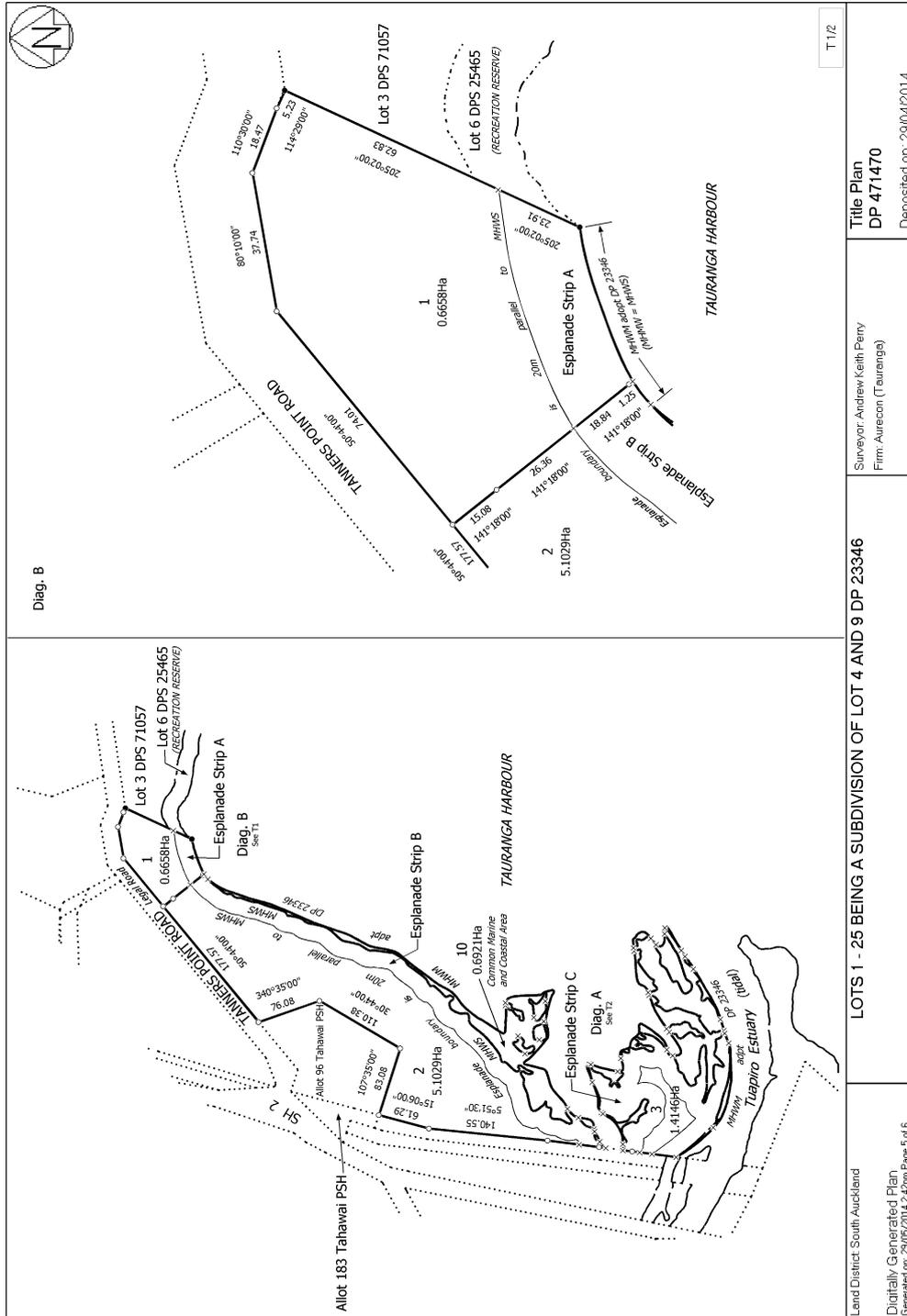
TERRITORIAL AUTHORITY TAURANGA COUNTY
Surveyed by T. A. FRASER
Scale 1:1500
Date Nov, 1986

Plan of Allots 183, 184 & 185 Taharua Parish
And Land to be set apart for Road

LAND DISTRICT SOUTH AUCKLAND
SURVEY BLK & DIST. V KATIKATI
NZMS SHEET NO. T131B3

Identifier

794400



T 1/2

Title Plan
DP 471470
Deposited on: 29/04/2014

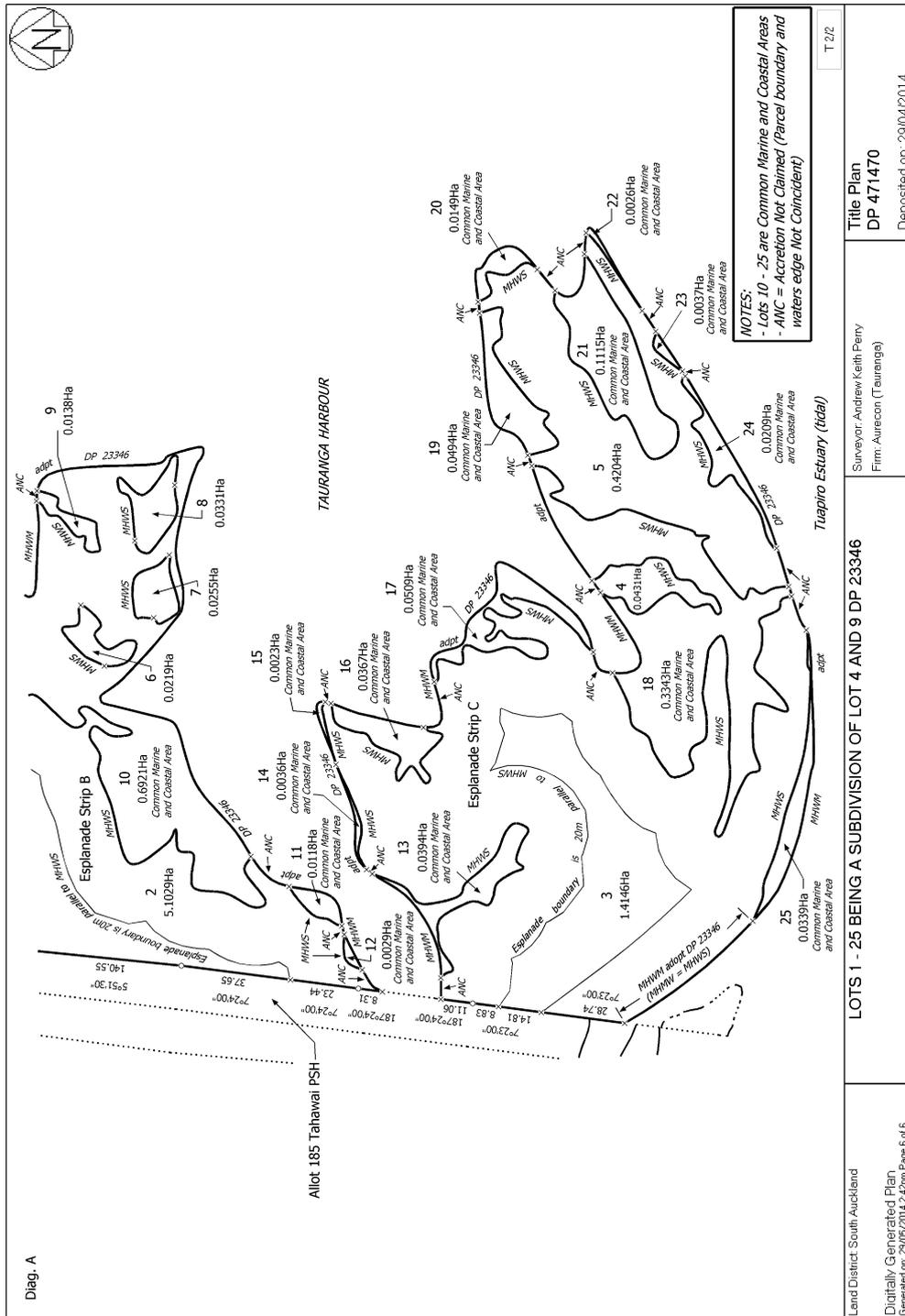
Surveyor: Andrew Keith Perry
Firm: Aurecon (Tauranga)

LOTS 1 - 25 BEING A SUBDIVISION OF LOT 4 AND 9 DP 23346

Lend District South Auckland
Digitally Generated Plan
Generated on: 20/05/2014 2:42pm Page 5 of 6

Identifier

794400



Land District: South Auckland	Surveyor: Andrew Keith Perry Firm: Aurecon (Tauranga)	T 2/2
Digitally Generated Plan Generated on: 28/05/2014 2:42pm Page 6 of 6	Title Plan DP 471470	Deposited on: 29/04/2014
LOTS 1 - 25 BEING A SUBDIVISION OF LOT 4 AND 9 DP 23346		

1956 Page 39

19 JAN.

THE NEW ZEALAND GAZETTE

39

Land Reserved in the Land District of Wellington and Vested in the Akitio County Council

PURSUANT to the Land Act 1948, the Minister of Lands hereby sets apart the land described in the Schedule hereto as a reserve for plantation purposes, and further, pursuant to the Reserves and Domains Act 1953, vests the said reserve in the Chairman, Councillors, and Inhabitants of the County of Akitio, in trust, for that purpose.

SCHEDULE

WELLINGTON LAND DISTRICT

SECTION 32, Block II, Mount Cerberus Survey District: Area, 5 acres 1 rood 5 perches, more or less. (S.O. Plan 23282.)

Dated at Wellington this 9th day of January 1956.

JOHN McALPINE, for the Minister of Lands.
(L. and S. H.O. 22/1048/158; D.O. 8/5/2)

Land Reserved in the Land District of South Auckland and Vested in the Tauranga County Council

PURSUANT to the Land Act 1948, the Minister of Lands hereby sets apart the land described in the Schedule hereto as a reserve for a community centre, and further, pursuant to the Reserves and Domains Act 1953, vests the said reserve in the Chairman, Councillors, and Inhabitants of the County of Tauranga, in trust, for that purpose.

SCHEDULE

SOUTH AUCKLAND LAND DISTRICT

ALLOTMENT 96, Tahawai Parish, situated in Block V, Katikati Survey District: Area, 3 acres and 38.9 perches, more or less. (S.O. Plan 37398.)

Dated at Wellington this 20th day of December 1955.

JOHN McALPINE, for the Minister of Lands.
(L. and S. H.O. 6/1/965; D.O. 8/9/56)

Land Reserved in the Land District of South Auckland

PURSUANT to the Land Act 1948, the Minister of Lands hereby sets apart the land described in the Schedule hereto as a reserve for general education purposes.

SCHEDULE

SOUTH AUCKLAND LAND DISTRICT

SECTION 11, Block IV, Otanake Survey District: Area, 1 acre, more or less. All the land in Proclamation No. S. 90500, Auckland Land Registry.

Dated at Wellington this 9th day of January 1956.

JOHN McALPINE, for the Minister of Lands.
(L. and S. H.O. 7/581/188; D.O. R.L. 2645)

Land Reserved in the Land District of North Auckland

PURSUANT to the Land Act 1948, the Minister of Lands hereby sets apart the land described in the Schedule hereto as a reserve for the preservation of flora and fauna.

SCHEDULE

NORTH AUCKLAND LAND DISTRICT

THAT group of islands lying to the north-west of the north-western extremity of the North Auckland peninsula, known as the Three Kings (Manawatawhi). As shown on the plan marked L. and S. 17/92 deposited in the Head Office, Department of Lands and Survey, at Wellington, and thereon edged red.

Dated at Wellington this 20th day of December 1955.

JOHN McALPINE, for the Minister of Lands.
(L. and S. H.O. 17/92; D.O. 8/5/33)

Land in Peninsula County Declared to be a Public Reserve

PURSUANT to the Reserves and Domains Act 1953, the Minister of Lands hereby notifies that the following resolution was passed by the Peninsula County Council on the 17th day of November 1955:

"That, in exercise of the powers conferred on it by section 13 of the Reserves and Domains Act 1953, the Peninsula County Council hereby resolves that the piece of land held by the Chairman, Councillors, and Inhabitants of the said County in fee simple and described in the Schedule hereto shall be and the same is hereby declared to be a public reserve for a site for a community centre within the meaning of the said Act."

SCHEDULE

OTAGO LAND DISTRICT

LOT 1, D.P. 8345, being part Section 59, Upper Harbour East Survey District: Area, 18.97 perches, more or less. Part certificate of title, Volume 192, folio 241.

Dated at Wellington this 11th day of January 1956.

JOHN McALPINE, for the Minister of Lands.
(L. and S. H.O. 22/5076; D.O. 14/151)

Land in County of Raglan Declared to be a Public Reserve

PURSUANT to the Reserves and Domains Act 1953, the Minister of Lands hereby notifies that the following resolution was passed by the Raglan County Council on the 25th day of October 1955:

"That, in exercise of the powers conferred on it by section 13 of the Reserves and Domains Act 1953, the Raglan County Council hereby resolves that the land held by it in fee simple and described in the Schedule hereto shall be and the same is hereby declared to be a public reserve for recreation purposes within the meaning of the said Act."

SCHEDULE

SOUTH AUCKLAND LAND DISTRICT

LOT 1, D.P. 30778, being part Allotment 46, Parish of One-whereo, situated in Block IX, Maramarua Survey District: Area, 1 rood 16.3 perches, more or less. All certificate of title, Volume 788, folio 125.

Dated at Wellington this 13th day of December 1955.

JOHN McALPINE, for the Minister of Lands.
(L. and S. H.O. 6/1/1015; D.O. 8/9/91)

Change of the Purpose of a Reserve and Vesting in the Waiheke Road Board

PURSUANT to the Reserves and Domains Act 1953, the Minister of Lands hereby changes the purpose of the reserve described in the Schedule hereto from a reserve for recreation purposes to a reserve for plantation purposes, and further, vests the said reserve in the inhabitants of the Waiheke Road District, in trust, for that purpose.

SCHEDULE

NORTH AUCKLAND LAND DISTRICT

LOT 1214, D.P. 16963, being part Allotment 5, Waiheke Parish, situated in Block I, Waiheke Survey District: Area, 10 acres and 5.3 perches, more or less. Part certificate of title, Volume 287, folio 275.

Dated at Wellington this 21st day of December 1955.

JOHN McALPINE, for the Minister of Lands.
(L. and S. H.O. 22/5007; D.O. 8/1405/78)

Change of the Purpose of a Reserve

PURSUANT to the Reserves and Domains Act 1953, the Minister of Lands hereby changes the purpose of the reserve described in the Schedule hereto from a reserve for a site for a community centre to a reserve for recreation purposes.

SCHEDULE

WELLINGTON LAND DISTRICT

LOT 5, D.P. 15856, being part Surburan Section 179, Township of Palmerston North, situated in Block XI, Kairanga Survey District: Area, 3 roods 30.49 perches, more or less.

Dated at Wellington this 9th day of January 1956.

JOHN McALPINE, for the Minister of Lands.
(L. and S. H.O. 6/1/906; D.O. 8/948)

Revoking the Reservation Over a Reserve in Southland Land District

PURSUANT to the Reserves and Domains Act 1953, the Minister of Lands hereby revokes the reservation for a reserve for a site for a public library over the land described in the Schedule hereto.

SCHEDULE

SOUTHLAND LAND DISTRICT

SECTION 17, Block V, Town of Fortrose: Area, 1 rood, more or less. (S.O. Plan 1447.)

Dated at Wellington this 9th day of January 1956.

JOHN McALPINE, for the Minister of Lands.
(L. and S. H.O. 1913/1621; D.O. 8/221)



View Statutory Action

Parcel Allotment 96 Tahawai Parish
Current Purpose Local Purpose Reserve (Community Centre)

Parcel Status Current

Statutory Action	Type	Recorded	Action	Status
New Zealand Gazette 1956 p 39	Gazette Notice	17/10/2001	Create	Current

Statute
Purpose Local Purpose Reserve (Community Centre)
Name
Comments

*** End of Report ***

12 JANUARY

NEW ZEALAND GAZETTE

21

One prize of \$50,000: 8995 442016

Eighteen prizes of \$5,000: 016 429716, 1012 261141, 1118 454508, 3195 473899, 4585 029206, 4586 317337, 5298 266154, 5396 410330, 6198 406885, 6198 746647, 6783

539427, 6993 876787, 7194 485967, 7798 505179, 8090 424906, 8392 585546, 8491 506702 and 8598 759352.

DAVID CAYGILL, Minister of Finance.
au161

Land Notices

Conservation

Harbours Act 1950

The Wanganui Harbour Foreshore Control Order 1988

PAUL REEVES, Governor-General

ORDER IN COUNCIL

At Wellington this 19th day of December 1988

Present:

HONOURABLE M. K. MOORE, PRESIDING IN COUNCIL

Pursuant to section 165 of the Harbours Act 1950. His Excellency the Governor-General, acting by and with the advice and consent of the Executive Council, hereby makes the following order.

Order

1. Title and commencement—

(1) This order may be cited as the Wanganui Harbour Foreshore Control Order 1988.

(2) This order shall be deemed to have come into force on the 27th day of September 1988.

2. Interpretation—In this order—

“The Act” means the Harbours Act 1950:

“The Council” means the Wanganui City Council:

“Foreshore” means such parts of the bed, shore, or banks of a tidal water as are covered and uncovered by the flow and ebb of the tide at ordinary spring tides.

3. **Grant of control**—There is hereby granted to the council for a period of 1 year from the 27th day of September 1988 and ending with the 26th day of September 1989 control of the foreshore described in the Schedule to this order.

4. **Conditions of grant**—The grant of control conferred by clause 3 of this order is subject to the following conditions—

(1) Suitably worded signs shall be erected at main public access ways to the foreshore described in the Schedule to this order indicating that control of it has been granted to the council pursuant to section 165 of the Act.

(2) All money received by the council in the performance or exercise of the functions, duties or powers conferred on it by this order in respect of the foreshore to which this order applies, shall after the deduction of any expenditure incurred by the council in the performance or exercise of those functions, duties or powers, be applied to the construction, repair or improvement of facilities in respect of that foreshore and not otherwise.

Schedule

All those areas of foreshore lying within the limits of Wanganui Harbour as defined in *Gazette*, 8 March 1906, page 744, and as shown on Plan M.D. 2925 held in the Wanganui Office of the Department of Conservation excluding thereout foreshore vested in the Wanganui Harbour Board by virtue of section 53

of the Wanganui Harbour and River Conservation Board Act 1876.

MARIE SHROFF, Clerk of the Executive Council.
in177

Land Act 1948

Reservation of Land

Pursuant to the Land Act 1948 the Minister of Conservation hereby sets apart the land, described in the Schedule hereto, as a scenic reserve subject to the provisions of Section 19 (1) (a) of the Reserves Act 1977.

Schedule

Westland Land District—Westland County— Waitaha Scenic Reserve

1.1953 hectares, more or less, being Section 1, and 1.0257 hectares, more or less, being Section 2, S.O. Plan 10207, situated in Block XII, Waitaha Survey District.

1.2854 hectares, more or less, being Section 1, S.O. Plan 10208, situated in Block XII, Waitaha Survey District.

2469 square metres, more or less, being part Reserve 1540, situated in Block XII, Waitaha Survey District, S.O. Plan 10208.

4679 square metres, more or less, being Reserve 1542, situated in Block XII, Waitaha Survey District, S.O. Plan 1625.

7017 square metres, more or less, being Section 1, and 1.0841 hectares, more or less, being Section 2, S.O. Plan 10209, situated in Block XII, Waitaha Survey District.

Dated at Wellington this 14th day of December 1988.

HELEN CLARK, Minister of Conservation.

(D.O.C. CO. Res 10/3/46; R.O. 1/25/2/1)

in130

Reservation of Land

Pursuant to the Land Act 1948 the Minister of Conservation with the consent of the Minister of Housing, hereby sets apart the land, described in the Schedule hereto, as recreation reserve subject to the Reserves Act 1977.

Schedule

North Auckland Land District—Manukau City

73 square metres, more or less, being Part Lot 234 D.P. 56423, situated in Block VII, Otahuhu Survey District. Part certificate of title 13A/1266. Shown marked “A” on S.O. Plan 60865.

Dated at Wellington this 15th day of December 1988.

HELEN CLARK, Minister of Conservation.

(Cons. C.O. 2/2/97; R.O. 8/5/516/3)

in132

Reservation of Land

Pursuant to the Land Act 1948, the Minister of Conservation, with the consent of the Minister of Lands, hereby sets apart the

22

NEW ZEALAND GAZETTE

No. 1

land described in the Schedule hereto as a Local Purpose (Community Centre) Reserve, subject to the provisions of the Reserves Act 1977.

Schedule**South Auckland Land District—Tauranga County**

2119 square metres, more or less, being Allotment 183, Tahawai Parish, situated in N.Z.M.S. 261, T13 sheet 8.3. Part *New Zealand Gazette*, 1982, page 373. S.O. Plan 56580.

Dated at Wellington this 12th day of December 1988.

HELEN CLARK, Minister of Conservation.

(File refs: R.O. LDA 008, D.O. 7/2) 2
in61

Reservation of Land

Pursuant to the Land Act 1948, the Minister of Conservation, with the consent of the Minister of Lands, hereby sets apart the land described in the Schedule hereto as a Local Purpose (Utility) Reserve, subject to the provisions of the Reserves Act 1977.

Schedule**South Auckland Land District—Whakatane District**

26 square metres, more or less, being Allotment 339, Town of Richmond, situated in N.Z.M.S. 261, V15, Sheets 6.2 and 7.2. Part *New Zealand Gazette*, 1972, page 1864. Part certificate of title 19A/54. S.O. Plan 48768.

Dated at Wellington this 12th day of December 1988.

HELEN CLARK, Minister of Conservation.

(File refs: C.O. Res. 3/44/7, R.O. LDA 008, D.O. 14/33) 2
in62

National Parks Act 1980**Adding Land to the Arthur's Pass National Park**

PAUL REEVES, Governor-General

ORDER IN COUNCIL

At Wellington this 28th day of November 1988

Present:

THE RIGHT HON. DAVID LANGE PRESIDING IN COUNCIL

Pursuant to section 7 of the National Parks Act 1980, His Excellency the Governor-General, acting by and with the advice and consent of the Executive Council, hereby declares that the land, described in the Schedule hereto, shall, as from the 28th day after the date of the publication of the Order in Council in the *Gazette*, be added to and form part of the Arthur's Pass National Park.

Schedule**Westland Land District—Westland County**

2.0234 hectares, more or less, being Rural Section 802, situated in Block X, Otira Survey District. All certificate of title 2D/1491. S.O. Plan 5612.

Land acquired for addition to the Arthur's Pass National Park.

MARIE SHROFF, Clerk of the Executive Council.

(NP 11A/1/1) 2
in59

Reserves Act 1977**Classification of Reserve**

Pursuant to the Reserves Act 1977, and to a delegation from the Minister of Conservation, the Northern Regional Manager, Department of Conservation hereby classifies the reserve, described in the Schedule hereto, as a local purpose

(community buildings) reserve, subject to the provisions of the said Act.

Schedule**North Auckland Land District—Manukau City**

1798 square metres, more or less, being Lot 97, D.P. 17095, situated in Block I, Wairoa Survey District. Part certificate of title 1160/42.

Dated at Auckland this 20th day of December 1988.

G. E. ROWAN, Regional Manager, Department of Conservation, Auckland.

(Cons. C.O.; R.O. LBY 17001) 1
in187

Naming of a Reserve

Pursuant to the Reserves Act 1977, and to a delegation from the Minister of Conservation, the Nelson/Marlborough Regional Manager, Department of Conservation, hereby declares that the recreation reserve described in the Schedule hereto, shall hereafter be known as the Kowhai Point Recreation Reserve.

Schedule**Marlborough Land District—Marlborough County**

2.0250 hectares, more or less, being Section 6, Block XV, Patriarch Survey district. All *New Zealand Gazette*, 1981, page 2585. S.O. Plan 5262.

Dated at Nelson this 20th day of December 1988.

I. A. BLACK, Regional Manager, Nelson/Marlborough.

(R.O.; Res. 053) 1
in188

Change of Classification of Part of Reserve

Pursuant to the Reserves Act 1977, and to a delegation from the Minister of Conservation, the Northern Regional Manager, Department of Conservation, hereby changes the classification of that part of the reserve, described in the Schedule hereto, from a local purpose (site for a kindergarten) reserve to local purpose (museum) reserve, subject to the provisions of the said Act.

Schedule**North Auckland Land District—Rodney County**

1499 square metres, more or less, being Lot 1, D.P. 118474, situated in Block XVI Otamatea Survey District. All certificate of title 68A/729.

Dated at Auckland this 22nd day of December 1988.

G. E. ROWAN, Regional Manager, Department of Conservation, Auckland.

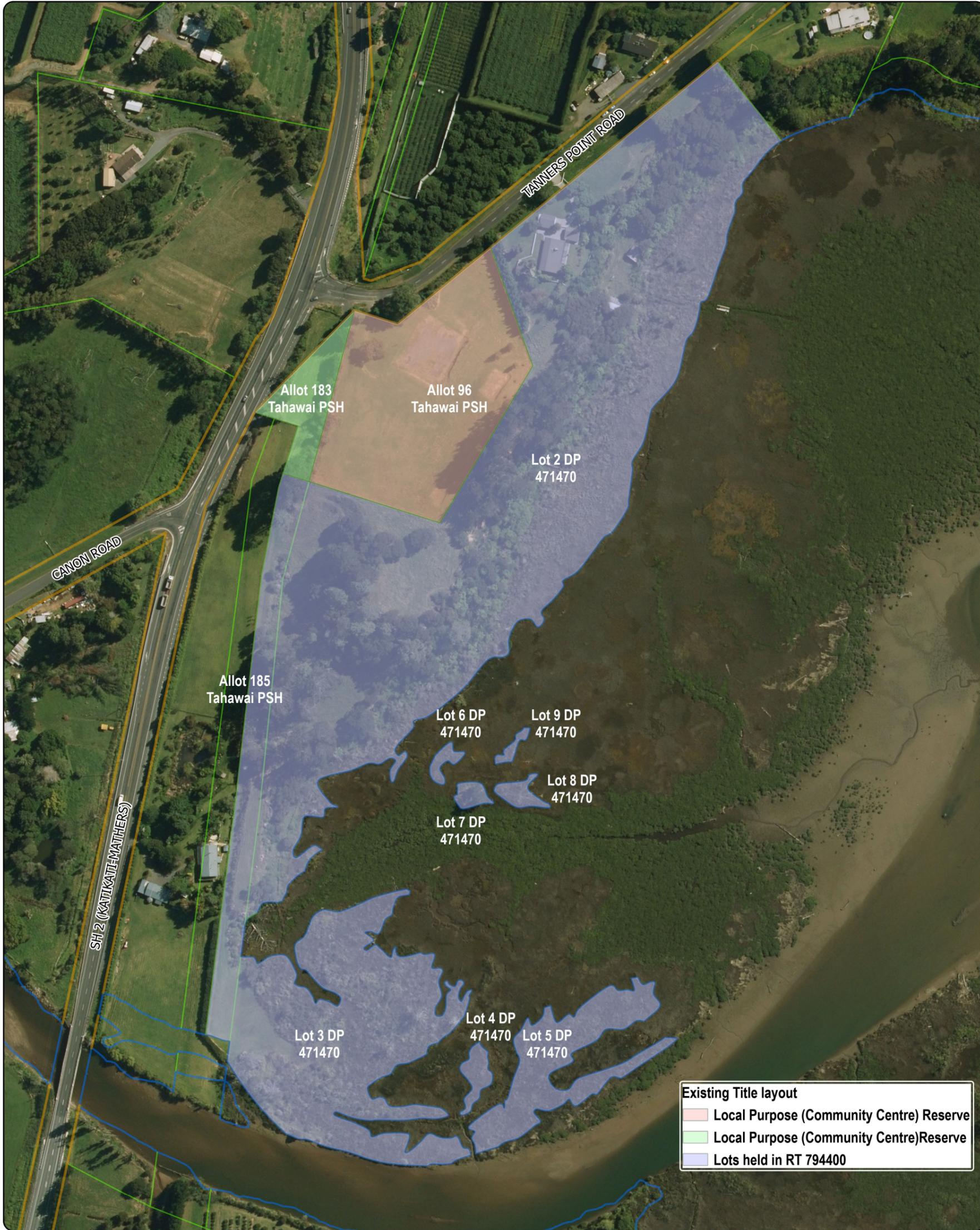
(Cons. C.O. Res. 2/2/279; R.O. 8/3/47) 1
in168

Authorisation of the Exchange of Part of a Reserve for Other Land

Pursuant to the Reserves Act 1977, and to a delegation from the Minister of Conservation, the Regional Manager of the Department of Conservation, hereby authorises the exchange of that part of the Local Purpose (Drainage) Reserve described in the First Schedule hereto, for the land described in the Second Schedule hereto.

First Schedule**South Auckland Land District—Whakatane District**

429 square metres, more or less, being Lot 3, L.T.S. 50324, situated in N.Z.M.S. 261 W15 sheet 3.3. Part certificate of title 23A/1234.



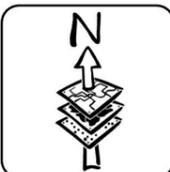
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Email: gis@westernbay.govt.nz
 Date: 5/03/2026
 Operator: mlb
 Map: E:\Shape\MLB\2026\Projects\Tanners Point New Recreation Reserve.aprx

Scale A3 - 1:2,147
 0 10 20 40 60 80 100 120 140 160 180 200 Metres



Tanners Point Recreation Reserve
 Current situation
 Lots held in 3 Titles





Title Plan - LT 622066

Survey Number LT 622066
Surveyor Reference 2023007-16 Tanners Rd
Surveyor Benjamin Eric Skudder
Survey Firm Accurate Surveying
Surveyor Declaration I Benjamin Eric Skudder, being a licensed cadastral surveyor, certify that--
 (a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and Cadastral Survey Rules 2021; and
 (b) the survey was undertaken by me or under my personal direction.
 Declared on 13 Jan 2026 04:06 PM

Survey Details

Dataset Description Lot 1 and 2 being a subdivision of Lot 2 DP 471470 and Allot 96 Tahawai Parish
Status Approved as to Survey
Land District South Auckland **Survey Class** Class B
Submitted Date 13/01/2026 **Survey Approval Date** 16/01/2026
Deposit Date

Territorial Authorities

Western Bay of Plenty District

Comprised In

RT 794400
 GN GN S103780 (Gaz 1956 page 39)

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 1 Deposited Plan 622066	Fee Simple Title	0.5352 Ha	1258015
Lot 2 Deposited Plan 622066	Vesting on Deposit for Recreation Reserve (Territorial Authority)	5.8824 Ha	1258016
Area A Deposited Plan 622066	Easement		
Esplanade Strip B Deposited Plan 622066	Esplanade Strip		
Total Area		6.4176 Ha	

Schedule / Memorandum

LT 622066 Schedule/Memorandum

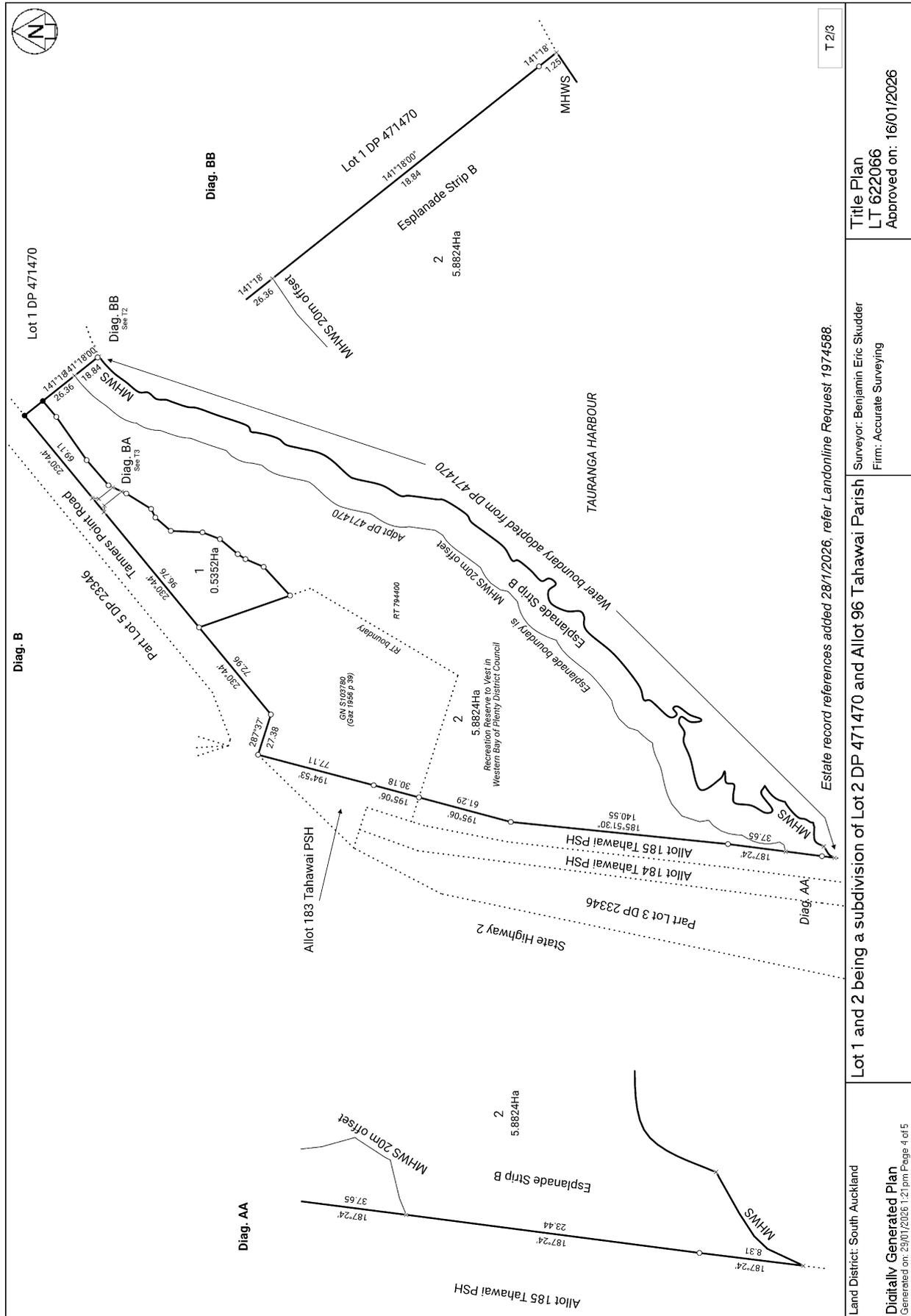
Land registration district
South Auckland

Territorial authority
Western Bay of Plenty District

Memorandum of Easements in Gross

Parcels shown with a prefix of *HL*- include height-limited boundaries

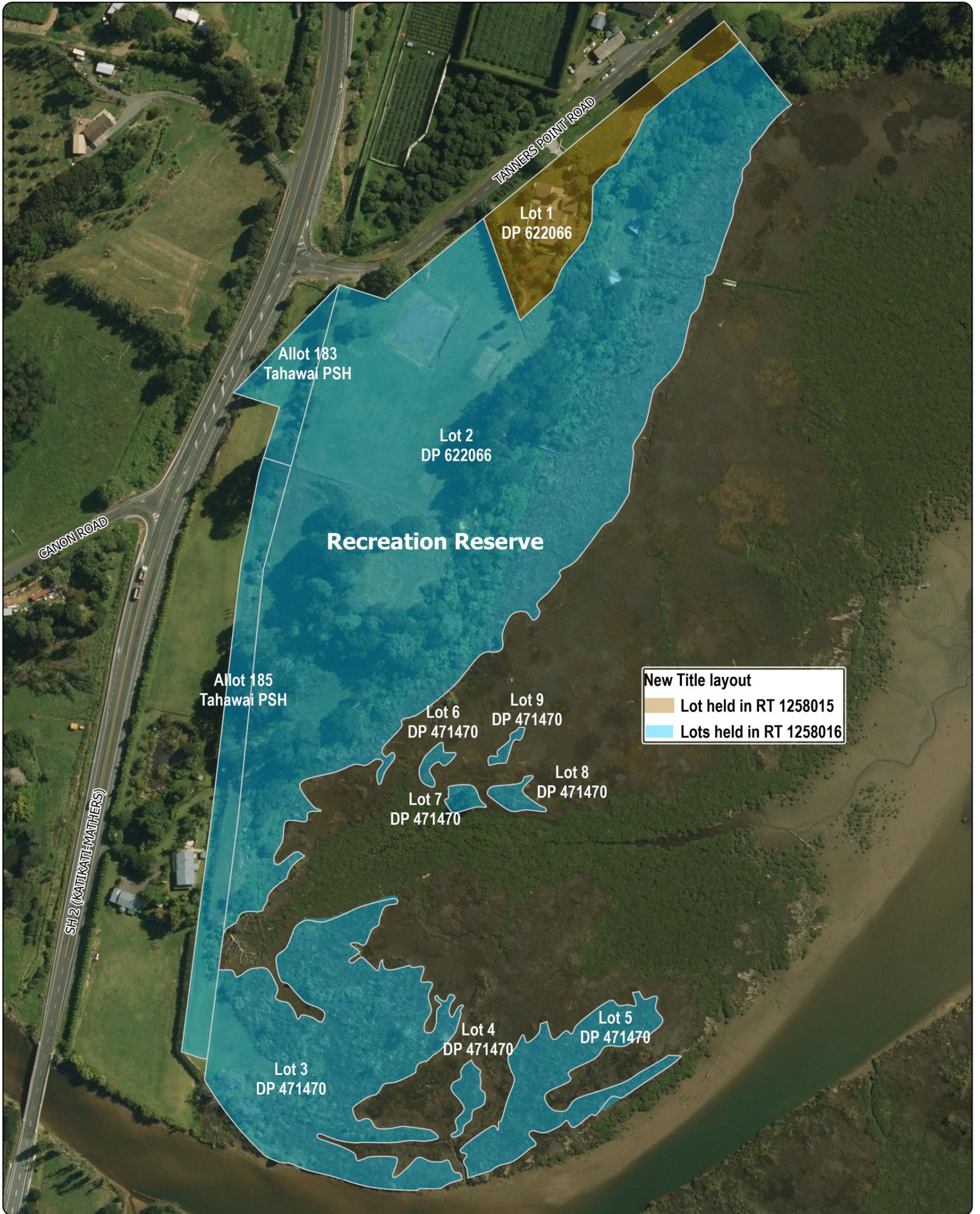
PURPOSE	SHOWN	BURDENED LAND	GRANTEE
Right of Access for Maintenance, Pedestrian Right of Way	A	Lot 1	Western Bay Of Plenty District Council



T 2/3

<p>Land District: South Auckland</p> <p>Digitally Generated Plan</p> <p>Generated on: 25/01/2026 1:21 pm Page 4 of 5</p>	<p>Lot 1 and 2 being a subdivision of Lot 2 DP 471470 and Allot 96 Tahawai Parish</p> <p>Surveyor: Benjamin Eric Skudder Firm: Accurate Surveying</p>	<p>Title Plan LT 622066</p> <p>Approved on: 16/01/2026</p>
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Estate record references added 28/1/2026, refer Landline Request 1974588.



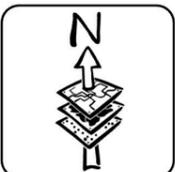
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 Location of services is indicative only. Council accepts no liability for any error.
 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Email: gis@westernbay.govt.nz
 Date: 5/03/2026
 Operator: mlb
 Map: E:\Shape\MLB\2026\Projects\Tanners Point New Recreation Reserve.aprx

Scale A3 - 1:2,000
 0 10 20 40 60 80 100 120 140 160 Metres



Tanners Point Recreation Reserve
 New situation
 Lots held in 2 Titles



TAHAWAI RESERVE - CONCEPT PLAN

DRAFT

PLAN LEGEND

-  Site Boundary
-  Te Poho Pā Site (NZAA Site)
-  Easement
-  Potential connections
-  New planting to direct pedestrian movement onto loop track



TAHAWAI RESERVE - CONCEPT PLAN **DRAFT**



PLAN KEY

- 1 Public toilet & court equipment storage
- 2 Car park
- 3 Multi sport hard court
- 4 Community gardens
- 5 Rongoa gardens
- 6 Scenic lookout
- 7 Potential community building
- 8 Nursery shed (20ft container)
- 9 Nursery beds
- 10 Domed nursery beds (100sqm & water collection)

PLAN LEGEND

- Existing planting (trees/shrubland)
- Amenity & shrubland planting (proposed)
- Trees (proposed)
- Trees (Existing)
- Picnic tables
- Bench seats
- Gravelled area
- Footpath (gravel)
- Footpath (concrete)
- Road / parking hardstand
- Site Boundary
- Te Poho Pā Site (NZAA Site)
- Existing escarpment
- Existing grassed path
- Potential connections
- Gate
- Reserve entry sign

Formal Parking Spaces:
 • 22 car parks



MANAGEMENT AND OPERATIONAL AREAS **DRAFT**



- TE POHO PĀ SITE (NZAA SITE)**
 This Pā site is protected under the Heritage NZ Pouhere Taonga Act 2014. The design aims to avoid directly impacting the protected area but support in the restoration of the mana of Te Poho Pā and the wider reserve area by promoting.

 - Protection of sacred sites
 - Limiting access - especially on burial sites,
 - Eating only at Reserve entrance,
 - Education about tapu sites.

- ESCARPMENT MANAGEMENT**
 Management of pest plants present along the escarpment (including pine tree removal), subsequent enhancement planting to the area to help mitigate erosion and promote biodiversity

Maintaining and enhancing existing grassed path that traverses the escarpment, while protecting tapu areas the path runs through.

- MANGROVE RESTORATION**
 Promote working with BoPRC and other parties in the restoration of mangroves with enhancement planting and management of pest plants.

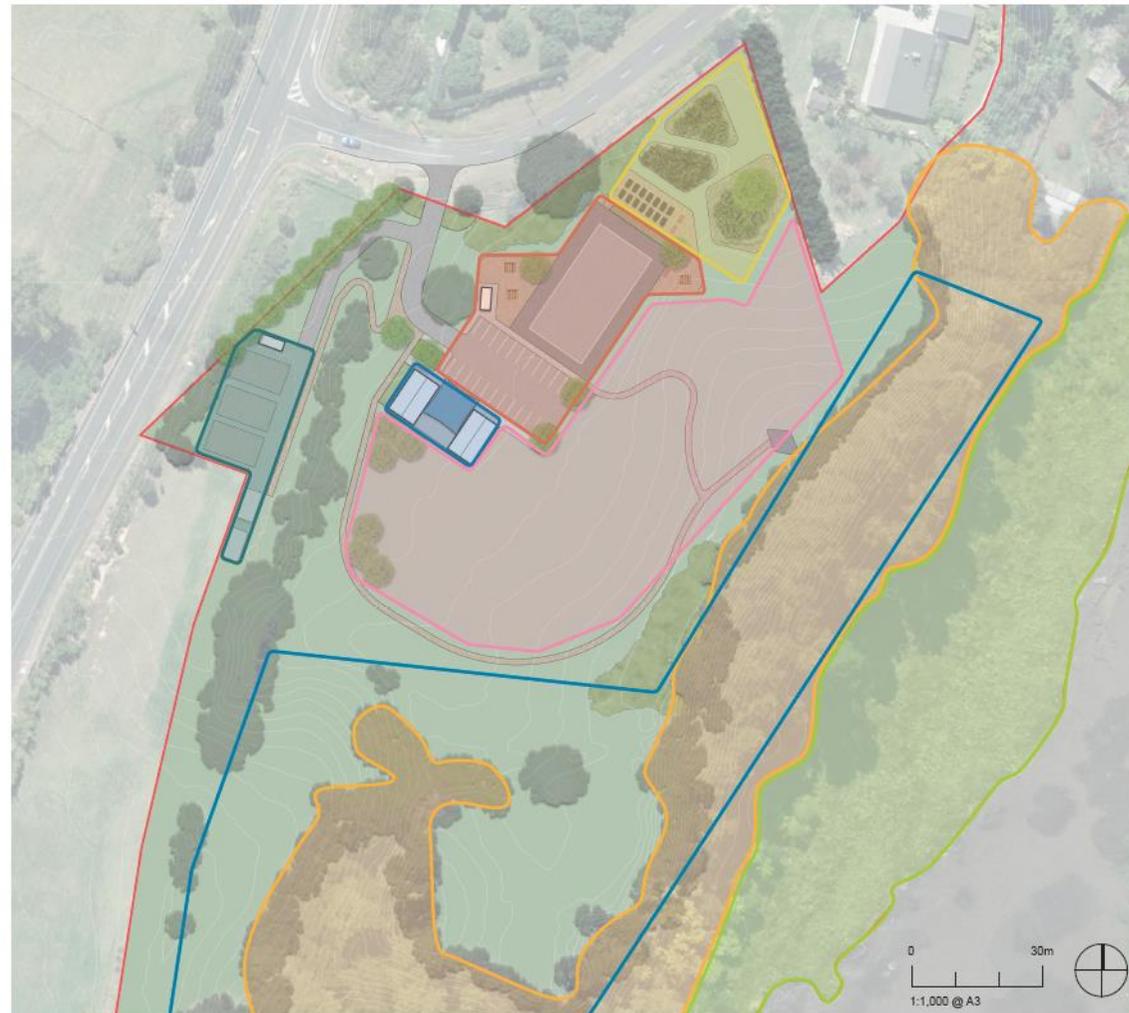
- TREE NURSERY**
 Public access to an amenity that looks to the future and replenishes the land, education opportunities.

- POTENTIAL COMMUNITY BUILDING (TBC)**
 Office space, kitchen, toilet block, car parking. TBC with Ngāti te Wai.

- MULTI-SPORT HARD COURTS AND PUBLIC FACILITIES**
 Potential upgrade of existing playing courts and toilet area. This area is the main activity hub with picnic tables, bench seating, shade trees, information panels and car parking and becomes the space where the general public is welcomed.

- COMMUNITY AND RONGOA GARDENS**
 Located adjacent the main reserve facilities with full public access the community gardens and rongoa gardens allow for a multi generational asset for the wider community.

- OPEN SPACE**
 Preserving a large central open space with a loop track around the circumference, includes lookout with signage telling local stories and the historical importance of the site.



9.7 AMENDMENT TO COUNCIL RESOLUTION RELATING TO THE APPOINTMENT OF NEW TRUSTEES TO THE TOURISM BAY OF PLENTY BOARD

File Number: A7171799

Author: Jodie Rickard, Community and Strategic Relationships Manager

Authoriser: Emily Watton, Acting General Manager Strategy and Community

EXECUTIVE SUMMARY

At the Council meeting held 26 February 2026, Council passed a resolution relating to the appointment of new trustees to the Tourism Bay of Plenty Board. Due to a change of circumstances following that meeting, there is a need to amend the original resolution.

RECOMMENDATION

1. That the Community and Strategic Relationships Manager's report dated 19 March 2026, titled 'Amendment to Council Resolution relating to the Appointment of New Trustees to the Tourism Bay of Plenty Board', be received.
2. That Council amends resolution **CO26-4.31 part 5** passed on 26 February 2026 to reflect the following changes:

*That Council approves the recruitment of **one** new trustee to the Tourism Bay of Plenty Board to replace **Andrea Webster** from 1 July 2026.*

BACKGROUND

1. At its meeting on 26 February 2026, Council approved the recruitment of two new trustees to the Tourism Bay of Plenty (TBOP) board, to replace Peter Blakeway and Andrea Webster. Both Peter and Andrew's terms end 30 June 2026. The recruitment was approved by Tauranga City Council (TCC) at its Council meeting on 10 February 2026.
2. TBOP has requested a 12 month hiatus on appointing an additional general trustee (noting the replacement for Andrea Webster will be the Tangata Whenua trustee to the board). This is due to two key reasons; firstly, the board currently has a good skill set across all areas and covers all bases, and secondly the board feels funding can be better utilised in other areas of its operations.
3. TCC has not indicated they have objections to this change. They will formally consider the matter at their Council meeting on 24 March 2026.

9.8 BAY OF PLENTY LOCAL AUTHORITY SHARED SERVICES LIMITED DRAFT STATEMENT OF INTENT 2026 – 2029 AND HALF YEAR REPORT AS AT 31 DECEMBER 2025

File Number: A7160125

Author: Jackson Jury, Financial Analyst

Authoriser: Matt Potton, Acting Group Manager Corporate Services

EXECUTIVE SUMMARY

The purpose of this report is to provide Elected Members with the Bay of Plenty Local Authority Shared Services Ltd (BOPLASS) Half Year Report to Shareholders as at 31 December 2025 and DRAFT Statement of Intent for 2026 – 2029.

The Statement of Intent sets out the nature and scope of the activities, objectives and performance targets for BOPLASS for the three-year period from 1 July 2026 to 30 June 2029.

Council may provide comment on BOPLASS's Draft Statement of Intent 2026-2029 for the BOPLASS Board.

RECOMMENDATION

1. That the Financial Analysts report dated 19 March 2026 titled 'Bay of Plenty Local Authority Shared Services Limited Draft Statement of Intent 2026 – 2029 and Half Year Report to 31 December 2025', 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 Bay of Plenty Local Authority Shared Services Limited's (BOPLASS) Half Year Report to Shareholders as at 31 December 2025 (**Attachment 1**) be received.
4. That Bay of Plenty Local Authority Shared Services Limited's (BOPLASS) Draft Statement of Intent 2026-2029 (**Attachment 2**) and accompanying cover letter (**Attachment 3**) be received. Feedback, comments and recommended changes are to be provided to BOPLASS no later than 1 May 2026, so that this can be considered for inclusion in their final Statement of Intent due to Council by 30 June 2026.
5. That the Board of the Bay of Plenty Local Authority Shared Services Limited's (BOPLASS) be advised of the following comments on their Draft Statement of Intent within two months from 1 March 2026.

BACKGROUND

1. Formally established in January 2008, BOPLASS is a collaboration between nine local authority Councils in the Bay of Plenty and surrounding regions.

2. BOPLASS facilitates cost savings and efficiencies through shared services, joint procurement, and cooperative projects. Key areas of focus include IT systems, insurance, GIS services, procurement, and other back-office functions. The goal is to enhance service delivery while reducing costs for member councils.
3. BOPLASS is designated a council-controlled organisation under the Local Government Act 2002. As a council-controlled organisation, BOPLASS is a separate legal entity from Council and is responsible for delivery of services in accordance with an agreed Statement of Intent.

BOPLASS LTD'S HALF YEAR REPORT AS AT 31 DECEMBER 2025

4. Under Section 66 (2) of the Local Government Act 2002, within two months after the end of the first half of each financial year, the Board of a council-controlled organisation must deliver to the shareholders a report on the organisation's operations during that half year. The report is required to provide information against the objectives set out in the Statement of Intent.
5. A copy of BOPLASS's Half Year Report to Shareholders as at 31 December 2025 is included in **Attachment 1**.

BOPLASS LTD'S DRAFT STATEMENT OF INTENT FOR 2026-2029

6. Under Schedule 8 Part 1 of the Local Government Act 2002 the Board of a council-controlled organisation must deliver to its shareholders a draft Statement of Intent on or before 1 March each year.
7. The BOPLASS Board must consider any comments on the draft statement of intent that are made to it within two months from 1 March by the shareholders and deliver the completed statement of intent to the shareholders on or before 30 June each year.
8. Council is therefore requested to receive and if applicable, comment on the draft Statement of Intent 2026-2029. Please see **Attachment 2** with accompanying letter to shareholders (**Attachment 3**).

SIGNIFICANCE AND ENGAGEMENT

9. 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.
10. The Policy requires Council and its communities to identify the degree of significance attached to particular issues, proposals, assets, decisions, and activities.

11. In terms of the Significance and Engagement Policy this decision is considered to be of low significance because it is a statutory requirement for council-controlled organisations to deliver to the shareholders a half year report on the organisations operations. Additionally, receiving the DRAFT Statement of Intent from a Council Controlled Organisation (CCO) for shareholders' comment is statutory, therefore the effect on ratepayers is low.

ENGAGEMENT, CONSULTATION AND COMMUNICATION

Interested/Affected Parties	Completed/Planned Engagement/Consultation/Communication		
The Board of BOPLASS Limited	Any comments on BOPLASS Limited's Draft Statement of Intent 2026-2029 must be received by the Board for its consideration within two months from 1 March 2026.	Planned	Completed
The Shareholders of BOPLASS Limited	Shareholders are invited to provide comment and feedback on the draft Statement of Intent 2026-2029 within two months from 1 March 2026.		

ISSUES AND OPTIONS ASSESSMENT

That the Board of BOPLASS Limited be advised of the following comments on the Draft Statement of Intent 2026-2029 within two months from 1 March 2026	
Reasons why no options are available Section 79 (2) (c) and (3) Local Government Act 2002	Legislative or other reference
The Board of a council-controlled organisation must deliver to its Shareholders a draft Statement of Intent on or before 1 March each year.	Part 1 Schedule 8 of the Local Government Act 2002.

STATUTORY COMPLIANCE

12. The BOPLASS Half Year Report as at 31 December 2025, DRAFT Statement of Intent 2026-2029 and the recommendations are in accordance with Schedule 66 (2) and Part 1 of Schedule 8 of the Local Government Act 2002.

FUNDING/BUDGET IMPLICATIONS

The recommendations in this report have no budgetary or funding implications.

ATTACHMENTS

1. **BOPLASS Half Yearly Report 31 December 2025**  
2. **BOPLASS Statement Of Intent 2026-2029 Approved Draft**  
3. **BOPLASS DRAFT Statement Of Intent Letter - February 2026**  



HALF YEARLY REPORT TO SHAREHOLDERS



Period ended 31 December 2025

“COUNCILS PARTNERING FOR VALUE AND SERVICE”



BOPLASS Chair's Report

It is with pleasure that the Directors present their 2025/2026 Half Yearly Report to Shareholders highlighting the continuing value BOPLASS delivers through collaboration and shared services. The first half of the financial year has seen significant progress across a wide range of initiatives.

The BOPLASS collective insurance programme continues to deliver exceptional benefits to our shareholders, with 2025 providing one of the strongest outcomes. This is a reflection of the strategic approach undertaken with insurance and the ongoing proactive engagement within the markets to achieve the best outcomes for member councils. The focus on improved data through group loss modelling and data analysis tools has added to the level of premium savings achieved with this year's renewal.

Collaboration remains central to BOPLASS activities and is reflected in the extensive list of projects in the Half Yearly Report.

The WOLDS project is progressing to deliver a cross-regional licensing and data system for waste operators, building on the earlier work to standardise bylaws and improve data quality. The first phase of this project is due to go live in mid-2026 and will provide benefits to waste operators and councils. Similarly, the joint regional waste strategy and infrastructure plan, supported by Ministry for the Environment funding, reflects the strength of inter-regional partnerships, with BOPLASS and Co-Lab contributing to this important initiative.

The GIS programme continues to deliver efficiencies and innovation. Aerial imagery capture for LiDAR, urban and coastal orthophotography was completed ahead of schedule, and work is underway to produce contours for the entire Bay of Plenty region. BOPLASS is also reviewing GIS software agreements, including opportunities for leveraging the ESRI enterprise agreement for Water Service Organisations, demonstrating BOPLASS commitment to future-focused solutions.

The breadth of activity undertaken in the first six months of this year reflects the dedicated work of the small BOPLASS team, ranging from procurement and insurance, to technology and regulatory alignment. The scope of the work also highlights the strength of collaboration across councils and the tangible benefits delivered through working collectively.

BOPLASS remains committed to identifying new opportunities, supporting innovation, and developing cost-effective solutions for all stakeholders.

On behalf of the Board, I thank our councils, advisory groups and partners for their continued support and engagement. Further details on current projects and initiatives are provided in the attached report.

Yours faithfully

Craig O'Connell
Chair



BOPLASS Ltd
"COUNCILS PARTNERING FOR VALUE AND SERVICE"

HALF YEARLY REPORT TO SHAREHOLDERS

20 FEBRUARY 2026

1 INTRODUCTION

The Local Government Act 2002 requires that the Directors deliver to the Shareholders a report within two months of the end of the first six months of the financial year. The report is required to provide information against the objectives set out in the Statement of Intent. The following report records the objectives of the company and reports on performance against a table of specific performance requirements set out in the Statement of Intent.

2 OBJECTIVES OF BOPLASS LTD

The company exists to provide councils in the Bay of Plenty and Gisborne regions with an umbrella vehicle to investigate, procure, develop, and deliver shared services.

Working together with the full support and involvement of staff, we will provide benefit to councils and their stakeholders through improved levels of service, reduced costs, improved efficiency and/or increased value through innovation.

These will be achieved primarily through:

JOINT PROCUREMENT

Being the procurement of services or products by two or more councils from an external provider regardless of whether the service is paid for through BOPLASS or individually by participating councils.

SHARED SERVICES

Being the participation of two or more councils in the provision of a common service which may be jointly or severally hosted.

3 GOVERNANCE

In the year to date the governance structure has remained stable with no changes to the Board of Directors or Shareholder Representatives.

4 NATURE AND SCOPE OF ACTIVITIES

The principal nature and scope of the activities of BOPLASS Ltd is to:

- Use joint procurement to add value to goods and services sourced for its constituent councils.
- Facilitate shared services that benefit councils and their stakeholders through improved levels of service, reduced costs, improved efficiency, innovation and/or increased value.
- Pursue best practice in the management of all activities to obtain best value and minimise risk.
- Demonstrate fiduciary responsibility by ensuring that its activities are adequately funded from savings achieved, levies, council contributions, or Government funding where available.
- Allow other councils or organisations to participate in its activities where this will benefit its constituent councils directly or indirectly.
- Represent the collective views of its shareholders in matters with which it is associated.

5 FUTURE DEVELOPMENTS

BOPLASS Ltd will continue to work on business cases for joint procurement and shared services that may be provided in the region or cross-regionally.

The Board has adjusted its strategy to ensure a greater focus on shared services opportunities, while continuing to deliver savings and value to councils through new and existing joint procurement initiatives.

Current reviews for joint procurement and shared services cover but are not limited to:

- | | |
|--|--|
| • Agenda management software | • Health insurance |
| • Archive services | • High volume print |
| • Asset Management | • ICT security policies |
| • Building consents | • Insurance valuations |
| • Business continuity planning | • Inter-council secondments |
| • CCTV monitoring | • Joint software support |
| • Centralised insurance resource | • LGOIMA requests |
| • Chemicals | • Lone worker field solutions |
| • Consents processing | • Motor vehicle monitoring |
| • Contractor online inductions | • PPE & uniform |
| • Debt management | • Property valuation services |
| • Diversion of putrescible waste from landfill | • Rates collection |
| • Driver training | • Regional contractor database |
| • Drug & Alcohol testing | • Risk and total assurance |
| • Electoral Officer services | • Solid waste regional facilities strategy |
| • Engineering Codes of Practice | • Staff engagement survey systems |
| • Fleet purchasing and management | • Vehicle monitoring |
| • Geospatial services | • Web services |
| • Health & Safety management system | |

Other collaborative opportunities may be progressed after the Board has considered individual business cases and formally agreed to take on and deliver (or host/procure etc.) the project.

Joint procurement opportunities will continue to be identified and developed with individual councils engaging under the opt-in principle established by the Board. Joint procurement initiatives will be considered by the Board and/or its advisory groups where there is demonstrated support from two or more member councils.

The Board supports BOPLASS continuing to develop collaboration opportunities outside of the regional boundaries. BOPLASS will continue to proactively explore opportunities to partner with other Local Authorities and shared services organisations within New Zealand where they are developing, or considering developing, cost effective shared services and products that are of value to the Bay of Plenty and Gisborne councils.

BOPLASS development of the Collaboration Portal for the sharing of information on joint procurement or shared services opportunities within the constituent councils has identified a number of duplicate projects across councils which present an opportunity for further collaboration. The BOPLASS Collaboration Portal has become more widely used by other LASS, councils, and local government organisations and provides an opportunity to assist with the identification and management of inter-regional collaboration opportunities. BOPLASS will continue to develop the Collaboration Portal and make it available to the wider local government community.

6 PERFORMANCE TARGETS

To ensure the company continues to operate effectively in both governance and management terms over the next three years the current SOI targets are to:

- Ensure supplier agreements are proactively managed to maximise benefits for BOPLASS councils.
- Investigate new joint procurement initiatives for goods and services for BOPLASS councils.
- Identify opportunities to collaborate with other LASS in Procurement or Shared Service projects where alliance provides benefits to all parties.
- Implement Shared Services demonstrating best practice and added value to participating councils and stakeholders.
- Communicate with each shareholding council at appropriate levels.
- Ensure current funding model is appropriate.

The Board believes that all targets are being achieved or are on-track to be achieved, as is demonstrated by the following list of current initiatives.

7 CURRENT INITIATIVES

The following initiatives have been under consideration or operating during the first part of the year:

HIGHLIGHTS

- NZ Archaeological Association (NZAA) – NZAA implemented new licensing and fees in 2025, resulting in a proposed substantial cost increase for all BOPLASS councils. BOPLASS has negotiated a collective agreement with NZAA ensuring BOPLASS councils now receiving a tailored service with significant financial savings.
- Cross-Regional Waste Strategy and Waste Infrastructure Plan – Bay of Plenty and Waikato councils are collaborating on the development of a joint regional waste strategy and waste infrastructure plan, led by Waikato Regional Council. The Ministry for the Environment has provided funding through the Waste Minimisation Fund to support this initiative. BOPLASS and Co-Lab are both supporting the project.
- Insurance information workshops – BOPLASS has coordinated a series of short, focused online workshops to enhance council staff understanding of insurance processes. Each session addresses a specific topic relevant to council operations. The first workshop, Insurance 101, established a shared baseline of knowledge, followed by sessions on fine arts insurance, covering placement and risk management for art and heritage collections – an area often overlooked due to low premium spend.
- Media Monitoring Service – A collective contract continues to provide BOPLASS councils with a more cost-effective and broader service including print, online, broadcast media, social media and ‘social listening’ services that analyse social media feedback or sentiment.
- Waste Operator and Licensing Data System (WOLDS) – BOPLASS is leading the collective WOLDS project for BOPLASS and Co-Lab councils: a cross-regional system designed to centralise waste operator licensing and data reporting through a secure portal. This initiative builds on previous collaborative work to standardise waste bylaws and will deliver consistent regulation, improved data quality, and cost efficiencies for councils and operators. Phase 1 councils will incorporate WOLDS licensing into their fees for implementation from 1 July 2026, with operator licensing and data reporting then managed centrally.
- Lone worker field solutions – BOPLASS has been working with the Health and Safety and IT advisory groups to identify new technologies and solutions to support council staff operating in lone worker situations.
- Self-Insurance Options – BOPLASS participated in a project led by MW LASS to assess the viability of councils’ self-insuring for high-frequency claims, with the aim of increasing deductibles to reduce premiums. Modelling of current claim scenarios indicated that this approach would not deliver any anticipated savings, as insurers were unwilling to provide premium relief. Current deductible levels remain the most cost-effective option for councils.

- Government procurement rules – BOPLASS has attended recent government webinars on the updated procurement rules and is working closely with council procurement managers to ensure alignment with best practice. While the new rules are not mandatory for local government, they emphasise supporting the New Zealand economy and engaging local suppliers – objectives that are particularly relevant for councils.
- Digital Built Aotearoa Foundation – Underground Asset Register (UAR) – BOPLASS has actively engaged with the Digital Built Aotearoa Foundation to assess regional opportunities associated with the NZ Forward Works Viewer (NFWV) and the emerging Underground Asset Register. This national platform is designed to consolidate underground and above-ground asset information into a single, accessible map, improving safety, reducing asset-strike risk, and supporting better coordination of infrastructure works. As part of this work, BOPLASS has negotiated pricing incentives for our group of councils, however, discounted pricing is contingent on all councils' participation.
- CCTV Monitoring – As a second phase of the BOPLASS CCTV project, BOPLASS is investigating an opportunity to establish CCTV monitoring as a shared service across multiple councils. Centralisation of these services also helps with improved alliance with police requirements.
- Collective Insurance Programme – The BOPLASS collective insurance programme continues to deliver significant benefits to all member councils. The November 2025 renewals provided further improvements in terms, coverage, and premium rates, with over \$2.2 million saved across infrastructure and material damage/business interruption policies when compared with premiums for the year prior. The 2025 engagement with the markets was particularly successful and was supported by several proactive initiatives such as group loss modelling (saving over \$171,000 by doing this collectively), detailed underwriter presentations, and a focus on enhanced data quality. Additional workstreams that continue to support the collective programme include, the development of an insurance MOU, parametric and disaster waste insurance options, data analysis, and coordination of insurance workshops. These activities ensure councils maintain strong market positioning and continue to secure optimal outcomes.
- Aerial Imagery – Three tenders were awarded for LiDAR, urban and coastal orthophotography covering Tauranga, Rotorua, Western BOP, Whakatāne, Ōpōtiki, and Gisborne regions. Aerial capture was completed ahead of schedule in December 2025.
- Contractor and Employee H&S Inductions – A project continues to be investigated to develop a common platform and standard for the development and management of H&S inductions – for both staff and contractor purposes.
- GIS Software and Services – A number of key contracts for councils' geospatial software have been reviewed and renewed through collective BOPLASS agreements.

- Contours from LiDAR – A project is underway to produce contours for the entire Bay of Plenty region using the LiDAR data that BOPLASS councils have procured collectively for the region. The contours will provide an important complete topography layer for councils' mapping. The collective agreement offers councils a cost-effective solution and improved efficiency for the region under a single process.
- MahiTahi Collaboration Portal – Further growth has been achieved with the MahiTahi Collaboration Portal with additional councils joining and using it as a collaboration tool for sharing information across councils.
- Bulk management tools – BOPLASS is investigating enterprise licencing options for tools to support ArcGIS Online and Portal backup, content migration, and bulk licence allocation. Currently under action.
- Water CCOs GIS Software – BOPLASS is assessing opportunities to utilise its ESRI enterprise agreement to support the establishment of standalone GIS capabilities within Water Service Organisations.
- Health insurance – A project is underway to explore benefits of establishing a group scheme across the BOPLASS group.
- Media Copyright Agency (MCA) – A collective contract providing savings for all BOPLASS councils has been renegotiated with MCA.
- LGOIMA requests – BOPLASS has continued to work in conjunction with the other two LASS in the development of a centralised platform for the sharing of LGOMA information to assist with establishing consistency and best practice with responses.
- Institute of Public Works Engineering Australasia (IPWEA) – BOPLASS has renegotiated a single BOPLASS IPWEA membership covering all councils and providing membership savings.
- Debt Management Services – BOPLASS is working with MW LASS to provide debt management as a shared service to BOPLASS councils.
- Inter-LASS collaboration – LASS leads meet regularly to identify additional opportunities for inter-regional procurement and shared services. It has been agreed that all projects under development or consideration by individual LASS will be made available to the other LASS groups, reinforcing a collaborative approach to collectively achieve efficiencies and improved outcomes. BOPLASS is also working with Co-Lab to offer preferential rates for councils wishing to access existing shared services.
- Communication – BOPLASS continues to regularly engage with our constituent councils, senior management and shareholders to ensure opportunities continue to be developed to the benefit of all stakeholders. Additionally, advisory groups, comprising subject matter experts from each council, meet regularly to identify and lead specific projects to provide benefits to all councils through collaboration.
- Viability of Current Funding Model – The sources of BOPLASS funding and the viability of the funding model are regularly reviewed with financial reporting provided to the BOPLASS Board.

8 FINANCIAL REPORTS

8.1 Financial Support and Accounting Services

Accountancy services and support continue to be provided by Tauranga City Council.

8.2 Accounting Policies

The company is compliant with the accounting policies stated in the Statement of Intent.

8.3 Tier 2 PBE Accounting Standards Applied

The financial accounts are prepared with application of Tier 2 accounting standards.

8.4 Financial Reports

Financial Reports for the period to 31 December 2025 are attached.

8.5 Variations

Aerial photography revenue and expenditure are slightly behind target but this is simply a timing issue with progress payments, with imagery capture often being at the mercy of the weather.

Project revenue is reported as \$76,838 ahead of budget. This is due to contributions being received at the commencement of projects and will balance in the second half of the year.

9 STAFFING, ACCOMMODATION AND SUPPORT

Staff

Staffing levels are unchanged with a part-time administrator continuing to provide additional project support and management of existing activities.

Accommodation and Support

We have appreciated the office space provided to us by BOP Regional Council in 2025 and the support that is offered for IT and Accounting services by Tauranga City Council.

BOP LASS LTD				
STATEMENT OF COMPREHENSIVE INCOME				
FOR THE MONTH ENDED 31 DECEMBER 2025				
	Actual YTD	Budget YTD	Total Budget	YTD Variance
REVENUE				
Revenue - Core	187,006	189,815	379,630	(2,809)
Bank Interest Received	2,191	5,000	10,000	(2,809)
Council Contribution	184,815	184,815	369,630	0
Revenue - Projects	1,059,635	1,006,125	1,318,500	53,510
Bank Interest Received	445	125	1,500	320
Aerial Photography Revenue	178,040	200,000	400,000	(21,960)
Collaboration Portal Revenue	19,000	22,500	45,000	(3,500)
Lease Revenue - ICN	70,557	68,500	137,000	2,057
Lease Revenue - Video Conference	14,755	15,000	15,000	(245)
Projects - Recoveries Revenue	776,838	700,000	720,000	76,838
TOTAL OPERATING REVENUE	1,246,642	1,195,940	1,698,130	50,701
EXPENSES				
Expenditure - Core	243,373	230,701	444,451	8,364
ACC	815	950	950	(135)
Accommodation & Travel	4,142	2,000	4,000	2,142
Accounting & Audit	6,903	12,500	25,000	(5,597)
Administration	14,426	10,000	20,000	117
Amortisation	475	1,000	2,000	(525)
Bank Fees	0	100	200	(100)
Conferences	1,885	1,250	2,500	635
Depreciation	1,383	2,000	4,000	(617)
Directors Costs	10,111	11,500	23,000	(1,389)
Fringe Benefit Tax	1,401	2,250	4,500	(849)
General & Catering	0	750	1,500	(750)
Health & Safety	0	500	1,000	(500)
Insurance	13,530	16,000	16,000	(2,470)
Interest Paid - TCC Loan	0	0	0	0
Legal	0	1,250	2,500	(1,250)
Salaries	181,407	158,051	316,101	23,357
Salaries - Projects OpEx	(6,507)	(5,000)	(10,000)	(1,507)
Staff Support Costs	12,318	10,500	21,000	1,818
Staff Training Costs	552	1,250	2,500	(698)
Subscriptions	533	1,100	2,200	(567)
Tax Advice	0	2,750	5,500	(2,750)
Expenditure - Projects	1,007,541	965,240	1,253,679	46,610
Aerial Photography Expense	168,040	200,000	400,000	(31,960)
Collaboration Portal OpEx	11,171	13,990	27,979	(2,818)
Lease Expense - ICN	69,758	65,800	131,600	3,958
Lease Expense - Video Conference	14,053	14,100	14,100	4,262
Projects - Recoveries Expenditure	744,519	671,350	680,000	73,169
TOTAL OPERATING EXPENDITURE	1,250,914	1,195,940	1,698,130	54,974
OPERATIONAL SURPLUS / (DEFICIT) BEFORE TAX	(4,273)	0	0	(4,273)

BOP LASS LTD STATEMENT OF FINANCIAL POSITION AS OF 31 DECEMBER 2025	
	Actual YTD
Bank	
Cheque Account	529,373
Trust A/c Aerial Photography	211,265
Crime Prevention	1,148
Total Bank	741,785
Current Assets	
Trade Debtors	185,058
Accrued Revenue	118,180
Tax Payable (Tax Receivable)	4,228
Prepayments	8,016
Total Current Assets	315,482
Non-current assets	
Intangible - Computer Software	79,175
Intangible - Amortisation	(75,546)
Computer Equipment at cost	4,516
Less Accumulated Depreciation on Computer Equipment	(5,223)
Inter Council Network	26,349
Accumulated Depreciation Inter Council Network	(16,991)
Total Non-current assets	12,280
TOTAL ASSETS	1,069,548
Current Liabilities	
Business Credit Card	223
Trade Creditors	33,570
Accrued Expenses	0
TCC Loan	0
GST Collected, Paid, Payments (Refunds)	(18,413)
Retentions	25,284
Income in Advance	1,002,830
PAYE Accruals Payable	13,627
Total Liabilities	1,057,121
NET ASSETS	12,427
Equity	
Current Year Earnings	(4,273)
Retained Earnings	(82,303)
Share capital	99,002
TOTAL EQUITY	12,427



STATEMENT OF INTENT FOR 2026-2029



June 2026



“COUNCILS PARTNERING FOR VALUE AND SERVICE”

1. Introduction

This Statement of Intent (SOI), developed under Schedule 8 of the Local Government Act 2002:

- Declares a public statement of the activities and intentions of BOPLASS Ltd and the objectives to which those activities will contribute.
- Provides an opportunity for the shareholders to influence the direction of BOPLASS Ltd, and
- Provides a basis for the accountability of the Directors to the Shareholders for the performance of BOPLASS Ltd.
- Covers BOPLASS Ltd and any subsidiary company established in pursuance of the objectives herein.

2. Background and Benefits

The councils that operate within the Bay of Plenty and Gisborne Regions have formed a Council Controlled Organisation (CCO) to investigate, develop and deliver Joint Procurement and Shared Services projects where delivery is more effective for any combination of some or all of the councils.

Since inception, estimated financial savings of over \$38 million have been achieved by the participating councils through undertaking joint initiatives. BOPLASS is forecast to return in excess of \$4 million in savings in the 2025-26 financial year.

Other benefits that have been achieved through collaboration are:

- improved levels and quality of service;
- a co-ordinated and consistent approach to the provision of services;
- reductions in the cost of support and administrative services;
- opportunities to develop new initiatives;
- economies of scale resulting from a single entity representing many councils in procurement.

These benefits and opportunities can apply to all councils irrespective of location or size.

Business processes, information architectures and functional tools differ in each council to varying degrees. The BOPLASS strategies facilitate a journey of progressive development using the approach identified in the BOPLASS Strategy and Action Plan to:

- enhance the capability to collaborate;
- encourage the elimination of barriers to collaborative action; and
- identify services that deliver viable business cases.

A generic sequence or stages of collaboration between multiple councils is followed to develop Shared Services, as shown in *Figure 1*.

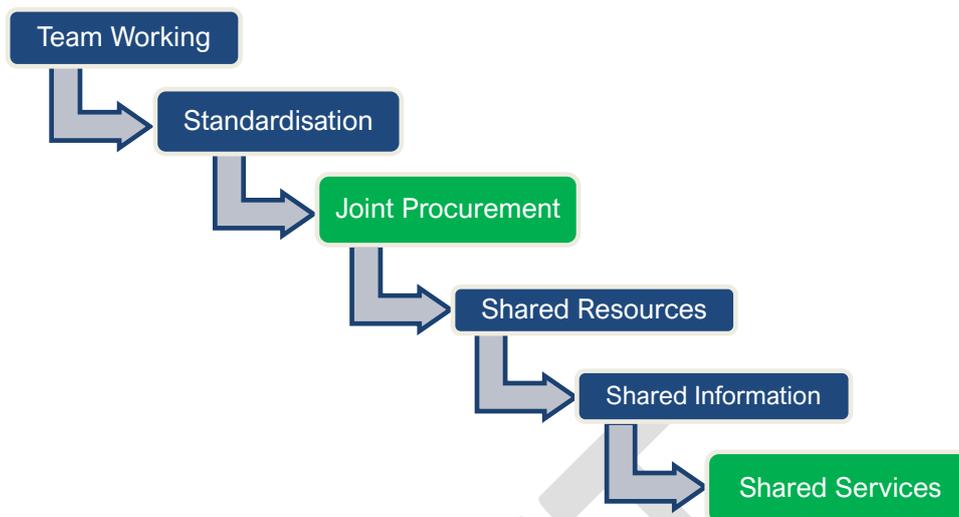


Figure 1

Many of the BOPLASS Joint Procurement projects have supported the development of standard products, services or solutions across the councils. These standards assist in creating a foundation for the delivery of collaboration within the councils.

Examples of Joint Procurement and Shared Service projects are:

- Infrastructure Insurance
- Collective Training
- Aerial Imagery and LiDAR
- Provincial Growth Fund Co-funding for LiDAR Capture
- Standardised Community Engagement App
- Lone Worker Field Solutions
- Robotic Process Automation
- Accounts Payable Automation Software
- Print Media Licencing
- Insurance Valuations
- Contractor Online Inductions
- Health and Safety Management Software
- Radio Telephony (RT) Strategy
- Solid Waste Management
- Health and Safety Inter-Council Audits
- Asbestos Protocols
- Sustainable Public Procurement
- Health and Safety Benchmarking
- Video Conferencing Services
- Archive Services
- Inter-Council Network (ICN) Review, Redesign and Renegotiation
- Debt Collections
- Collaboration Portal
- Capital Construction and Civil Works Projects
- Fortigate Firewall Services
- Wireless WAN
- Inter-LASS Collaboration
- Human Resources Information Systems
- CCTV and monitoring

A full list of projects is provided in Appendix B.

3. Our Vision

“COUNCILS PARTNERING FOR VALUE AND SERVICE”

4. Objectives of BOPLASS Ltd

Working together with the full support and involvement of staff, we will provide benefit to councils and their stakeholders through improved levels of service, reduced costs, improved efficiency and/or increased value through innovation.

These will be achieved primarily through:

Joint Procurement

Being the procurement of services or products by two or more councils from an external provider regardless of whether the service is paid for through BOPLASS or individually by participating councils.

Shared Services

Being the participation of two or more councils in the provision of a common service which may be jointly or severally hosted.

5. Nature and Scope of Activities

The principal nature and scope of the activities of BOPLASS Ltd is to:

- Use Joint Procurement to add value to goods and services sourced for its constituent councils.
- Establish the underlying technology, framework, platform and policies to enable and support collaboration.
- Facilitate initiatives that benefit councils and their stakeholders through improved levels of service, reduced costs, improved efficiency, innovation and/or increased value.
- Pursue best practice in the management of all activities to obtain best value and minimise risk.
- Demonstrate fiduciary responsibility by ensuring that its activities are adequately funded from savings achieved, levies, council contributions, or Government funding where available.
- Allow other councils or organisations to participate in its activities where this will benefit its constituent councils directly or indirectly.
- Actively monitor and engage with Shared Service developments across the public sector to identify opportunities for further development and establishing best practice.
- Represent the collective views of its Shareholders in matters with which it is associated.

6. Sustainable Future: Environmental, Social and Governance (ESG)

The board recognises the importance of ESG in BOPLASS' role and ensuring that integrated risk management, non-financial outcomes, and Te Tiriti are considered in all BOPLASS joint procurement and shared services initiatives.

The company is committed to operating all aspects of its business with a focus on protecting and enhancing our communities today and in the future through sustainable environmentally responsible business practices, social contribution, and good governance.

The company has always had a stakeholder-centric approach, ensuring the company's objectives, goals and the undertaking of business are aligned with our constituent councils, our wider communities and supporting ESG outcomes that have wide-ranging benefits.

While achieving financial savings for member councils through BOPLASS joint procurement is a key objective, the company recognises the importance and responsibility of social procurement and will continue to consider the broader environmental, social and cultural outcomes as part of all BOPLASS procurement processes.

As examples, BOPLASS is working towards satisfying ESG criteria within social procurement by:

- Increasing access to BOPLASS procurement contracts for NZ businesses and local businesses, with particular focus on those groups that may have limited access to opportunities (such as Māori and Pacific Peoples' businesses).
- Giving consideration to organisations that provide employment opportunities to targeted groups and promote inclusion and diversity within their workforce.
- Recognising vendors that will help future-proof the ability of New Zealand businesses to trade.

With a focus on *Social Sustainability*, BOPLASS ensures a balanced approach is taken with the company's activities to create positive social and cultural outcomes for the local communities it serves while also maximising positive outcomes for Māori and the broader community.

Environmental Sustainability is a priority in all BOPLASS business activities – internal and external. Through collaboration and partnership with its constituent councils, BOPLASS will operate in an environmentally responsible way and will embed sustainability considerations and a culture of excellence across its wider business and all joint procurement and shared services initiatives.

Te Tiriti o Waitangi responsibilities and outcomes are a driver for governance and management decisions within BOPLASS, include acknowledging and involving mana whenua as Kaitiaki o Te Taiao in project decisions impacting on land or natural resources. The company is committed to providing and improving opportunities for

Māori to contribute to local government decision-making processes and establishing collaborative partnerships and processes that reflect mutual outcomes.

7. Governance Structure

BOPLASS Ltd will conduct itself in accordance with its Constitution, its annual Statement of Intent, and the provisions of the Companies Act 1993 and the Local Government Act 2002.

The Company is governed by its directors. To ensure total synergy between the Company's activities and its council shareholders' activities, nine Directors are also the current Chief Executives of their respective shareholding councils. The dual roles recognise the interdependence of BOPLASS and its councils in the undertaking of its activities.

The Board also includes an independent Chair, appointed with specific skills and knowledge to add incremental value. This appointment brings experience and specialist skills that are complementary to those held by the other Directors.

Shareholder	Appointed Director
Bay of Plenty Regional Council	Fiona McTavish
Gisborne District Council	Nedine Thatcher-Swann
Kawerau District Council	Morgan Godfery
Ōpōtiki District Council	Stace Lewer
Rotorua Lakes Council	Andrew Moraes
Taupō District Council	Julie Gardyne
Tauranga City Council	Marty Grenfell
Western Bay of Plenty District Council	Miriam Taris
Whakatāne District Council	Steven Perdia
Independent Director and Chair	Craig O'Connell

Sub-groups of council subject matter experts have responsibility for regular monitoring of operational aspects of BOPLASS projects, allowing the Board to primarily focus on supporting the strategic development of the organisation.

Each activity or project is managed by an Advisory Group, nominated by the shareholding councils in that particular service. The Board retains the right to approve nominations to the Advisory Groups and all of their material decisions – there is only one Board of Directors and that remains at the umbrella or holding company level.

The Board has established a principle that participation in each initiative is decided by individual councils on an 'opt in' basis.

Services delivered are subject to a formal service level agreement between BOPLASS Ltd and the participating councils, outlining the services and activities provided, where when and how; and reflecting the capital and operational costs being met by each service shareholder.

Joint Procurement initiatives consistent with their nominated role may be undertaken by any advisory group or as approved by the Operations Committee. In considering Joint Procurement initiatives, the Company will take into account the opportunities available through All of Government (AoG) purchasing arrangements and, where there is demonstrated benefit to the Company or its constituent councils, support such initiatives. In assessing the benefits of a Joint Procurement initiative, opportunities for integration shall be considered. The Board has recognised that the availability of All of Government Procurement options has the potential to impact on BOPLASS' ability to provide procurement options in some categories.

Subject to the approval of shareholders in accordance with the shareholder agreement the Directors may decide that a particular activity is best managed as a subsidiary company and proceed accordingly. Any subsidiary company whose objectives are in accordance with the objectives set out in this Statement of Intent shall not be required to have a separate Statement of Intent.

8. Future Developments

The company recognises the importance of remaining adaptive in what is a complex and changing working environment. BOPLASS continues to look at new opportunities or alternative approaches to progressing projects that benefit our shareholding councils.

The Board recognise that the drive for change and/or collaboration in some key areas of council business will often be led by other groups, e.g., waters reform, RMA changes. Although BOPLASS may not be leading these specific projects, the organisation may be considered as one of the vehicles available to assist with managing collective regional outputs from these projects.

BOPLASS Joint Procurement opportunities will continue to be actively pursued to ensure maximum savings and benefits are delivered to the participating councils through existing and new contracts.

Joint Procurement initiatives will be considered by the Board and/or its advisory groups where there is demonstrated support from two or more member councils, with councils participating on an opt-in basis.

BOPLASS will explore opportunities for councils to develop ICT solutions using middleware and cloud technologies that allow for future sharing and the development of Shared Services without the wholesale replacement of IT systems.

Shared Services projects are approved by the board based upon identifying initiatives that will provide genuine value to all participating councils. Shared Services may be delivered by BOPLASS, partnering with a LASS, or in conjunction with multiple LASS.

The Board will be looking for commitment from councils to participate in collaborative services and to provide a lead in the identification and management of opportunities and projects.

9. Inter-Regional Collaboration

The board recognise the benefits of BOPLASS proactively partnering with other local authorities and Shared Services organisations where they are either developing or considering developing cost effective services or Joint Procurement initiatives that are of value to the BOPLASS councils. The Board is constantly looking to expand on this activity and the range of opportunities for inter-regional partnering. BOPLASS will work towards providing improved visibility of projects being undertaken in other regions that may provide opportunities for multiple councils to participate in.

Where practicable, BOPLASS will work with other LASS or councils to leverage off, or participate in, services established by other collective local government groups.

The Collaboration Portal, established by BOPLASS for the sharing of information on Shared Services or Joint Procurement opportunities, has been made available to the wider local government community to provide better visibility of common projects and to encourage further cross-regional collaboration. BOPLASS will continue to market the benefits of inter-region collaboration and assist other councils through providing support and access to the Collaboration Portal.

BOPLASS has provided substantial savings to its shareholding councils through joint procurement undertaken with neighbouring regions. The Board has tasked BOPLASS with leading further inter-regional joint procurement initiatives that will provide benefit to all parties through an aggregated approach.

Significant benefits and savings have been achieved in the placement of councils' insurance through working in conjunction with other LASS. BOPLASS is considered a leader in the development of the interLASS insurance collective. Promoting the size of the aggregated LASSes to provide critical mass and maintain our favourable position within the insurance industry will continue to be leveraged.

10. Stakeholder Engagement

BOPLASS recognises the ambitious plans our constituent councils have for their communities and endeavours to support these aspirations through:

- Regular engagement at project, management, and governance level.
- Including councils' short, medium, and long-term goals within BOPLASS planning.
- Using quality information from councils to guide our decision-making.
- Identifying and developing services that directly benefit councils and/or their communities.
- Monitoring councils' future plans and remaining agile to change to include these aspirations in our own planning.
- Ensuring there are regular communications about individual council's LTP developments to assist BOPLASS with aligning with councils' strategic direction.
- Regularly communicating to ensure stakeholders are aware of what we are doing and why we are doing it.
- Involving councils in our decision-making and planning.

11. Performance Targets

To ensure the Company continues to operate effectively in both governance and management terms over the next three years the targets are to:

Target	How	Measure
Ensure supplier agreements are proactively managed to maximise benefits for BOPLASS councils.	Manage and/or renegotiate existing contracts.	Contracts reviewed annually to test for market competitiveness. New suppliers are awarded contracts through a competitive procurement process involving two or more vendors where applicable.
Investigate new Joint Procurement initiatives for goods and services for BOPLASS councils.	Procure from sources offering best value, service, continuity of supply and/or continued opportunities for integration. (Current identified projects are listed in Appendix B.)	A minimum of four new procurement initiatives investigated. Initiatives provide financial savings of greater than 5% and/or improved service levels to the participating councils.
Identify opportunities to collaborate with other LASS in Procurement or Shared Service projects where alliance provides benefits to all parties.	BOPLASS to regularly engage with other LASS to identify and explore opportunities for further inter-regional collaboration.	Quarterly reporting on engagement and a minimum of one new collaborative initiative undertaken annually.
Implement Shared Services demonstrating best practice and added value to participating councils and stakeholders.	Identify Shared Services projects of benefit to two or more councils and lead the implementation.	Initiate at least one new Shared Service each year and no less than two Shared Services successfully implemented within three years.
Ensure current funding model is appropriate.	Review BOPLASS expenditure and income and review council contributions and other sources of funding.	Performance against budgets reviewed quarterly. Company remains financially viable.

12. Balance Sheet Ratios

The Local Government Act 2002 Schedule 8 (9) requires the SOI to include the projected ratio of shareholders' funds to total assets within the Forecast Statement of Financial Position. As at 30 June 2025 the consolidated Shareholder funds comprised \$17,954 and the total assets were \$1,566,660. The resulting ratio is 1.15%.

As asset owning Shared Services are approved, the Board will, if appropriate, provide a mechanism for the recognition of each council's contribution.

13. Accounting Policies

13.1 Statement of Accounting Principles

The Company will adopt accounting practices that comply with NZ IFRS, the requirements of the LGA and the Financial Reporting Act 1993.

13.2 IPSAS Accounting Standards

As a Public Sector Public Benefit Entity (PS PBE), the Company has elected to report using International Public Sector Accounting Standards for Public Benefit Entities under Tier 3 PBE standards.

13.3 Measurement Basis

The Company will follow generally accepted international accounting principles for reporting of earnings and financial position.

13.4 Specific Accounting Principles

The following are principles which will have a significant effect on the measurement of financial position:

- Accounts Receivable are stated at their expected realisable value after writing off any known bad debts and providing for doubtful debts.
- Investments are valued at the prevailing market value.
- Fixed assets are recorded at cost, less accumulated depreciation.
- Any liability for overseas funding of equipment, systems or services is based on the prevailing exchange rate as at balance date.
- Where intangible assets are purchased, such as intellectual property, these are capitalised and written off on a straight-line basis over their expected life, but no greater than four years.
- All assets are depreciated over their expected useful lives. Depreciation is provided on a diminishing value basis over the estimated useful life, at the same rate as is allowed by the Income Tax Act 1994.
- It is not envisaged that the Company will hold inventories, other than those that might relate to providing information services to a number of parties. They will be valued at net realisable value.
- Taxation will be provided as required in line with relevant legislation.
- In accordance with the Public Audit Act 2001 and the Local Government Act 2002, the office of the Auditor General will be responsible for the audit of the Company's financial statements.

14. Distributions to Shareholders

The Company is not expected to make profits that would ordinarily be distributed by way of dividends. Any surplus funds (after tax) remaining from an activity, or the annual operations of the Company shall be carried forward to the ensuing year and may be used to reduce service costs, invest in further developing other services, and/or as the Directors may decide.

15. Information to be Provided to Shareholders

The Company will deliver the following statements to shareholders:

- On a three-monthly basis the Financial Position and Cashflow.
- Within two months of the end of the first half of the financial year: Financial Performance and Financial Position.
- Within three months of the end of the financial year the following audited statements: Financial Position, Movements in Equity, Cashflows, Service Performance plus a summary of how the Company has tracked against its objectives and prospects for the next financial year, and a report on the Company's medium to long term plans.
- Six monthly summaries of project activities included in Half Yearly and Annual Reports.

16. Procedures for the Purchase and Acquisition of Shares

The Board will give approval before BOPLASS Ltd subscribes for, purchases, or otherwise acquires shares in any company or other organisation, which is external to the group.

17. Activities for Which the Board Seeks Compensation

The ongoing activities to identify, develop, procure Shared Services will be budgeted for in advance, subject to a business case and either funded by individual councils without BOPLASS Ltd involvement, or agreed by the Board to be funded by BOPLASS Ltd with consequent recovery from participating councils.

Shareholding councils will contribute to the operational costs of the Company on an annually agreed basis.

The Company will also seek contributions by way of a levy or administration charges on services provided or administered. In determining an appropriate charge, the Directors may take into account the cost of running the Company, its future operational requirements, the nature and cost of the service provided, benefits achieved and councils' ability to pay.

The Company may provide services (at a cost recovery or a cost-plus basis) to other non-shareholding councils within or beyond the region. Any surplus from such activity will be used to either reduce service costs and/or invest in further developing of that or other services, as agreed by the Advisory Group and by the Board.

18. Value of Shareholder's Investment

The Directors estimate that, at this stage, BOPLASS Ltd has limited commercial value. As each shareholder's investment in BOPLASS Ltd is less than \$20,000, the Board believe that fairly represents the value of their investment. The Directors will reassess the value of this shareholding on or about the 1st of March each year.

19. Financial Forecasts

The Forecast Financial Statements for the years 2026-2029 are included (Appendix A).

The Aerial Photography revenue/expenses reflect the flying programme determined by the participating councils which includes interim flying programmes and extensive region-wide flying programmes over the next five years.

A continued increase in Recoveries has been forecast to reflect the direct recovery of purchases made on behalf of councils through Joint Procurement projects.

It is the company's intention to always fully recover costs incurred on behalf of participating councils.

Appendix A

SOI Forecast 2025/28	Budget 2025/2026	Forecast 2026/2027	Forecast 2027/2028	Forecast 2028/2029
REVENUE				
Revenue - Core	379,630	385,719	393,333	401,100
Bank Interest Received	10,000	5,000	5,000	5,000
Council Contribution	369,630	380,719	388,333	396,100
Revenue - Projects	1,318,500	1,286,000	1,256,000	1,266,000
Aerial Photography Income	400,000	350,000	320,000	320,000
Bank Interest Received	1,500	1,000	1,000	1,000
Collaboration Portal	45,000	50,000	50,000	50,000
Lease Income - ICN	137,000	130,000	130,000	130,000
Lease Income - Video Confer.	15,000	15,000	15,000	15,000
Recoveries	720,000	740,000	740,000	750,000
Total Operating Revenue	1,698,130	1,671,719	1,649,333	1,667,100
EXPENSES				
Expenditure - Core	444,451	467,790	475,404	483,871
ACC	950	950	950	950
Accommodation & Travel	4,000	4,000	4,500	4,500
Accounting & Audit	25,000	26,000	26,000	26,000
Administration	20,000	22,000	22,000	22,000
Amortisation	2,000	2,000	2,000	2,000
Bank Fees	200	200	200	200
Conferences	2,500	2,500	2,500	2,500
Depreciation	4,000	4,000	4,000	4,000
Directors' costs	23,000	25,000	25,000	25,000
Fringe Benefit Tax	4,500	3,500	3,500	3,500
General & Catering	1,500	1,500	1,500	1,500
Insurance	16,000	17,000	18,000	18,000
Legal	2,500	1,500	1,500	1,500
Salaries	316,101	311,940	318,054	326,521
Salaries - C'Portal Opex	-10,000	-14,000	-14,000	-14,000
Staff Support Costs	21,000	22,000	22,000	22,000
Staff Training Costs	2,500	2,500	2,500	2,500
Subscriptions	2,200	2,200	2,200	2,200
Superannuation		25,000	25,000	25,000
Tax Advice	5,500	8,000	8,000	8,000
Expenditure - Projects	1,253,679	1,203,929	1,173,929	1,183,229
Aerial Photography Expense	400,000	350,000	320,000	320,000
Collaboration Portal Opex	27,979	27,979	27,979	27,979
Lease Expense - ICN	131,600	123,500	123,500	123,500
Lease Expense - Video Confer.	14,100	14,250	14,250	14,250
Projects - Recoveries	680,000	688,200	688,200	697,500
Total Operating Expenditure	1,698,130	1,671,719	1,649,333	1,667,100
Operational Surplus/ (Deficit) before Tax	0	0	0	0

Appendix B

Undertaken Joint Procurement Projects

Requiring ongoing management for performance, renewal or replacement:

- Accounts Payable automation software
- Advertising services
- Aerial imagery and LiDAR
- Air travel services
- Antivirus software
- Archaeological services
- Asbestos protocols
- Banking
- Cloud services
- Collective training services
- Community engagement app
- Courier services
- Cyber insurance
- Document management – EDRMS
- Document storage
- EFTPOS services
- Electricity
- Electronic purchasing
- EMA membership
- Environmental insurance
- ePlan development
- Firewall Services
- FME Server
- Fuel
- Geospatial training services
- GIS regional technical advisor
- GIS software
- GPS vehicle tracking
- Health & Safety benchmarking
- Health & Safety management software
- Health & Safety training services
- Health & Wellbeing online platform
- Historic imagery digitisation
- HR information systems
- Infrastructure as a Service
- Insurance brokerage services
- Insurance – General
- Insurance – Infrastructure
- IPWEA library
- Media monitoring
- N3/GSB membership
- Office supplies
- Postal services
- Print media copyright services
- Provincial Growth Fund co-funding
- Reprographic – printers/copiers
- Risk management workshops
- Security services
- Staff wellbeing portal
- Telephony – voice, data, mobile, radio
- Tender facilitation
- Transactional banking
- Travel and accommodation services
- Valuation services provider
- Video conferencing services
- Wireless WAN

Appendix B

Shared Services

Managed by BOPLASS or by one or more constituent councils:

- After hours call management
- Archive services
- Building consents
- Contractor H&S prequalification
- Debt management
- Employee benefit schemes
- ESRI GIS software
- FME licensing pool
- GIS imagery data storage
- GIS support (inter-council)
- GIS web services
- Health and safety training
- Historic aerial imagery digitisation
- Insurance COE
- Inter-council network (ICN)
- MahiTahi LG Collaboration Portal
- Media monitoring
- NZAA/ArchSite portal
- Occupational health services
- Radio telephony strategy
- Section 17a reviews
- Shared licence server
- Solid waste services
- Standards NZ
- Te Uru Kahika hub technology infrastructure
- Video conferencing hosting
- Waste Operator and Licensing Data System (WOLDS)

Projects for Consideration

- Accounts payable automation
- Agenda management software
- Archive services
- Asset management
- Building consents
- Business continuity planning
- CCTV monitoring
- Centralised insurance resource
- Contractor online inductions
- Debt Management
- Diversion of putrescible waste from landfill
- Driver training
- Drug & Alcohol testing
- Electoral Officer services
- Engineering Codes of Practice
- Fleet purchasing and management
- Geospatial services
- Health & Safety management system
- Health insurance
- High volume print
- HR management system
- Insurance valuations
- Inter-council secondments
- LGOIMA requests
- Lone worker field solutions
- Payroll
- Property valuation services
- Recruitment management system
- Regional contractor database
- Resident surveys
- Risk and total assurance
- Solid waste regional facilities strategy
- Staff engagement survey systems
- Transactional banking services
- Valuation services provider contract



“COUNCILS PARTNERING FOR VALUE AND SERVICE”

27 February 2026

Miriam Taris
Chief Executive Officer
Western Bay of Plenty District Council
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Tauranga Mail Centre
Tauranga 3143

BOPLASS Ltd
Regional House
Elizabeth Street
Tauranga

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Tauranga Central
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Phone 07 577 7342
www.bopllass.govt.nz

Dear Miriam

The primary document setting out the company’s strategic direction is the Statement of Intent which is required to be consulted on and approved by Directors each year. Schedule 8 (9) of the Local Government Act 2002 sets out the content of the document which must cover the next three financial years.

A formal draft document has been approved by the Board for circulation to Shareholders by 1 March 2026. The Directors must consider any comments made by Shareholders and approve a final document by 30 June 2026.

The approved draft is attached and is now circulated for Shareholder comment. The council’s Chief Executive is the Shareholder representative and will be responsible for representing the views of the council to the Board in writing prior to 30 April 2026.

We believe that the document realistically deals with the challenges facing the company, identifies ways in which it can contribute value to its constituent councils and reflects an awareness of the challenges facing Local Government.

We look forward to any comments your council wishes to make.

Yours sincerely

Stephen Boyle
BOPLASS Ltd

BOPLASS Ltd
Bay of Plenty Local Authority Shared Services

9.9 WAIKATO LOCAL AUTHORITY SHARED SERVICES (COLAB) LTD DRAFT STATEMENT OF INTENT 2026 – 2029 AND HALF YEAR REPORT AS AT 31 DECEMBER 2025

File Number: A7160143

Author: Jackson Jury, Financial Analyst

Authoriser: Matt Potton, Acting Group Manager Corporate Services

EXECUTIVE SUMMARY

The purpose of this report is to provide Elected Members with the Waikato Local Authority Shared Services Ltd (CoLAB) Half Year Report to Shareholders as at 31 December 2025 and DRAFT Statement of Intent for 2026 – 2029.

The Statement of Intent sets out the nature and scope of the activities, objectives and performance targets for CoLAB for the three-year period from 1 July 2026 to 30 June 2029.

Council may provide comment on CoLAB's Draft Statement of Intent 2026-2029 for the CoLAB Board.

RECOMMENDATIONS

1. That the Financial Analyst's report dated 19 March 2026 titled 'Waikato Local Authority Shared Services (CoLAB) Ltd Draft Statement of Intent 2026 - 2029 and Half Year Report as at 31 December 2025' 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 Waikato Local Authority Shared Services Limited's (CoLAB) Half Year Report to Shareholders 31 December 2025 (**Attachment 1**), be received.
4. That Waikato Local Authority Shared Services Limited's (CoLAB) Draft Statement of Intent 2026-2029 (**Attachment 2**), be received. Feedback, comments and recommended changes are to be provided to CoLAB no later than 1 May 2026, so that this can be considered for inclusion in their final Statement of Intent due to Council by 30 June 2026.
5. That the Board of the Waikato Local Authority Shared Services Ltd (CoLAB) be advised of the following comments on their Draft Statement of Intent within two months from 1 March 2026.

BACKGROUND

1. CoLAB provides Council with the ability to participate in the strategic planning and direction of shared services offerings within CoLAB and benefit from the shared delivery project outcomes.

2. CoLAB's role is to investigate and develop opportunities on time and within budget, ensuring opportunity benefits are realised and provide services that meet the needs of councils and foster cross-council collaboration.
3. CoLAB is designated a council-controlled organisation under the Local Government Act 2002. As a council-controlled organisation, CoLAB is a separate legal entity from Council and is responsible for delivery of services in accordance with an agreed Statement of Intent.

COLAB LTD'S HALF YEAR REPORT AS AT 31 DECEMBER 2025

4. Under Section 66 (2) of the Local Government Act 2002, within two months after the end of the first half of each financial year, the Board of a council-controlled organisation must deliver to the shareholders a report on the organisation's operations during that half year. The report is required to provide information against the objectives set out in the Statement of Intent.
5. CoLAB's Half Year Report to Shareholders as at 31 December 2025 is attached **(Attachment 1)**.

COLAB LTD'S DRAFT STATEMENT OF INTENT 2026-2029

6. Under Schedule 8 Part 1 of the Local Government Act 2002 the Board of a council-controlled organisation must deliver to its shareholders a draft Statement of Intent on or before 1 March each year.
7. The CoLAB Board must consider any comments on the draft Statement of Intent that are made to it within two months of 1 March by the shareholders and deliver the completed Statement of Intent to the shareholders on or before 30 June each year.
8. Council is therefore requested to receive and if applicable, comment on the draft Statement of Intent 2026-2029 attached **(Attachment 2)**.

SIGNIFICANCE AND ENGAGEMENT

9. 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.
10. The Policy requires Council and its communities to identify the degree of significance attached to particular issues, proposals, assets, decisions, and activities.
11. In terms of the Significance and Engagement Policy this decision is considered to be of low significance because it is a statutory requirement for council-controlled organisations to deliver to the shareholders a half year report on the organisations

operations. Additionally, receiving the DRAFT Statement of Intent from a Council Controlled Organisation (CCO) for shareholders' comment is statutory, therefore the effect on ratepayers is low.

ENGAGEMENT, CONSULTATION AND COMMUNICATION

Interested/Affected Parties	Completed/Planned Engagement/Consultation/Communication	Planned	Completed
The Board of CoLAB	Any comments on CoLAB Limited's draft Statement of Intent 2026-2029 must be received by the Board for its consideration within two months from 1 March 2026.		
The Shareholders of CoLAB	Shareholders are invited to provide comment and feedback on the draft Statement of Intent 2026-2029 within two months from 1 March 2026.		

ISSUES AND OPTIONS ASSESSMENT

That the Board of CoLAB Limited be advised of the following comments on their draft Statement of Intent 2025-2028 within two months from 1 March 2025.	
Reasons why no options are available Section 79 (2) (c) and (3) Local Government Act 2002	Legislative or other reference
The Board of a council-controlled organisation must deliver to its Shareholders a draft Statement of Intent on or before 1 March each year.	Part 1 Schedule 8 of the Local Government Act 2002.

STATUTORY COMPLIANCE

- The CoLAB Half Year Report, DRAFT Statement of Intent 2026-2029 and the recommendations are in accordance with Schedule 66 (2) and Part 1 of Schedule 8 of the Local Government Act 2002.

FUNDING/BUDGET IMPLICATIONS

Budget Funding Information	Relevant Detail
	The recommendations in this report have no budgetary or funding implications.

ATTACHMENTS

- Co-Lab Half Yearly Report - 31 December 2025**  
- Co-Lab Draft Statement of Intent - 2026-29**  



HALF-YEAR REPORT
(unaudited)

1 July 2025 to 31 December 2025

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STATEMENT OF SERVICE PERFORMANCE

Co-Lab is a council-controlled organisation (CCO) owned by councils across Waikato and Bay of Plenty. Our vision is that council collaboration through Co-Lab maximises community wellbeing.

To achieve this, we have three main functions:

1. We act as an “ideas laboratory” – working with councils to investigate and develop opportunities to work together
2. We deliver shared services to councils
3. We enter joint procurement arrangements for the benefit of councils.

By undertaking these activities, we provide three key benefits to councils:

1. Reduce costs through, for example, efficiency gains in FTE or time, procurement savings and reducing unit cost of product/ service
2. Create value, by improving levels and quality of service, increasing skills, expertise or compliance and improving decision making
3. Enable innovation and change, for example, via research & opportunity development, by providing centres of expertise/skills, by facilitating collaboration and regional insights and enabling councils to provide a consistent customer experience.

This report comments on projects and shared services that have substantial activity to report over the first half of the financial year.

OPPORTUNITY DEVELOPMENT HIGHLIGHTS

<p>Building Consent Checking Assistant project</p>	<ul style="list-style-type: none"> • Co-Lab continues to progress the idea of a building consent checking assistant. • Activities during this period increased our confidence in the technical and financial viability of the solution. • A procurement resulted in the selection of a preferred supplier to build the solution. • Funding options are being explored.
<p>Building Consent Consolidation</p>	<ul style="list-style-type: none"> • Co-Lab presented a paper at the CE Forum recommending an Indicative Business Case for collaboration in Building Consenting. • The proposal was approved. • Work starts early-2026.
<p>Business Plan for Co-Lab Building Services (CBS)</p>	<ul style="list-style-type: none"> • The team supported CBS in developing its first strategic plan. • They facilitated the service governance group throughout the planning process. • The team also assisted in creating the underlying business plan for CBS.

SERVICE DELIVERY HIGHLIGHTS

<p>Co-Lab Building Services (CBS)</p>	<ul style="list-style-type: none"> • Delivered consent processing for Western Bay of Plenty, Matamata-Piako, Hauraki and Waikato District Councils using internal, participating council, and contracted resource. The goal over time is to improve efficiency and reduce reliance on contracted resource. • Achieved 98.7% compliance with statutory timeframes. Timeframe between “consent allocation” and “recommendation to grant consent” was 6–13 days. • Recruitment underway to bolster internal capacity which will make the service more cost effective • Initial work started on opportunities to expand the service nationally.
<p>Co-Lab RIMU (Road Infrastructure Measurement & Use)</p>	<ul style="list-style-type: none"> • Board endorsed Co-Lab’s role to manage the Consistent Condition Data Collection for NZTA’s Road Efficiency Group through the establishment of a new business unit, “RIMU”. • RIMU is supporting national standardisation of pavement condition data collection across the country. • Governance, a work programme and reporting cadence were put in place.
<p>RITS</p>	<ul style="list-style-type: none"> • Upgrade to RITS Version 2 nearing completion (final council approval required before release to the public). • Requirements gathered, specifications revised, and public consultation completed ahead of formal adoption.
<p>SVDS Retender</p>	<ul style="list-style-type: none"> • District Valuation Roll (DVR) hosting agreement extended to across nine councils while retendering planning takes place. • Council workshop held to refine future DVR requirements. • Procurement options for DVR and valuation services being finalised for approach to market in March.
<p>WRTM-S Model Rebuild</p>	<ul style="list-style-type: none"> • Selected the preferred supplier for the rebuild of WRTM-S. • An inception meeting was held with the supplier and WRTM funding partners to set a collaborative foundation for the 24-month build programme and ensure alignment across key stakeholders.

<p>CAPS (Collaborative Aerial Photography Syndicate) 2025</p>	<ul style="list-style-type: none"> • CAPS 2025 unified five New Zealand regions - Horizons, Nelson, Northland, Taranaki, and Waikato - in a single procurement for aerial orthophotography, led by Co-Lab and with support from LINZ. • Achieved 18% cost savings and higher resolution imagery through collaboration and scale. -resolution imagery through collaboration and scale. • Multi-year agreements provide stability, and positive council feedback supports expanding this collective approach to other services.
<p>RATA</p>	<ul style="list-style-type: none"> • 40 of 51 activities underway or complete. • Delivered sealed road performance analysis, a best practice asset valuation guide, and resources for new risk-based traffic management approaches. -practice asset valuation guide, and resources for new risk-based traffic management approaches. • Developed shared regional capability tools and a new Pavement & Surfacing Technical Advisory Group.
<p>WBCG</p>	<ul style="list-style-type: none"> • Hosted a regional Development Day, attended by 160+ people, which covered sector updates and professional development workshops. • Launched the WBCG Building Consent Services Panel to streamline access to technical and processing support. • Ongoing regional training strengthened capability and cross council networks.
<p>Procurement</p>	<ul style="list-style-type: none"> • Supported a joint waste services tender for Waitomo & Ōtorohanga, achieving cost efficiencies and higher quality proposals. • Led creative services procurement for Waikato public transport rebranding, attracting 19 submissions.
<p>Co-Lab Water Services</p>	<ul style="list-style-type: none"> • Sampling & Analysis team successfully managed an E. coli detection, earning commendations from Taumata Arowai and Hamilton CC. • Developed a new Trade Waste fees template adopted by Waitomo DC. • Supported Hauraki DC with high-risk Trade Waste consents.

- Smart Water summer campaign launched with councils to educate communities and improve water management messaging.

COMPANY DELIVERY SUPPORT HIGHLIGHTS

- The **FY2025 Annual Report** was published providing a comprehensive overview of Co-Lab's achievements, financial performance, and key initiatives over the past year.
- Individual **value memos** were created for each council in late October, outlining the specific benefits Co-Lab provided to shareholding councils and the investment made by each during this reporting period.
- Secretariat support for **Mayoral Forum** continued. At the inaugural Forum of the new triennium, Kelvin and Peter gave an in-depth presentation to the Mayors that highlighted Co-Lab's services, recent accomplishments and how Co-Lab assists member councils. Their summary enabled new Mayors to clearly understand Co-Lab's role in encouraging collaboration and supporting shared council priorities.
- An **induction webpage** for new councillors, highlighting Co-Lab and community organisations, was shared with shareholding councils for onboarding.
- The **IT procurement** process for Co-Lab concluded with a new supplier chosen to enhance IT support.
- Following staff consultation in November 2025, Co-Lab finalised **organisational changes** to address growth, including introducing new roles and adjusting reporting lines for greater clarity and accountability. These changes take effect from February 2026, with recruitment beginning early in the new year.

ASSESSMENT OF PERFORMANCE AGAINST TARGETS

An update on performance against the targets set in our Statement of Intent, as of 31 December 2025, is shown in the table below.

Strategic Goal	3-Year Objective	Annual KPI	Progress towards annual KPI
Shareholding Councils understand we provide them value	We know the value we provide shareholders has improved by 15%, by 30 June 2027* <i>(baseline y/e 30 June 23).</i>	Year-on-year increase in the value we provide to Councils.	To be measured at the end of the financial year.
	By 30 June 2027, 80% of shareholders agree they get value from Co-Lab.	80%+ of council survey respondents believe those Co-Lab services they received meet or exceed their expectations (evidenced by an annual survey).	To be measured from the council survey in May 2026. In May 2025 we achieved 88%.
	All shareholders take up at least one additional shared service. <i>*Based on the regional benefits of collaboration (not an individual Councils' benefits from collaboration).</i>	Year-on-year increase in the utilisation of services we provide to Councils.	1x Smart Water 6x Co-Lab Building Services 2x PSP

Deliver value by growing the scale of our shared service function	24 new instances of Co-Lab shared services being utilised, by June 2027 <i>(baseline y/e 30 June 23)</i>	Year-on-year increase in the utilisation of services we provide to Councils.	As above.
		Year on Year increase in the number of services available to Councils.	RIMU was launched with NZTA’s Road Efficiency Group, for the benefit of councils nation-wide.
Diverse, talented and motivated people work for us	Maintain staff engagement above 85%	Maintain staff engagement above 85%	This will be measured by our annual staff survey in May 2026. In May 2025 we achieved 86%.
	Staff turnover is less than 15%.	Staff turnover is less than 15%.	Staff turnover was 5.3% in the 6 months to 31/12/25.
	Our vacancies are filled by suitable candidates within 3 months. <i>All baselined y/e 30 June 23)</i>	Vacancies are filled by suitable candidates within 3 months.	There were 7 vacancies in the 6 months to 31/12/25 (Co-Lab employed staff). They were filled within the 3-month timeframe.

Reference to “shareholders” includes feedback from any stakeholders from shareholding councils that may interact with Co-Lab.

CO-LAB'S FINANCIAL POSITION

Summary

The profit for the first half of the year is \$878k. This is marginally ahead of budget. Consistent with prior years we expect that profit to reduce over the final six months of the year to end with a more modest full-year surplus.

During the reporting period Co-Lab held funds in an agency capacity. Waikato Waters Ltd was established in July 2025 to deliver drinking water and wastewater services to the districts of six councils who are also shareholders in Co-Lab. Waikato Waters did not in its own right have banking facilities in place during the reporting period. For this reason, the shareholding councils, Waikato Waters and Co-Lab agreed that Co-Lab would act as an intermediary providing accounting and cash management services on behalf of the company. In that capacity Co-Lab receives and holds the funding calls from councils and applies this money to pay the costs of Waikato Waters. The surplus funds held at balance date are reflected separately in the Statement of Financial Position.

Statement of Financial Performance

Co-Lab			
Statement of Financial Performance			
For the six months ending 31 December 2025			
	Financial year 2025 YTD Actuals	Financial year 2025 YTD Budget	Financial year 2024 YTD Actuals
Revenue			
SVDS Data & Software Sales	173,358	201,916	169,660
Interest	15,037	30,000	48,047
Other Revenue			
User Charges	7,054,018	7,209,891	5,011,217
Total Other Revenue	7,054,018	7,209,891	5,011,217
Total Revenue	7,242,412	7,441,807	5,228,924
Expenditure			
Depreciation and amortisation expense	12,844	25,368	13,329
Personnel costs	1,082,672	1,062,937	842,315
Other expenses	5,269,178	5,521,759	4,295,839
Total Expenditure	6,364,694	6,610,064	5,151,483
Net Profit	877,718	831,743	77,441

Statement of Financial Position

Co-Lab Statement of Financial Position As at 31 December 2025		
	Financial year 2026 Actual at 31/12/2025	Financial year 2025 Actual at 31/12/2024
Assets		
Current Assets		
Bank	6,624,753	1,319,308
Accounts Receivable		
Accounts Receivable	3,937,304	759,588
Accounts Receivable Accruals	1,004,618	1,327,579
GST Receivable	0	7,036
Total Accounts Receivable	4,941,922	2,094,203
Prepayments	0	0
Deferred Tax Asset	2,358	2,358
Total Current Assets	11,569,033	3,415,869
Non-current Assets		
WRM - Original Cost	2,298,050	2,298,050
IT equipment	133,365	113,400
Office Furniture	67,338	66,751
Accumulated Depreciation	(2,425,886)	(2,401,914)
Total Non-current Assets	72,866	76,287
Total Assets	11,641,899	3,492,156
Liabilities		
Current Liabilities		
Accounts Payable		
Accounts Payable	1,189,845	446,197
Accruals	669,179	669,285
Total Accounts Payable	1,859,024	1,115,483
Revenue in Advance	266,568	336,090
Employee Entitlements	204,213	184,978
GST Payable	191,369	0
Agency Holding Account	6,528,054	0
Other payables	13,325	1,580
Total Current Liabilities	9,062,554	1,638,130
Total Liabilities	9,062,554	1,638,130
Net Assets	2,579,346	1,854,026
Equity		
Contributed Capital	2,957,001	2,957,001
Retained Earnings	(377,655)	(1,102,975)
Total Equity	2,579,346	1,854,026

Statement of Cashflows

Co-Lab**As at 31 December 2025****For the six months ending 31 December 2025**

	Financial year 2025 YTD Actuals	Financial year 2024 YTD Actuals
Cashflows from Operating Activities		
Interest Received	14,727	48,020
Receipts from Other Revenue	6,850,870	4,342,299
Payments to Suppliers and Employees	(6,353,967)	(6,111,654)
Taxes Paid	0	0
Goods & Services tax (net)	(224,994)	(158,360)
Net cash from operating activities	286,636	(1,879,695)
Cashflows from Investing Activities		
Capital enhancements	0	0
Purchase of PPE	(14,033)	(3,299)
Purchase of investments	0	0
Net cash from investing activities	(14,033)	(3,299)
Cashflows from Agency Activities		
Net receipts held on behalf of councils	5,190,809	0
Net cash from agency activities	5,190,809	0
Net increase in cash, cash equivalents and bank accounts	5,463,412	(1,882,994)
Opening cash and cash equivalents and bank overdrafts	1,161,341	3,202,302
Closing cash, cash equivalents and bank accounts	6,624,753	1,319,308
Summary of Bank Accounts		
BNZ - Transaction Account	1,720,187	220,217
BNZ - Call Account	31,063	30,643
BNZ - Rapid Save Account	4,873,503	1,068,448
BNZ - Term Deposit	0	0
Closing Balance of Bank	6,624,753	1,319,308

Policies

The accounting policies on which the preceding financial statements have been prepared are consistent with those used in preparing the Financial Statements for the year ended 30 June 2024, included in the company's Annual Report.

FINANCIAL FORECASTS

Latest financial forecasts are contained in the company's 2026 Statement of Intent issued for shareholder comment in February 2026.

GOVERNANCE

Co-Lab is owned in equal portion by 12 Local Authorities:

1. Hamilton City
2. Hauraki District
3. Matamata-Piako District
4. Ōtorohanga District
5. Rotorua Lakes
6. South Waikato District
7. Thames-Coromandel District
8. Waikato District
9. Waikato Regional
10. Waipā District
11. Waitomo District
12. Western Bay of Plenty District

During the period, the directors of Co-Lab were:

DIRECTOR	REPRESENTING
PETER STUBBS	Independent Chair
BEN SMIT	Ōtorohanga, Rotorua Lakes, South Waikato and Waitomo District Councils
CHRIS MCLAY	Waikato Regional Council
DAVID SPEIRS	Hauraki, Matamata-Piako, Thames-Coromandel and Western Bay of Plenty District Councils
LANCE VERVOORT	Hamilton City Council
STEPH O’SULLIVAN	Waikato and Waipā District Councils

The independent Chair of Co-Lab receives director fees and reimbursed expenses. Directors representing the councils do not receive any fees or reimbursed expenses for work undertaken on behalf of the company.

NATURE & SCOPE OF ACTIVITIES

The principal initiatives operating under the Co-Lab umbrella are:

Services

- Co-Lab Building Services
- Co-Lab Geospatial Services
- Co-Lab Procurement Services
- Co-Lab Water Services
- Energy & Carbon management
- RATA
- Regional Infrastructure Technical Specification (RITS)
- Road Infrastructure Measurement & Use (RIMU)
- Waikato Building Consent Group (WBCG)
- Waikato Regional Transportation Model (WRTM)

Other

- Opportunity Development
- Health & safety pre-qualification
- Shared Valuation Data Services (SVDS)
- Joint procurement arrangements for the benefit of councils

Information on these activities is included in the company's Statement of Intent.

The logo for COLAB, featuring the word "COLAB" in a bold, white, sans-serif font. The letter "O" is stylized with a horizontal line through its center. The logo is positioned in the upper right quadrant of the page against a dark blue background.

COLAB



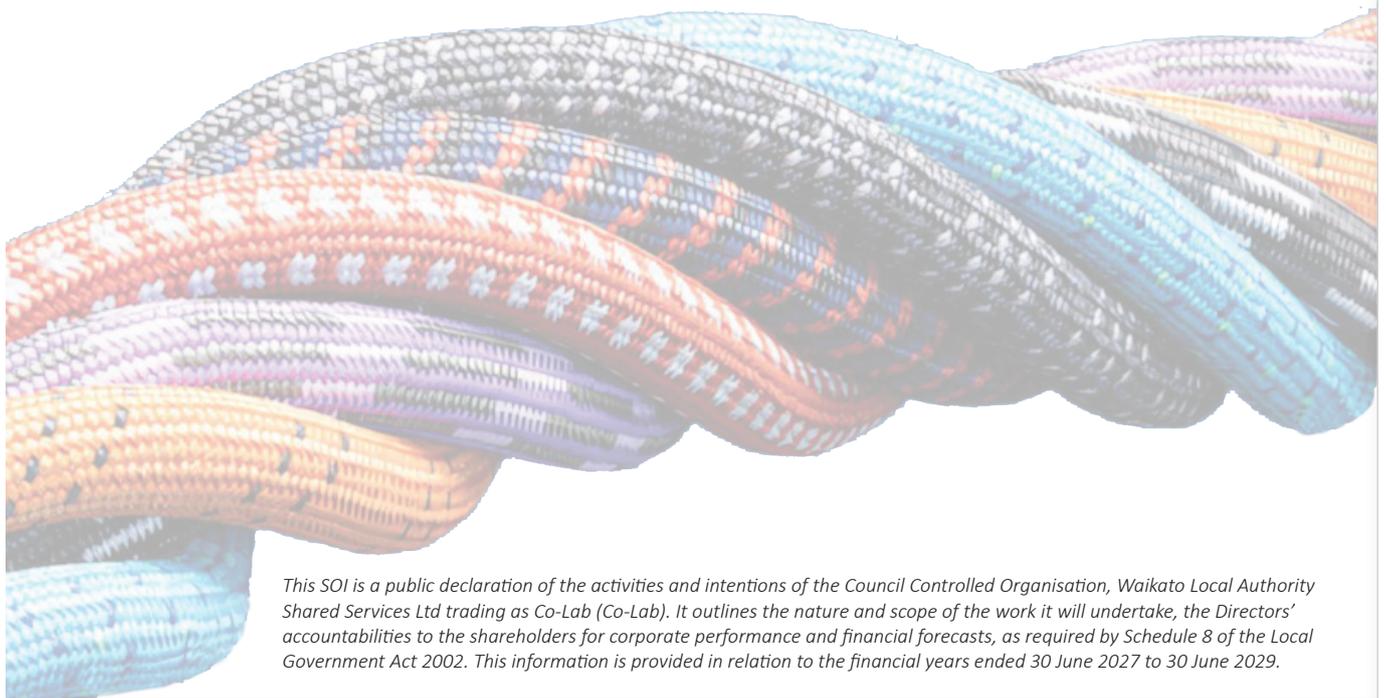
BETTER TOGETHER

2026 STATEMENT OF INTENT

for the year ended 30 June 2027

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This SOI is a public declaration of the activities and intentions of the Council Controlled Organisation, Waikato Local Authority Shared Services Ltd trading as Co-Lab (Co-Lab). It outlines the nature and scope of the work it will undertake, the Directors' accountabilities to the shareholders for corporate performance and financial forecasts, as required by Schedule 8 of the Local Government Act 2002. This information is provided in relation to the financial years ended 30 June 2027 to 30 June 2029.

MESSAGE FROM THE CHAIR

As we enter the final year of our three-year strategy, Co Lab's purpose remains unchanged: that we help our councils identify and realise shared opportunities. What is changing is our pace and scale.

Over the last two years, councils have asked more of us and, importantly, have been proactive in working with us to establish shared services. That commitment has lifted performance and confidence in doing things together. It also means we are likely to meet our growth targets ahead of plan, so we are stretching further in the next financial year (FY) 2027.

We will continue to be responsive to how you want to utilise your collaboration CCO and flexible in the way we deliver to you. Some councils will want us to lead delivery; others will prefer to co design. Either way, our role is to be a reliable enabler for collaboration behind the scenes - a dependable backbone that helps councils work smarter, faster, and together, while maintaining a human touch where it matters.

In FY2027 we are projecting revenue growth across key services - RIMU and Co-Lab Building Services (CBS) in particular - supported by customer uptake of our growing set of services. We are aiming for new revenue as our Building Consent Checking Assistant reaches MVP stage.

As this growth materialises, our intent is simple: reinvest to create even more value for councils and, over time, reduce reliance on member charges. That direction is consistent with our longer term ambition to be increasingly self sufficient through the value we deliver.

Local government continues to face sector reform and fiscal pressure. The Waikato's strategic position in the country and the Government's focus on enabling growth and infrastructure will keep expectations high while resources are constrained. Collaboration - across councils, with iwi, and with central government - remains our most practical lever to deliver better, faster, and more affordably.

In the coming months the Board will be considering the direction for Co-Lab beyond June 2027. Meanwhile, we acknowledge there are many interdependencies and evolving expectations. As shareholder expectations crystallise over the coming months, the draft Statement of Intent is likely to be updated before being finalised in June to reflect any agreed changes in priorities, scope, or timing. However, for the purpose of forecasting, we have assumed the status quo.

Our commitment to you is practical and unwavering: to help you make a dollar, save a dollar, or improve your service—and do it together, where together makes it better.

Thank you for your continued trust and leadership.



Yours Sincerely,

Peter Stubbs

Chair

STATEMENT OF INTENT 'AT A GLANCE'

OUR 3-YEAR STRATEGY

OUR VISION



Council collaboration through Co-Lab maximises community wellbeing

OUR PURPOSE



Support our councils to achieve this vision by helping them identify and realise shared opportunities

PERFORMANCE FRAMEWORK OUTCOMES



Reduce Costs

- Achieve efficiency gains & economies of scale
- Reduce duplication of effort & eliminate waste through repetition
- Help councils achieve an appropriate balance in risk & return

Create Value for Councils

- Improved levels of quality & service
- Increased skills & expertise
- Improved compliance
- Improved decision making

Enable Innovation & Change

- Research & development
- Promote & contribute to the development of best practice
- Coordinated & consistent approach to provision of services
- Communities engage with councils in our region on a consistent basis



3-YEAR S.M.A.R.T. GOALS

Strategic Goals (3-Year)

1. Shareholding Councils understand we provide them value
2. Deliver value by growing the scale of our shared service function
3. Diverse, talented and motivated people work for us



Objectives

- We know the value we provide shareholders has improved by 15%, by 30 June 2027
- By 30 June 2027, 80% of shareholders agree they get value from Co-Lab
- 28 New instances of Co-Lab's shared services being utilised by 30 June 2027
- Staff engagement is maintained at 85% or above, by 30 June 2027
- Staff turnover is less than 15% per annum
- Our vacancies are filled by suitable candidates within 3 months

Baseline y/e 30 June 2023

COMMENTARY

Co-Lab remains aligned with its three-year strategy outlined in the 2024 Statement of Intent. At 31 December 2025 (halfway through our 3-year strategy), we had expanded our shared services function by 16 instances, progressing towards the original target of 24 instances over the three-year period. With this great progress realised, we are now setting our sights on achieving 28 instances over the three-year period.

PERFORMANCE MEASURES

To ensure we deliver against our 3-year strategy, consistent with last year, we are using the following annual Key Performance Indicators (KPI).

STRATEGIC GOAL	3-YEAR OBJECTIVE	ANNUAL KPI
Shareholding councils understand we provide them value.	We know the value we provide shareholders has improved by 15%, by 30 June 2027* <i>(baseline y/e 30 June 24).</i> <i>*Based on the regional benefits of collaboration (not an individual councils' benefits from collaboration).</i>	Year-on-year increase in the value we provide to councils.
	By 30 June 2027, 80% of shareholders agree they get value from Co-Lab.	80%+ of council survey respondents believe those Co-Lab services they received meet or exceed their expectations (evidenced by an annual survey).
	All shareholders take up at least one additional shared service.	Year-on-year increase in the utilisation of services we provide to councils.
Deliver value by growing the scale of our shared service function.	28 new instances of Co-Lab shared services being utilised, by June 2027. <i>(baseline y/e 30 June 24)</i>	Year-on-year increase in the utilisation of services we provide to councils.
		Year on Year increase in the number of services available to councils.
Diverse, talented and motivated people work for us.	Maintain staff engagement above 85%.	Maintain staff engagement above 85%.
	Staff turnover is less than 15%.	Staff turnover is less than 15%.
	Our vacancies are filled by suitable candidates within 3 months. <i>All baselined y/e 30 June 24)</i>	Vacancies are filled by suitable candidates within 3 months.

Reference to "shareholders" includes feedback from any stakeholders from shareholding councils that may interact with Co-Lab.

3.

NATURE & SCOPE OF SERVICES

Co-Lab has three main functions. It:

1. Acts as an “ideas laboratory” – working with councils to investigate and develop opportunities to work together;
2. Delivers shared services to councils; and
3. Enters joint procurement arrangements.



OPPORTUNITY DEVELOPMENT

Beyond the focus areas below, Co-Lab will develop opportunities that will reduce costs, create value for councils, and/or enable innovation, at the direction of its shareholding councils.

If you'd like more information on the Opportunity Development Projects we are currently investigating, please get in touch.



SHARED SERVICES

A list of our shared services follows below. We also facilitate other shared initiatives but do not actively manage them as a shared service. This includes the Shared Valuation Data Scheme and the Health and Safety Pre-Qualification Scheme.

The nature of some existing services have evolved but for the most part, they remain largely unchanged from prior years. We have however established a significant new service, RIMU (Road Infrastructure Measurement & Use), in partnership with NZTA's Road Efficiency Group.

Co-Lab Water Services has been forecast to remain a Co-Lab operated service for the period. The staff will be employed by IAWAI and the same arrangements to operate the service will continue with consolidation of the customer base over time.

For more information on our services, please visit our website colabsolutions.govt.nz

JOINT PROCUREMENT

Co-Lab enters joint procurement arrangements for the benefit of councils, with a focus on value for money and supply certainty. As part of this Co-Lab operates two panels - a professional services panel and a legal services panel - to provide easy and compliant access to these services. It also manages a number of joint contracts with suppliers that councils can be part of.





FOCUS AREAS

BUILDING CONSENT TRANSFORMATION & AUTOMATION

- Onboarding councils to Co-Lab Building Services
- Launching Project LEGO (building consent checking assistant)
- Pursuing BCA consolidation opportunities

SERVICE GROWTH TO NEW COUNCIL CUSTOMERS

- Prioritising Co-Lab Building Services, followed by Trade Waste and RAMM expertise (RATA)

REGIONAL COLLABORATION

- Enabling collaborative initiatives from Mayoral Forum & CE Forum (similar to Waikato Water Done Well)

SERVICE DEVELOPMENT

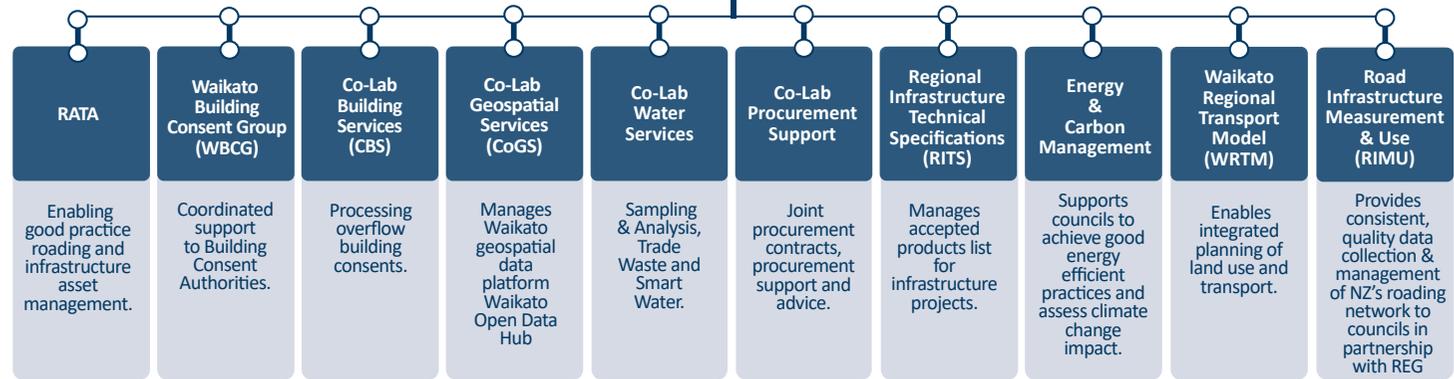
- RATA Spaces & Places

PROCUREMENT & COST EFFICIENCY

- Joint procurement initiatives including renewal of Shared Valuation Data Service (SVDS)



The principal initiatives operating under the Co-Lab umbrella are:



PARTICIPATION
Shareholding Councils

	RATA	Waikato Building Consent Group (WBCG)	Co-Lab Building Services (CBS)	Co-Lab Geospatial Services (CoGS)	Co-Lab Water Services	Co-Lab Procurement Support	Regional Infrastructure Technical Specifications (RITS)	Energy & Carbon Management	Waikato Regional Transport Model (WRTM)	Road Infrastructure Measurement & Use (RIMU)
Shareholding Councils										
Hamilton City Council	•	•	•	•	•	•	•	•	•	
Hauraki DC	•	•	•	•	•	•	•			
Matamata-Piako DC	•	•	•	•	•	•	•	•	•	
Ōtorohanga DC	•	•		•	•	•	•	•		
Rotorua Lakes Council				•	•	•	•	•		
South Waikato DC	•			•	•	•	•	•		
Thames-Coromandel DC	•	•	•			•		•	•	
Waikato DC	•	•	•	•	•	•	•	•	•	
Waikato Regional Council	•			•		•		•	•	
Waipā DC	•	•		•	•	•	•	•	•	
Waitomo DC	•	•	•	•	•	•	•			
Western Bay DC	•		•			•				
Other Councils/Customers										
Taupō DC	•			•	•	•		•		
Hamilton Airport					•					
Road Controlling Authorities										•
Service GROWN since 2019	•			•			•		•	
Service NEW since 2019	•		•		•	•				•

OUR SERVICE DELIVERY

FINANCIALS

OVERVIEW

SERVICES

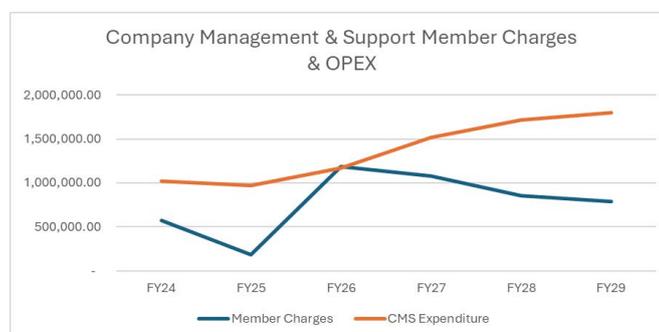
Revenue from services is budgeted to increase in the 2026/27 financial year (FY), primarily driven by the continued growth and success of our new services, RIMU and Co-Lab Building Services. As in previous years, we continue to use revenue generated within services to minimise the cost to member councils wherever possible.

MEMBER CHARGES

Following the “one-off” reduction in FY25, where cash reserves were used to significantly lower member charges, we previously indicated that member charges would return to normal levels from FY26 onward.

Our expenditure remains tight and disciplined, consistent with our commitment to operating as a lean organisation. Costs are budgeted to increase as we position for expanding our service offering and cash reserves were largely utilised in FY25. Despite this, the increased revenue from services enables us to maintain financial sustainability while easing the member charges burden on councils.

There is a significant level of uncertainty with the proposed central government reforms, particularly in the latter years of the SOI. How these reforms may ultimately play out across our shareholders and their consequent impact on Co-Lab will become clearer in the coming months. Given the current lack of clarity, the budget and forecasts have been prepared based on the information available today rather than reflecting any assumptions about the financial impact of future reform.



Co-Lab					
Company Summary					
for the forecast financial years ended 30 June 2027-2029					
	Budget 2025/26	Forecast			
		2025/26	Budget 2026/27	Budget 2027/28	Budget 2028/29
Income					
Company Management / Support	1,575,153	1,665,164	1,466,202	1,264,887	1,215,759
Working parties projects	687,214	1,089,311	640,638	672,670	706,303
RITS	27,244	27,244	39,616	41,597	43,677
Energy Management	118,116	118,116	207,188	217,547	226,755
Shared Valuation Data Service (SVDS)	409,638	351,526	312,618	328,249	344,661
Regional Asset Technical Accord (RATA)	2,500,000	2,243,336	2,200,000	2,488,000	2,575,500
Waikato Regional Transport Model (WRTM)	1,952,610	1,009,911	1,236,148	663,947	590,346
Road Infrastructure Management and Use (RIMU)	-	670,061	994,256	1,320,722	1,386,758
Waikato Building Consent Group	353,263	371,597	353,263	480,496	503,487
Waikato Mayoral Forum	10,960	10,960	10,560	11,088	11,642
Co-Lab Water Services	4,092,428	4,059,600	4,263,872	4,477,066	4,700,919
Procurement Support	200,748	200,886	200,748	212,172	222,781
Geospatial	87,006	87,006	87,000	91,350	95,918
Communications Resource	65,603	63,874	65,603	68,883	72,327
Co-Lab Building Services	1,682,930	1,682,929	2,063,869	2,037,420	2,139,291
Total Income	13,762,912	13,651,521	14,141,580	14,376,094	14,836,124
Operating Expenditure					
Company Management / Support	1,468,937	1,436,533	1,811,646	2,020,219	2,121,601
Working parties projects	687,214	1,113,879	654,638	687,370	721,738
RITS	27,244	53,730	39,616	41,597	43,677
Energy Management	168,116	132,079	207,188	217,547	226,755
Shared Valuation Data Service (SVDS)	310,618	300,817	312,618	328,249	344,661
Regional Asset Technical Accord (RATA)	2,500,447	2,378,483	2,194,040	2,489,148	2,583,879
Waikato Regional Transport Model (WRTM)	1,952,610	1,009,911	1,436,148	663,947	590,346
Road Infrastructure Management and Use (RIMU)	-	474,073	662,146	907,503	952,879
Waikato Building Consent Group	393,248	412,514	435,179	453,096	476,087
Waikato Mayoral Forum	10,960	8,470	10,560	11,088	11,642
Co-Lab Water Services	3,983,494	3,935,109	3,952,766	4,129,405	4,335,875
Procurement Support	198,876	195,156	197,548	207,559	220,414
Geospatial	86,992	88,605	86,614	90,945	95,492
Communications Resource	64,756	59,267	70,228	73,612	78,705
Co-Lab Building Services	1,679,699	1,678,493	2,061,309	2,030,818	2,008,037
Total operating expenditure	13,533,212	13,277,118	14,132,245	14,352,104	14,811,789
Earnings before interest, tax and depreciation/ amortisation (EBITDA)	229,700	374,403	9,335	23,990	24,335
Depreciation / amortisation					
Company Management / Support	43,847	14,688	16,647	17,479	18,353
WBCG	3,072	1,725	3,072	3,072	3,072
Procurement Support	1,872	2,976	1,872	1,872	1,872
Communications	840	840	840	840	840
Co-Lab Building Services	2,340	3,625	2,340	2,340	2,340
WRTM	1,104	1,105	1,104	1,104	1,104
Total Depreciation / amortisation	53,075	24,960	25,875	26,707	27,581
Earnings before interest and tax (EBIT)	176,625	349,443	(16,540)	(2,717)	(3,247)
Net Surplus (Deficit) before tax	176,625	349,443	(16,540)	(2,717)	(3,247)

Co-Lab					
Financial Position					
for the forecast financial years ended 30 June 2027-2029					
	Budget 2025/26	Forecast 2025/26	Budget 2026/27	Budget 2027/28	Budget 2028/29
CAPITAL					
Shares - SVDS	1,607,001	1,607,001	1,607,001	1,607,001	1,607,001
Shares - WRTM	1,350,000	1,350,000	1,350,000	1,350,000	1,350,000
Retained Earnings	(2,218,374)	(1,255,375)	(905,932)	(922,472)	(925,190)
Plus Current Year Operating Surplus/(Deficit)	176,625	349,443	(16,540)	(2,717)	(3,247)
TOTAL CAPITAL FUNDS	915,253	2,051,069	2,034,529	2,031,811	2,028,565
ASSETS					
CURRENT ASSETS					
Prepayments	6,350	0	6,350	6,668	7,001
Accounts Receivable	688,146	2,730,304	2,828,316	2,875,219	2,967,225
Bank	1,027,595	781,742	440,755	320,702	237,734
GST Receivable / (Payable)	57,092	23,066	(1,825)	(3,115)	(3,125)
TOTAL CURRENT ASSETS	1,779,183	3,535,113	3,273,596	3,199,473	3,208,834
NON-CURRENT ASSETS					
WRTM - Intangible Asset	2,296,855	2,296,855	2,296,855	2,296,855	2,296,855
MoneyWorks Software	1,195	1,195	1,195	1,195	1,195
<i>Accumulated Depreciation</i>	<i>(2,298,050)</i>	<i>(2,298,050)</i>	<i>(2,298,050)</i>	<i>(2,298,050)</i>	<i>(2,298,050)</i>
IT Equipment & Office Furniture	197,500	221,670	251,670	281,670	311,670
<i>Accumulated Depreciation - IT equipment & Office Furniture</i>	<i>(145,356)</i>	<i>(139,953)</i>	<i>(171,232)</i>	<i>(197,939)</i>	<i>(225,521)</i>
TOTAL NON-CURRENT ASSETS	52,144	81,717	80,438	83,731	86,149
TOTAL ASSETS	1,831,327	3,616,830	3,354,034	3,283,204	3,294,984
LESS CURRENT LIABILITIES					
Accounts Payable	737,951	1,354,491	1,090,615	990,074	997,119
Accounts Payable Accrual	39,106	39,443	40,700	42,735	44,872
Employee Benefits	139,016	171,826	188,191	218,583	224,428
TOTAL CURRENT LIABILITIES	916,074	1,565,760	1,319,506	1,251,393	1,266,419
NET ASSETS	915,253	2,051,069	2,034,529	2,031,811	2,028,565

Co-Lab					
Statement of Cashflows					
for the forecast financial years ended 30 June 2027-2029					
	Budget 2025/26	Forecast 2025/26	Budget 2026/27	Budget 2027/28	Budget 2028/29
Cashflows from Operating Activities					
Interest Received / (Paid)	59,484	73,913	60,000	63,000	66,150
Receipts from Other Revenue	13,515,578	15,147,951	13,981,210	14,266,191	14,677,968
Payments to Suppliers	(13,796,410)	(13,789,789)	(14,384,849)	(14,420,534)	(14,797,096)
Taxes Paid	0	0	0	0	0
Goods & Services tax (net)	(132,793)	(439,429)	24,891	1,290	10
Net cash from operating activities	(354,141)	992,646	(318,748)	(90,053)	(52,968)
Cashflows from Investing Activities					
Capital enhancements	0	0	0	0	0
Purchase of PPE	(36,674)	(35,000)	(24,597)	(30,000)	(30,000)
Purchase of investments	2,358	0	2,358	0	0
Net cash from investing activities	(34,316)	(35,000)	(22,239)	(30,000)	(30,000)
Cashflows from Agency Activities					
Net receipts held on behalf of councils	0	(1,337,245)	0	0	0
Net cash from agency activities	0	(1,337,245)	0	0	0
Net increase in cash, cash equivalents and bank accounts	(388,457)	(379,599)	(340,987)	(120,053)	(82,968)
Opening cash and cash equivalents and bank overdrafts	1,416,052	1,161,341	781,742	440,755	320,702
Closing cash, cash equivalents and bank accounts	1,027,595	781,742	440,755	320,702	237,734



APPENDIX I : GOVERNANCE

Co-Lab is owned in equal portion by 12 Local Authorities



Co-Lab conducts itself in accordance with its constitution, its annual Statement of Intent, the provisions of the LGA and Co-Lab policies.

The Board comprises five council representative directors and an independent Chair. There is also a standing Audit & Risk Committee.

DIRECTOR	REPRESENTING
Peter Stubbs	Independent Chair
Chris McLay	Waikato Regional Council
Lance Vervoort	Hamilton City Council
Ben Smit	Ōtorohanga, Rotorua, South Waikato and Waitomo District Councils
Steph O’Sullivan	Waikato and Waipā District Councils
David Speirs	Hauraki, Matamata-Piako, Thames-Coromandel District and Western Bay of Plenty District Council

The independent Chair of Co-Lab receives director fees and reimbursed expenses. Directors representing the councils will not receive any fees or reimbursed expenses for work undertaken on behalf of the company.

APPENDIX II : POLICY STATEMENTS

STATEMENT OF ACCOUNTING POLICIES

REPORTING ENTITY

Waikato Local Authority Shared Services Limited (“the Company”) is a Company incorporated in New Zealand under the Companies Act 1993 and is domiciled in New Zealand. The company is a Council Controlled Organisation as defined under section 6 of the Local Government Act 2002 (LGA), by virtue of the shareholding councils’ right to appoint the Board of Directors.

The primary objectives of the Company are to:

- Develop opportunities that benefit the Waikato region’s local authorities; and
- Act as a vehicle to deliver value-added services to those local authorities.

The Company has designated itself as a public benefit entity (PBE) for financial reporting purposes.

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

BASIS OF PREPARATION

Financial statements are prepared on the going concern basis, and the accounting policies are applied consistently throughout the period.

STATEMENT OF COMPLIANCE

Financial statements are prepared in accordance with the requirements of the LGA, which include the requirement to comply with generally accepted accounting practice in New Zealand (NZ GAAP).

Financial statements are prepared in accordance with and comply with Tier 2 PBE Standards reduced disclosure regime (RDR). WLASS is eligible to report under the RDR as it:
is not publicly accountable; and
has expenses more than \$2 million, but less than \$30 million.

The accounting policies set out below are consistent with the prior year, other than the inclusion of policy:

- on operating leases, related to the lease of commercial premises;
- employees; and
- property, plant and equipment.

MEASUREMENT BASE

The financial statements are prepared on a historical cost basis.

PRESENTATION CURRENCY & ROUNDING

The financial statements are presented in New Zealand dollars, and all values are rounded to the nearest dollar unless otherwise stated. The functional currency of the Company is New Zealand dollars

GOODS & SERVICES TAX

All items in the financial statements are stated exclusive of goods and services tax (GST), except for receivables and payables, which are presented on a GST-inclusive basis. Where GST is not recoverable as input tax, it is recognised as part of the related asset or expense.

The net amount of GST recoverable from, or payable to, the Inland Revenue (IR) is included as part of receivables or payables in the statement of financial position.

The net GST paid to, or received from the IRD, including the GST relating to investing and financing activities, is classified as an operating cash flow in the cash flow statement.

Commitments and contingencies are disclosed exclusive of GST.

CRITICAL ACCOUNTING ESTIMATES & ASSUMPTIONS

In preparing the financial statements the Company makes estimates and assumptions concerning the future. These estimates and assumptions may differ from the subsequent actual results. Estimates and assumptions are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. There are no areas requiring estimate or assumptions made that are considered to carry a significant risk of causing a material adjustment to the carrying amount of assets and liabilities within the next financial year.

INTANGIBLE ASSETS

USEFUL LIVES AND RESIDUAL VALUES

At each balance date the Company reviews the useful lives and residual values of its intangible assets. Assessing the appropriateness of useful life and residual value estimates of intangible assets requires the Company to consider a number of factors such as the expected period of use of the asset by the Company and expected disposal proceeds from the future sale of the future sale of the asset.

An incorrect estimate of the useful life of residual value will impact the amortisation expense recognised in the income statement and carrying amount of the asset in the balance sheet. The Company minimises the risk of this estimation uncertainty by reviewing that the asset technology is still relevant and there is no alternative options to recreate the asset at a lower price.

IMPAIRMENT OF INTANGIBLE ASSETS

Intangible assets measure at cost that have a finite useful life are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable.

An impairment loss is recognised for the amount by which the assets carrying amount exceeds its recoverable amount. The recoverable amount is higher of an assets fair value less costs to sell and value in use.

If an asset's carrying amount exceeds its recoverable amount, the asset is regarded as impaired and the carrying amount is written down to the recoverable amount. The total impairment loss is recognised in the surplus or deficit. The reversal of an impairment loss is recognised in the surplus deficit.

REVENUE

REVENUE

Revenue comprises the fair value of the considerations received or receivable for the sale of goods and services, excluding GST, rebates and discounts and after eliminating sales within the Company. No provisions have been recorded as all revenue and trade receivables are expected to be received.

OTHER REVENUE

Member charges for all activities are recognised when invoiced to the user (i.e. councils). The recorded revenue is the net amount of the member charges payable for the transaction.

Contributions received for projects that were not completed in a financial year are recognised when the Company provides, or is able to provide, the service for which the contribution was charged. Until such time, contributions are recognised as liabilities.

OPERATING EXPENSES

An operating lease is a lease that does not transfer substantially all the risks and rewards incidental to ownership of an asset to the lessee. Lease payments under an operating lease are recognised as an expense on a straight-line basis over the lease term.

PERSONNEL COSTS

DEFINED CONTRIBUTION SCHEMES

Employer contributions to KiwiSaver, the Government Superannuation Fund, and other defined contribution superannuation schemes are accounted for as defined contribution schemes and are recognised as an expense in the surplus or deficit when incurred.

RECEIVABLES

Short-term receivables are recorded at the amount due, less any provision for amounts not considered collectable.

Receivables are initially measured at nominal or face value. Receivables are subsequently adjusted for penalties and interest as they are charged and impairment losses. Non-current receivables are measured at the present value of the expected future cash inflows.

Debtors are amounts due from customers. If collection is expected in one year or less, they are classified as current assets. If not, they are presented as non-current assets.

CASH & CASH EQUIVALENTS

Cash and cash equivalents include cash on hand, deposits held at call with banks, with original maturities of three months or less, and bank overdrafts.

INCOME TAX

Income tax expense includes components relating to both current tax and deferred tax.

Current tax is the amount of income tax payable based on the taxable surplus for the current year, plus any adjustments to income tax payable in respect of prior years. Current tax is calculated using tax rates (and tax laws) that have been enacted or substantively enacted at balance date.

Deferred tax is the amount of income tax payable or recoverable in future periods in respect of temporary differences and unused tax losses. Temporary differences are differences between the carrying amount of assets and liabilities in the statement of financial position and the corresponding tax bases used in the computation of taxable profit.

Deferred tax is measured at the tax rates that are expected to apply when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at balance date. The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the entity expects to recover or settle the carrying amount of its assets and liabilities.

Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are recognised to the extent that it is probable that taxable surpluses will be available against which the deductible temporary differences or tax losses can be utilised.

Deferred tax is not recognised if the temporary difference arises from the initial recognition of goodwill or from the initial recognition of an asset or liability in a transaction that is not a business combination, and at the time of the transaction, affects neither accounting profit nor taxable profit.

Current and deferred tax is recognised against the surplus or deficit for the period, except to the extent that it relates to a business combination, or to transactions recognised in other comprehensive income or directly in equity.

OTHER FINANCIAL ASSETS

Investments in bank deposits are measured at fair value plus transaction costs.

At each balance date the Company assesses whether there is any objective evidence that an investment is impaired. Any impairment losses are recognised in the income statement.

PAYABLES AND DEFERRED REVENUE

Short-term creditors and other payables are recorded at their face value.

Trade and other payables are non-interest bearing and are normally settled on 30-day terms, therefore the carrying value of trade and other payable approximates their fair value.

Contributions received for projects that were not completed in a financial year are recognised as deferred revenue until the Company provides, or is able to provide, the service for which the contribution was charged.

EMPLOYEE BENEFITS LIABILITIES

SHORT-TERM EMPLOYEE ENTITLEMENTS

Employee benefits expected to be settled within 12 months after the end of the period in which the employee renders the related service are measured based on accrued entitlements at current rates of pay.

These includes salaries and wages accrued up to balance date, annual leave earned to, but not yet taken at balance date, and sick leave.

A liability for sick leave is recognised to the extent that absences in the coming year are expected to be greater than the sick leave entitlements earned in the coming year. The amount is calculated based on the unused sick leave entitlement that can be carried forward at balance date, to the extent it will be used by staff to cover those future absences.

A liability and an expense are recognised for bonuses where there is a contractual obligation or where there is a past practice that has created a constructive obligation.

A liability and an expense are recognised for bonuses where there is a contractual obligation or where there is a past practice that has created a constructive obligation.

PRESENTATION OF EMPLOYEE ENTITLEMENTS

Sick leave, annual leave, vested long service leave, and non-vested long service leave and retirement gratuities expected to be settled within 12 months of balance date, are classified as a current liability. All other employee entitlements are classified as a non-current liability.

RECONCILIATION OF EQUITY

Equity is the shareholders interest in WLASS and is measured as the difference between total assets and total liabilities. Equity is disaggregated and classified into the following components:

CONTRIBUTED EQUITY

Contributed equity is the net asset and liability position at the time the company was formed. The allocation of capital amongst shareholders is explained in this note.

RETAINED EARNINGS

Retained earnings is the company's accumulated surplus or deficit since formation.

9.10 WESTERN BAY OF PLENTY DISTRICT COUNCIL SUBMISSION ON SIMPLIFYING LOCAL GOVERNMENT DRAFT PROPOSAL

File Number: A7170783

Author: Katy McGinity, Legislative Reform and Special Projects Strategic Advisor

Authoriser: Emily Watton, Acting General Manager Strategy and Community

EXECUTIVE SUMMARY

For the information of Council, this report presents a submission made by Western Bay of Plenty District Council on the following matter:

- a) Simplifying Local Government

Council workshops were held on 18 December 2025 and 12 February 2026 (workshop notes provided as **Attachment 2 and 3**). Following the workshops the draft submission was emailed to the Mayor and Councillors for final review and feedback.

RECOMMENDATION

1. That the Legislative Reform and Special Projects Strategic Advisor's report dated 19 March 2026, titled 'Western Bay of Plenty District Council Submission on Simplifying Local Government Draft Proposal', be received.
2. That the following submission, shown as **Attachment 1** of this report, be received by Council and the information noted.
 - a) Submission on Simplifying Local Government dated 19 February 2026.

ATTACHMENTS

1. **Western Bay of Plenty District Council Submission on Simplifying Local Government**  
2. **Council Workshop (18 December 2025) - Workshop Notes - Submissions**  
3. **Council Workshop (12 February 2026) - Workshop Notes - Simplifying Local Government Submission**  



Western Bay of Plenty District Council
Private Bag 12803,
Tauranga Mail Centre, Tauranga 3143
P 0800 926 732
E info@westernbay.govt.nz
westernbay.govt.nz

19 February 2026

Department of Internal Affairs

Simplifyinglocalgovernment@dia.govt.nz

Tēnā koe Sir/Madam,

Simplifying Local Government – Draft Proposal

Thank you for the opportunity to provide feedback on the Simplifying Local Government draft proposal. We do not wish to speak to our submission.

Western Bay of Plenty District Council understands the drivers for this proposal and recognises the need to future proof local government. The Bay of Plenty Mayoral Forum is proactively working together to progress thinking around this and design a model that reflects local priorities, iwi/Māori partnerships and community aspirations. We welcome this conversation as a starting point and support further robust discussions taking place between central government and councils alongside the communities they serve.

Western Bay of Plenty District Council has mixed views on aspects of the draft proposal but supports retaining regional representation (Bay of Plenty Regional Councillors) until any reorganisation takes place.

Development of regional reorganisation plans

The development of the regional reorganisation plans should be the priority for a Combined Territory Board, whilst existing regional councillors focus on the day-to-day governance of regional councils.

This model would give the regional reorganisation plans the appropriate weighting and priority from mayors. This would also retain consistent governance of regional council functions until the reorganisation plan determines the most appropriate arrangements going forward, and how the transition to new arrangements will be managed.

Regional interest v district interest

Should CTBs take on the governance role of the regional council as proposed, consideration would have to be given to formally allow mayors to make decisions in the regional interest rather than solely in the best interests of their district as prescribed in the oath that he or she takes on assuming office.

Voting arrangements

Council supports proportional voting arrangements based on the population of a district and adjusted to ensure smaller communities receive effective representation and to avoid one council dominating. It is appropriate for the independent Local Government Commission to consider these adjustments. A good example of similar proportional voting arrangements is the one used by Local Government New Zealand (LGNZ) at their AGM.

Workload of Mayors and resourcing required to support

Mayors are already working in a full-time capacity to represent their respective city/district. Appointment to a CTB and leadership of regional issues under the proposed model will significantly increase this workload and require additional resource to support mayors. Many smaller councils will not have such resources at hand so any costs incurred should be met by central government and not the ratepayer.

Level of crown participation in regional decision making

Council supports the option of having a Crown commissioner to chair the CTB as an independent facilitator. This would need to be agreed by the members of the CTB, and a commissioner invited to join. A Crown commissioner having veto power or a majority vote is not supported.

Council does not support the option to have no CTB and for Crown Commissioners to lead councils through regional reorganisations plans. This arrangement would severely reduce local decision-making and would not be supported by our communities.

Criteria for regional reorganisation plans

The proposal states that the regional reorganisation plans will be designed to answer the following question “*What is the best way the councils in my region can work together to deliver effective and efficient services and functions in this region?*” This question does not go far enough and appears to focus on services and functions over people and community. It is recommended that this question is reframed to align better with the purpose of local government set out in the Local Government Act 2002. We note the importance of an intergenerational focus. Council supports further guidance being provided to support understanding of these criteria.

Consistency of reorganisations across regions

It would be prudent for government to provide clarification on how consistency across regions can be achieved in the development of the regional reorganisation plans, to realise the overarching intent to simplify local government.

We know that community concerns already exist relating to loss of local decision-making and smaller areas being forgotten. Council supports and encourages the requirement for robust public consultation by the CTB before the plan being finalised.

Māori interests and Treaty of Waitangi arrangements

Council supports any representative structures established as part of a Treaty of Waitangi settlement remaining in place. There are mixed views on the proposed model's removal of Māori constituencies. The Bay of Plenty Regional Council (Māori Constituency Empowering) Act 2001 paved the way to strengthen Māori representation in local government 25 years ago and is unique to our region. Any proposed change to local government needs to sustain the progress made by the introduction of this representation and not be seen to be diminishing it.

Costs and timing

Any costs incurred by local government under this proposal need to be met by central government and not further burden the ratepayer. We note that a two-year process to develop a reorganisation plan that is underpinned by the appropriate rigour of service delivery option analysis and robust community consultation is a significant undertaking. Staff resource to support this development and remuneration of CTB members requires consideration and should not be a further unfunded mandate handed down to local government.

Yours faithfully,

A handwritten signature in black ink that reads "James Denyer". The signature is written in a cursive, flowing style.

James Denyer

Mayor

Western Bay of Plenty District Council

COUNCIL WORKSHOP

DATE:	Thursday, 18 December 2025 at 12:47pm
HELD:	Council Chambers
TOPICS:	1. Upcoming Submissions
GENERAL MANAGER RESPONSIBLE:	M Taris (Interim Chief Executive)
FORUM MEMBERS PRESENT:	Mayor J Denyer, Deputy Mayor M Murray-Benge, Councillor S Beech, Councillor T Coxhead , Councillor G Dally, Councillor D Dinsdale, Councillor G Elvin, Councillor L Rae and Councillor A Sole
STAFF IN ATTENDANCE:	E Watton (Acting General Manager Strategy and Community), A Curtis (General Manager Regulatory Services), M Potton (Acting General Manager Corporate Services), K McGinity (Legislative Reform and Special Projects Strategic Advisor), N Rutland (Environmental Planning Manager), T Miller (Resource Management Strategic Advisor), C Nepia (Strategic Kaupapa Māori Manager), A Mark (Senior Environmental Planner), R McLeod (Senior Communications and Engagement Specialist), J Duncan (Governance Coordinator) and E Logan (Governance Advisor).

Upcoming Submissions**INTRODUCTION**

The Legislative Reform and Special Projects Strategic Advisor, supported by the Acting General Manager Strategy and Community, introduced the workshop, which was to provide an overview of the following key legislation and seek general feedback from Councillors to inform the drafting of the following submissions:

1. Rates Capping;
2. Simplifying Local Government;
3. Resource Management Reform; and
4. Development Levies System.

SUMMARY OF KEY THEMESRates Capping Submission

The start of the workshop focused on two main topics: rates capping and simplifying local government. For rates capping, the government had proposed a 2-4% target range, with submissions due 4 February 2026. The council would provide feedback on the formula and consider issues like unfunded mandates and growth expectations.

Simplifying Local Government Submission

For simplifying local government, the government has proposed to remove regional councillors and replace them with city and district mayors leading regional issues. Submissions for this were due 20 February 2026, with the council needing to provide feedback on various aspects, including the inclusion of Crown Commissioners and voting arrangements.

Staff presented on the proposed changes which included the establishment of a Combined Territory Board (CTB). The CTB would be responsible for the development of a Regional Reorganisation Plan, within two years of establishment. The plan would outline delivery

models for council functions across the region, including shared services and amalgamations, and must be approved by the Minister of Local Government. Councillors raised concerns about the Mayor's role, questioning how the new arrangements would work with the existing council structure and suggesting a commissioner might be more suitable due to skill set requirements. They also discussed voting arrangements, proposing a hybrid system where councils received votes proportional to population but not exactly by population percentage to ensure balanced decision-making.

One Councillor shared their experience with local government collaboration and argued that mayors should work directly with their councils to address transport needs without the need for additional committees. There were concerns raised regarding the potential for mayors to act independently of their councils and questioned how the workload would be managed, particularly given the already heavy workload of mayors in larger districts. They also emphasised the importance of having consistent planning solutions across regions rather than allowing each region to develop its own approach.

Councillors discussed the challenges and implications of the government's approach to simplifying local government structures, particularly the role of regional councils and CTBs. They debated whether the CTB should focus on long-term planning while delegating day-to-day operations to a commissioner, or if the CTB should manage both planning and daily operations. The discussion highlighted potential tensions for mayors who must balance regional interests with local council responsibilities and raised questions about how to effectively compile a collective submission given differing view among council members.

The workshop discussed the establishment of Combined Territory Boards (CTBs) and the potential reorganisation of local government structures. They debated whether to appoint a commissioner to lead the new organisation, with some members expressing concerns about fairness to the Western Bay of Plenty District Council and the need to consider existing staff and administrative roles. The discussion also touched on the two-year timeline for completing the reorganisation plan and the importance of mayors working collectively to redistribute responsibilities.

They decided to further consider these options and bring back their thoughts in late January or early February.

Resource Management Reform Submission

The workshop then focused on two main topics: the new Resource Management system and development levies. Staff provided an overview of the new Resource Management system, which was expected to be enacted in 2026 and would involve a funnel approach with national direction filtering down to regional and local plans. The system aimed to simplify and standardise planning processes while maintaining local government roles. The group discussed concerns about maintaining bespoke zones and overlays specific to their area. Pātai were raised regarding the relationship between property rights and land use planning.

Development Levies Submission

The workshop also covered the proposed changes to development levies, with the group agreeing to have staff prepare a technical submission on this topic.

2.12pm Cr Coxhead left the workshop.

Direction and Actions	Responsible
<p><u>Overall</u></p> <ul style="list-style-type: none"> Schedule a workshop in early February to discuss submissions in detail and finalise submission points. <p><u>Rates capping Submission</u></p> <ul style="list-style-type: none"> Analyse the rates capping formula to determine if it adequately addresses growth council concerns, particularly regarding CapEx provisions. Prepare draft submission on rates capping for early February workshop, including analysis on growth impacts, unfunded mandates, regional deal implications, and flexibility in the 2-4% range. 	<p>Legislative Reform and Special Projects Strategic Advisor</p>

<ul style="list-style-type: none"> Distribute draft rates capping submission materials to councillors early enough for proper review before 4 February 2026. <p><u>Simplifying Local Government Submission</u></p> <ul style="list-style-type: none"> Prepare draft submission on simplifying local government for early February workshop, addressing voting arrangements, commissioner roles, workload concerns, and committee structures. 	
<p><u>Resource Management Reform Submission</u></p> <ul style="list-style-type: none"> Investigate and clarify the relationship between LPU and Spatial Planning under the new Resource Management System. Share New Zealand Planning Institute and RMLA slide decks on Resource Management reform with Councillors. Ensure submission addresses bespoke zoning needs. Address transition timeframes concern in submission, particularly the 6-month window between national direction and regional spatial plan completion. 	Senior Environmental Planner
<p><u>Development Levies Submission</u></p> <ul style="list-style-type: none"> Prepare technical submission on development levies, including analysis of financial contributions transition and government exemptions. 	Environmental Planning Manager

The workshop closed at 2:15pm

COUNCIL WORKSHOP

DATE:	Thursday 12, February 2026 at 2.48pm
HELD:	Council Chambers
TOPICS:	4. Simplifying Local Government Submission
GENERAL MANAGER RESPONSIBLE:	M Taris (Interim Chief Executive)
FORUM MEMBERS PRESENT:	Mayor J Denyer, Councillor S Beech, Councillor G Dally, Councillor D Dinsdale, Councillor R Joyce, Councillor A Sole and Councillor L Rae.
LEAVE OF ABSENCE:	Councillor G Elvin
APOLOGIES:	Councillor T Coxhead and Deputy Mayor M Murray-Benge
STAFF IN ATTENDANCE:	M Taris (Interim Chief Executive), E Watton (Acting General Manager Strategy and Community), B Singh (General Manager Infrastructure Services), R McLeod (Senior Communications and Engagement Specialist), R Garrett (Governance Manager), H Wi Repa (Governance Systems Advisor), P Osborne (Senior Governance Advisor), K McGinity (Legislative Reform and Special Projects Strategic Advisor).

Simplifying Local Government Submission

The Legislative Reform and Special Projects Advisor, supported by the Acting General Manager Strategy and Community, sought feedback on the government's proposal to simplify Local Government through two steps. Firstly, the creation of Combined Territories Board (CTB) to lead regional issues and govern the regional council. Secondly, the development of future-focused plans for how councils across regions can work together more effectively and efficiently.

SUMMARY OF KEY TOPICSKey Submission Points – Feedback

During the discussion, several key points were raised regarding the submission:

- It was suggested that a summary paragraph should be added at the beginning of the submission for clarity.
- The structure needed reordering to emphasise the need for establishing a new system by the CTB at the top.
- Concerns were raised about implementing changes region by region, as this could lead to multiple systems, complicating rather than simplifying efficiency. Staff acknowledged potential directives from the Central Government as the process moved forward.
- There was a preference for the current governance structure of regional councils to remain until a new system was implemented, noting that if this option was not taken, the Bay of Plenty Regional Council Chair should be included in the CTB for continuity.
- Support was expressed for having the option to request a neutral Chair or Commissioner without mandating the need for one.
- The need for the CTB was supported over a Crown Commissioner, with conditions that a Commissioner, if included, should have the ability to contribute but not vote.
- There was agreement on the voting arrangements, with a recommendation to use the Local Government New Zealand (LGNZ) voting system as a successful example.

- The submission's affordability section could be enhanced by emphasising the ongoing cost implications for ratepayers, aligning with the reorganisation's focus on cost savings and efficiency.

Direction and Actions	Responsible
<ul style="list-style-type: none"> • Add all additional submission points and feedback into submission. 	Legislative Reform and Special Projects Advisor

The workshop concluded at 3.11pm.

9.11 WESTERN BAY OF PLENTY DISTRICT COUNCIL SUBMISSION ON THE INFRASTRUCTURE FUNDING AND FINANCING AMENDMENT BILL

File Number: A7170692

Author: Katy McGinity, Legislative Reform and Special Projects Strategic Advisor

Authoriser: Emily Watton, Acting General Manager Strategy and Community

EXECUTIVE SUMMARY

For the information of Council, this report presents a submission made by Western Bay of Plenty District Council on the following matter:

- a) Infrastructure Funding and Financing Amendment Bill

A Council workshop was held on 12 February 2026 (workshop notes provided as **Attachment 2**). Following the workshop the draft submission was emailed to the Mayor and Councillors for final review and feedback.

RECOMMENDATION

1. That the Legislative Reform and Special Projects Strategic Advisor's report dated 19 March 2026, titled 'Western Bay of Plenty District Council Submission on the Infrastructure Funding and Financing Amendment Bill', be received.
2. That the following submission, shown as **Attachment 1** of this report, be received by Council and the information noted.
 - a) Submission on the Infrastructure Funding and Financing Amendment Bill dated 19 February 2026.

ATTACHMENTS

1. **Western Bay of Plenty District Council Submission on the Infrastructure Funding and Financing Amendment Bill** 
2. **Council Workshop (12 February 2026) - Workshop Notes - IFF Amendment Bill Submission** 



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19 February 2026

Committee Secretariat

Finance and Expenditure Committee

Parliament Buildings

Wellington

fe@parliament.govt.nz

Tēnā koe Sir/Madam,

Infrastructure Funding and Financing Amendment Bill

Thank you for the opportunity to provide feedback on the Infrastructure Funding and Financing Amendment Bill ('The Bill'). We do not wish to speak to our submission.

IFF Financing terms

While the Infrastructure Funding and Financing Act ('IFF') provides a new way to fund and finance infrastructure projects, a major barrier to it being utilised is the cost of financing. IFF interest rates are generally higher than those offered by the Local Government Funding Agency, and it is suggested that financing terms associated with the IFF need to be improved to incentivise take up of the scheme.

Regional Deal process

Western Bay of Plenty District Council is party to a proposed Regional Deal with central government. While not stipulated in the Bill, funding under the IFF has a clear linkage to the Regional Deal process with it being an important funding and financing tool available to ensure growth enabling infrastructure being funded in a timely manner. Council supports the use of this tool to achieve the outcomes set out in any long-term agreement between central government and Council.

Infrastructure and Levy endorsement

Infrastructure and levy endorsement are important ways that Councils can influence the IFF process.

We have concerns that the Bill seeks to limit this influence shifting from a 'may endorse' to a 'must endorse' approach. While Council generally accepts the drivers for this change, it is important that flexibility is maintained and for Councils to maintain discretion around the endorsement process.

On this basis, Councils should have the ability to require robust evidence and modelling from a proposer of a levy on the rates collection impacts and the ability to seek further information on the impacts on ratepayers before deciding whether or not to endorse the levy. This is especially relevant in the case where a levy proposer defines a proposed 'levy area' with a cross-boundary benefit area identified.

In addition, Council should have the ability to maintain scrutiny of whether statutory requirements are met in assessment of an infrastructure endorsement. This discretion, while still limited will enable Council to safeguard its interests and those of its ratepayers.

Council supports that it should be able to specify as a condition of endorsement that levy collection costs be included in the levy order as an eligible cost (i.e. not an additional cost to Council). This will ensure that the scheme doesn't impose unfunded administrative costs on Council and it creates an incentive for the levy proposer to design a levy that is straightforward to administer.

Council should also have the ability to set expectations upfront with the levy proposer on what evidence is required to satisfy endorsement tests. This would improve certainty for both parties.

Cross-boundary area of benefit

Council recognises the Bill's ability to enable levies to be proposed for a cross-boundary area of benefit. In this scenario we wish to emphasise the need for cross-boundary funding agreements between parties to support councils working together. These agreements could include matters such as:

- Agreement on the equitable attribution of levy costs linked to the benefit for all ratepayers included within the area of benefit.
- Consistent administration of the cross-boundary levy across the whole levy area where there are multiple RLA's.
- Levy remission policies.
- Levy postponement policies.

Levy administration

The Bill aims to reduce barriers around accessing the IFF scheme. If this is successful it is likely that councils acting as Responsible Levy Authority (RLA) will receive more requests for endorsements and an increased administrative workload in respect to levy collection. A streamlined administrative process with both levy proposers and water organisations is recommended, including agreed information sharing principles and defined roles.

Council supports a standardised approach being implemented across New Zealand, to reduce the administrative burden on councils (where Council is acting as RLA). This will ensure a consistent approach across the country in the application of the IFF scheme.

Eligible infrastructure to which levy proposal relates

The Bill inserts a new section 18A so a levy proposal can relate to eligible infrastructure that "may... have been completed up to 2 years before the levy proposal is submitted".

This change has the potential to reduce transparency and have unintended consequences for ratepayers. People buying into an area where infrastructure has been completed may be unaware that an IFF levy is still being progressed and it could be

perceived as retrospective charging, given the levy would be imposed after the benefit/infrastructure is already in place. Council strongly encourages that clear parameters be put in place for the use of this provision, including (but not limited to) public notice requirements relating to the intention to levy in the future.

Yours faithfully,

A handwritten signature in black ink that reads "James Denyer". The signature is written in a cursive, flowing style.

James Denyer

Mayor

Western Bay of Plenty District Council

COUNCIL WORKSHOP

DATE:	Thursday 12, February 2026 at 2.23pm
HELD:	Council Chambers
TOPICS:	3. Infrastructure Funding and Financing Amendment Bill Submission
GENERAL MANAGER RESPONSIBLE:	M Taris (Interim Chief Executive)
FORUM MEMBERS PRESENT:	Mayor J Denyer, Councillor S Beech, Councillor G Dally, Councillor D Dinsdale, Councillor R Joyce, Councillor A Sole and Councillor L Rae.
LEAVE OF ABSENCE:	Councillor G Elvin
APOLOGIES:	Councillor T Coxhead and Deputy Mayor M Murray-Benge
STAFF IN ATTENDANCE:	M Taris (Interim Chief Executive), E Watton (Acting General Manager Strategy and Community), B Singh (General Manager Infrastructure Services), R McLeod (Senior Communications and Engagement Specialist), R Garrett (Governance Manager), H Wi Repa (Governance Systems Advisor), P Osborne (Senior Governance Advisor), K McGinity (Legislative Reform and Special Projects Strategic Advisor).

Infrastructure Funding and Financing Amendment Bill Submission

The Legislative Reform and Special Projects Advisor, supported by the Acting General Manager Strategy and Community, provided an overview on the Infrastructure Funding and Financing (IFF) Amendment Bill, which proposed to remove certain discretions and mandatory considerations imposed on local authorities when approving infrastructure projects for funding under the Infrastructure Funding and Financing Act.

SUMMARY OF KEY TOPICSImpact on Council

The discussion addressed the setup of levies within the IFF, highlighting that the beneficiaries of the infrastructure were the ones paying the levy. Councillors expressed concerns about how beneficiaries were determined.

The levy scheme within the IFF had low uptake due to high financing costs. Consequently, it was suggested that the Council's submission should advocate for a review of this issue.

Concerns were also raised about neighbouring councils potentially imposing the IFF on another council's ratepayers. Staff clarified that full consultation with all affected ratepayers would be necessary. This concern tied into previous issues about a mismatch in principle-agent benefits.

Staff committed to seeking further clarification on whether the Amendment aimed to address and compensate for historical issues or could be applied retrospectively.

<p><u>Proposed Submission Points</u></p> <ul style="list-style-type: none"> • Support for greater flexibility for councils to have some discretion around levy endorsement and support for Council to require robust evidence and modelling from the proposer on rates collection impacts. • Support for Council to maintain scrutiny of whether statutory requirements were met in assessment of an infrastructure endorsement. • Support for Council to be able to be specific as a condition on endorsement that levy collection costs be included in the levy order as an eligible cost. • Levy administration – support for streamlined administrative processes with water organisations. • Improving certainty – support for Council to have the ability to set expectation on what evidence was required to satisfy endorsement tests. • Support for a standardised approach to be implemented to reduce the administrative burden on councils (where Council acting as Responsible Levy Authority (RLA))

Direction and Actions	Responsible
<p>Additional Submission Points:</p> <ul style="list-style-type: none"> • The need for IFF to be more competitive in relation to their interest rates. • Clarification on the areas of benefit that a levy can apply to. 	<p>Legislative Reform and Special Projects Advisor</p>

This workshop discussion concluded at 2.48pm.

9.12 WESTERN BAY OF PLENTY DISTRICT COUNCIL SUBMISSION ON THE CONSULTATION ON A RATES TARGET MODEL FOR NEW ZEALAND (RATE CAPPING)

File Number: A7170623

Author: Katy McGinity, Legislative Reform and Special Projects Strategic Advisor

Authoriser: Emily Watton, Acting General Manager Strategy and Community

EXECUTIVE SUMMARY

For the information of Council, this report presents a submission made by Western Bay of Plenty District Council on the following matter:

- a) Consultation on a rates target model for New Zealand (rate capping)

Council workshops were held on 18 December 2025 and 29 January 2026 (workshop notes provided as **Attachment 2**). Following the workshops the draft submission was emailed to the Mayor and Councillors for final review and feedback.

RECOMMENDATION

1. That the Legislative Reform and Special Projects Strategic Advisor's report dated 19 March 2026, titled 'Western Bay of Plenty District Council Submission on the Consultation on a Rates Target Model for New Zealand (Rate Capping)', be received.
2. That the following submission, shown as **Attachment 1** of this report, be received by Council and the information noted.
 - a) Submission on the Consultation on a Rates Target Model for New Zealand (Rates Capping) dated 4 February 2026.

ATTACHMENTS

1. **Western Bay of Plenty District Council submission on the Consultation on a Rates Target Model for New Zealand (Rate Capping)** 
2. **Council Workshop (29 January 2026) - Workshop Notes - Consultation on a rates target model for NZ (Rate capping)** 



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4 February 2026

Department of Internal Affairs
ratescapping@dia.govt.nz

Tēnā koe Sir/Madam,

Western Bay of Plenty District Council submission on a rates target model for New Zealand

Thank you for the opportunity to provide feedback on a rates target model for New Zealand. We convey general support for the submission made by Taituarā. We wish to speak to our submission.

Western Bay of Plenty District Council is in favour of sensible spending and understands the drivers for this consultation. However, the introduction of a rates cap will have wide ranging and potentially unintended consequences. These are set out below along with suggestions on how they can be mitigated:

Proposed rates target formula

Proposed rate target

The range of 2-4% per capita per year needs further flexibility for councils to be able to meet the current and future needs of its communities.

The government's intention to apply the cap to price and not volume is problematic. It has the potential to significantly impact councils' ability to respond to issues that require funding increases beyond the cap and will limit the community's ability to make decisions on local funding initiatives. It will also push councils to consolidate their rates and move away from a more transparent targeted rate model. A volume based increase may be more palatable.



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Economic indicators

Council agrees in principle that the range should be anchored in long-running economic indicators. However, it needs to better reflect 'real world' infrastructure costs and the fact that these costs have increased at a rate faster than CPI inflation. Council supports the Taituarā recommendation that the CPI component of the model be supplemented by the addition of the Producers Price Index (Construction) as a measure of movement in asset costs. These costs are out of Council's control and are set by the private sector and the market when procuring infrastructure. Council is therefore at the mercy of these external factors which have significant impact on rates.

The indicators used by government appear to be backwards looking and reporting on what has happened rather than what is forecast to happen. This makes long term planning challenging.

Depreciation

The introduction of a rates cap will severely limit councils' ability to fund depreciation. Council is currently preparing for the next round of property revaluations and has \$1.62 billion of assets that are depreciated. In FY2025 the depreciation cost on these assets was \$30m. If our assets were to increase by 5% due to the revaluation (which would be conservative) our depreciation cost would increase by \$1.5 million equating to a 1.5% rates increase. This will have an immediate effect that is outside of Council's control and lead to rates increases greater than the cap. The likely consequence of this is to force the use of debt funding for purposes that are not suitable for debt funding to stay within the cap. Any increase in funding due to depreciation should sit outside the cap.

Quality of infrastructure

Council supports inclusion of a measure factoring in the quality of infrastructure, but question how this will be applied in practice. Further clarification and clear communication on how this will be calculated needs to be undertaken.



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Population growth

Growth related expenditure should be removed from the cap completely. We are a tier one 'high growth' council, planning for population growth above the national average. Further recognition of this needs to be considered, and a one size fits all approach is not workable.

Western Bay of Plenty District Council is party to a proposed Regional Deal with central government. Rates capping in the context of a Regional Deal is problematic, given this long-term agreement between central government and Council is subject to Council's ability to use the funding and financing tools available, to ensure growth enabling infrastructure is funded in a timely way.

Rates capping will have serious consequences for any outcomes aiming to be achieved by a Regional Deal, including funding transport activities and infrastructure to support growth and improved economic prosperity. Unless such funding is excluded from a rates cap, there is a risk that it sets up the Regional Deal to fail.

Process for exemptions

There needs to be agreement on the process and timeframes for exemptions to the rates cap. While Government has indicated that the model will allow for variations in extreme circumstances such as natural hazards, global economic crisis, or other significant events, clarity is sought on the time period for the exemptions. For example, extreme events might need multi-year funding responses. There also needs to be flexibility when considering exemptions for other factors out of Council's control. This includes an increase in interest rates, asset values or an unexpected reduction in funding from central government.

If interest rates increased by 1%, Council's interest costs would increase by \$2.1 million based on current borrowing of \$205 million. This would equate to 2.1% rates increase. Interest rate increases are likely to be compounded further by the likelihood of credit rating downgrades in the wake of the rating agencies reflecting the reduced ability for councils to raise rates, which is an important factor in the agencies' analysis of credit risk.



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Any change in FAR subsidy allocation from NZ Transport Agency Waka Kotahi also results in a significant shortfall for Council requiring the difference to be made up by local share funding. Government needs to provide greater funding certainty to councils and be cognisant of the consequences of any changes in funding on our ability to meet a rates cap.

Exemptions being limited to emergency events or unforeseen and unplanned projects does not support localism and further limits the community's ability to make decisions and drive community led initiatives requiring additional funding. A community initiative exemption should be included to address this and triggered when the community demonstrates a high level of support for a proposal consulted on through either the Annual Plan or Long Term Plan process. The level of community support would therefore provide the basis for an exemption to the cap being allowed.

Decisions from the regulator need to be made in a transparent and timely manner for councils to meet existing legislative timeframes for planning processes. There is a clear administrative burden placed upon the regulator in managing the various exemptions and we suggest a streamlined system is put in place to manage this from the beginning.

Investment in infrastructure

The introduction of a rates target model will result in a reduced level of investment in infrastructure. Exempting the costs associated with growth related infrastructure from the cap will help mitigate this and prevent consistent under-investment in infrastructure to continue.

Without doing so, there is the potential to increase council debt in the short term in order to fund infrastructure delivery. This will compromise future capacity to deliver on core services, as debt levels increase and the resulting interest costs need to be funded from rates.

Closely tied to this, is for public awareness around the likely impact of rate capping on levels of service and infrastructure investment. If Government's decision to introduce a cap on rates is driven by reducing the financial burden on



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ratepayers, then a genuine attempt needs to be made to convey the trade offs that are inherent in the introduction of a rates target model.

Clarification also needs to be provided on the replacement of infrastructure under a rates cap. Will there be any acknowledgement of the desirability for upgrades to support greater resilience for future weather events compared to a simple like for like replacement?

Non-rate revenue sources

A rates target model will push councils to increase their reliance on the use of fees and charges. Whilst this might have some positive outcomes in terms of shifting further towards "user pays", there is a risk that this will create barriers to entry for residents who cannot afford to access community facilities like swimming pools, sportsfields and community halls. This will have unintended consequences for wider community health and wellbeing, and Council seeks comment on how this is being considered and any plans for mitigation.

Competing demands

Council wishes to seek clarification on how it should reconcile the competing demands placed on it by Central Government in this environment of legislative reform. Aspects of the proposed Resource Management reform seek to introduce a regulatory relief framework that will require councils to consider the impact on private landowners and provide relief where the impact is more than minor. The introduction of a rates cap will limit councils' ability to provide monetary relief, and we would like further direction from central government on how these competing demands should be balanced.

Legislative reform and subsequent mandates required by Government are largely unfunded. This places further pressure on council budgets and impacts their ability to stay below any cap.

Transition period

A transition period is supported in principle, but greater certainty is requested of what is expected from councils during this time. It is requested that the Department of Internal Affairs issues guidance as soon as possible.



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Community Engagement and Policy Implementation

Central government will need to provide guidance and information to the public to enable them to better understand how the introduction of a rates target model will work and why variances will occur. This will provide further clarity and consistent messaging across New Zealand.

Yours faithfully,

James Denyer

A handwritten signature in black ink that reads "James Denyer".

Mayor
Western Bay of Plenty District Council

COUNCIL WORKSHOP

DATE:	Thursday, 29 January 2026 at 2:55pm
HELD:	Kopurererua Whare, Barks Corner
TOPICS:	1. Consultation on a rates target model for New Zealand (Rate capping)
GENERAL MANAGER RESPONSIBLE:	M Taris (Interim Chief Executive)
FORUM MEMBERS PRESENT:	Mayor J Denyer, Deputy Mayor M Murray-Benge, Councillor S Beech, Councillor T Coxhead , Councillor G Dally, Councillor D Dinsdale, Councillor G Elvin and Councillor L Ræ.
APOLOGIES:	Councillor A Sole
STAFF IN ATTENDANCE:	M Taris (Interim Chief Executive), E Watton (Acting General Manager Strategy and Community), A Curtis (General Manager Regulatory Services), M Potton (Acting General Manager Corporate Services), B Singh (General Manager Infrastructure Services), K McGinity (Legislative Reform and Special Projects Strategic Advisor), R Garrett (Governance Manager), H Wi Repa (Governance Systems Advisor) and P Osborne (Senior Governance Advisor).

Consultation on a rates target model for New Zealand (Rate capping)**INTRODUCTION**

The Legislative Reform and Special Projects Strategic Advisor facilitated a discussion that sought feedback on the introduction of a rates target model in New Zealand. The consultation sought input on setting a range of rates increases, aiming to keep rates affordable for households while enabling councils to maintain essential services and infrastructure investments.

Key decisions included applying the range to all sources of rates such as general and targeted rates, but excluding water-related charges, and anchoring the range within economic indicators like inflation and Gross Domestic Product (GDP) growth.

SUMMARY OF KEY THEMERate Caps and Infrastructure Planning

The workshop discussed a submission on rates capping, with a focus on how it affected community decision-making and infrastructure costs. They agreed to emphasise the need for a multi-criteria approach rather than strict rate caps, and to highlight the impact of asset revaluations on depreciation costs.

They also discussed the challenges of measuring infrastructure quality and the need to provide practical solutions for regional deals and growth areas.

3.13pm Cr Dinsdale left the workshop.

The submission would be prepared, with a draft to be circulated on Tuesday 3 February for review before the Wednesday 4 February 2026 deadline.

Direction and Actions	Responsible
Draft Rates Capping submission incorporating discussion points and circulate to Councillors by Tuesday 3 February 2026.	Legislative Reform and Special Projects Strategic Advisor
Present submission in person to the Select Committee.	The Mayor and General Manager Corporate Services or Chief Executive Officer
Address gap between financial contributions systems and developmental levies in transition period.	The General Manager Corporate Services
Include roading funding cuts as example of government undermining ability to meet rate caps.	Legislative Reform and Special Projects Strategic Advisor

The workshop closed at 3.28pm

9.13 WESTERN BAY OF PLENTY DISTRICT COUNCIL SUBMISSION ON THE PLANNING BILL AND NATURAL ENVIRONMENT BILL

File Number: A7170434

Author: Abi Mark, Senior Environmental Planner

Authoriser: Emily Watton, Acting General Manager Strategy and Community

EXECUTIVE SUMMARY

For the information of Council, this report presents a submission made by Western Bay of Plenty District Council on the following matters:

- a) Planning Bill
- b) Natural Environment Bill

Council workshops were held on 18 December 2025 and 29 January 2026 (workshop notes provided as **Attachment 2**). Following the workshops the draft submission was emailed to the Mayor and Councillors for final review and feedback.

RECOMMENDATION

1. That the Senior Environmental Planner's report dated 19 March 2026, titled 'Western Bay of Plenty District Council Submission on the Planning Bill and Natural Environment Bill', be received.
2. That the following submission, shown as **Attachment 1** of this report, be received by Council and the information noted.
 - a) Submission on the Planning Bill and Natural Environment Bill dated 13 February 2026.

ATTACHMENTS

1. **Western Bay of Plenty District Council Submission on the Planning Bill and Natural Environment Bill** 
2. **Council Workshop (29 January 2026) - Workshop Notes - Resource Management Reform Submissions** 



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13/02/2026

Committee Secretariat
Environment Committee
Parliament Buildings
Wellington

By email: en.legislation@parliament.govt.nz

Name: Mayor James Denyer
Organisation: Western Bay of Plenty District Council
Postal address: Private Bag, 12803, Tauranga, 3143
Daytime telephone: 0800 926 732
Email address: abi.mark@westernbay.govt.nz

Western Bay of Plenty District Council submission on the Planning Bill and Natural Environment Bill

1. Western Bay of Plenty District Council (WBOPDC) thanks the Environment Committee for the opportunity to make a submission on the Planning Bill (PB) and Natural Environment Bill (NEB).
2. WBOPDC generally supports the reform of the resource management system. We recognise the drivers for resource management reform and appreciate the opportunities to improve the existing system; reduce time delays and improve consistency across the board through greater national direction. However, there are several key areas of the PB and NEB that need greater consideration.
3. In order for reform to be successful, timeframes should enable meaningful and effective engagement to address potential implementation challenges. In our view, this reform programme is being undertaken too quickly and as a result effective implementation is at risk.
4. The pace of reform is especially concerning given it coincides with multiple other significant reform and review processes. It appears these processes, whilst concurrent, have been progressed in relative isolation from each other, and there are gaps and inconsistencies in the proposed arrangements and processes.
5. WBOPDC would like to emphasise the need for effective, efficient and enduring legislation. The below submission points are made with this view in mind.
6. It should be noted that WBOPDC generally supports the submission prepared by Taituarā.
7. WBOPDC does not wish to be heard by the Select Committee.

Key themes across PB and NEB

Alignment with other legislation

8. The government is carrying out extensive reviews across a range of topics that relate to the resource management system and local government roles and responsibilities. Fundamental structural and framework changes include Regional Council reorganisation, Combined Territorial Boards and new regional reorganisation plans; the aggregation of building consent authorities; and implementation of the decisions taken under Local Water Done Well that sees territorial authorities either setting up council-controlled water organisations or in-house arrangements.

9. There are a number of acts, bills and processes currently open for consultation, including but not limited to:
 - a. Rates Cap Implementation (Consultation on the Proposed Rates Model)
 - b. Infrastructure Funding and Financing Amendment Bill
 - c. Simplifying Local Government
 - d. Development Levies Consultation and Local Government (Infrastructure Funding) Amendment Bill
 - e. Emergency Management Bill
 - f. Public Works Amendment Act

10. With such a degree of change occurring at once and at a reasonable pace, the alignment of implementation, definitions, terminology, roles and functions between each is critical to ensure change to systems is efficient and effective. We elaborate in more detail later in this submission on some of the key areas where there appears to be a lack of alignment between different reform programmes and the intended outcomes they are seeking to achieve.

Submission Points
<ul style="list-style-type: none"> • It is expected that government has the alignment of implementation, definitions, terminology, roles and functions and potential risks identified as a factor across each legislative programme of work. We recommend that further consideration of this risk recognises and sufficiently understands the implications for local government roles, responsibilities and associated processes that are required during the upcoming transition to a new system and implementation timing proposed. • There will be a considerable period of time where guidance and support to local government and associated industries and organisations will be necessary to ensure a transition to new systems is successful. We recommend government ensures it has sufficient capacity, planning and funding to support this.

Māori interests and the need for creating enduring legislation

11. Creating enduring legislation is essential for fostering stability and continuity in governance. To be enduring, laws must be supported by people across the political spectrum so that they

do not become tension points either within our system of government or society in general. By their nature, statutory provisions relating to rights and obligations under the Treaty of Waitangi are one example of the need for law that will endure changes in government.

12. WBOPDC supports the intention of the Bills to give more certainty as to how Māori interests and rights are provided for in the resource management system. Clearly outlining the roles and responsibilities of Tangata Whenua, alongside Local Authorities and the Crown, within the new system would help all system users to better understand, support and resource these functions. However, our view is that the proposed changes represent a significant scaling back of considerations relating to Māori interests and largely contradict the recommendations of the Expert Advisory Group (EAG).
13. For a number of years WBOPDC has worked closely with our Tangata Whenua partners to encourage and increase participation in the resource management system. This has been through a number of mechanisms, including Tangata Whenua committees to monitor consent conditions (e.g. Te Ohu Parawai o te Waiari), sub-committee membership (e.g. Te Puke Spatial Plan subcommittee), inviting comments from iwi and hapū on resource consent applications within their rohe (tribal boundaries), and providing funding and support for the development and implementation of iwi/hapū management plans. These outcomes have been possible in part because of Council's statutory obligations under the Treaty of Waitangi and key legislative requirements of the RMA and Local Government Act 2002. WBOPDC is committed to continuing and building on these initiatives and feel that the proposed Māori interests provisions of the Bills, will not provide a statutory basis to do so effectively.
14. Further, while national and regional standardisation will provide clarity and consistency across regions, local authorities will have limited ability to develop rules that reflect and protect the interests of Tangata Whenua within their respective rohe. This could lead to a demand for bespoke rules which WBOPDC may be unable to provide for.
15. The Bills also represent a significant change in the position of Tangata Whenua within the Resource Management system. The removal of section 8 of the Resource Management Act, replaced with a 'descriptive Treaty' clause, and the shift of focus to Treaty settlements leaves those iwi and hapū yet to reach settlement with less certainty as to their ability to exercise their tino rangatiratanga and kaitiakitanga within their respective rohe.

Submission Point
<ul style="list-style-type: none"> • WBOPDC supports the general intent, but recommends that to ensure the legislation is enduring, Māori interests are provided for in the manner generally outlined by the majority of the members of the EAG. Notably, this means the retention of the principles of the Treaty of Waitangi as was provided for in section 8 of the Resource Management Act, providing key principles to support with the application of the proposed Māori interests provisions and retaining existing mechanisms for Māori participation.

Implementation and timeframes

16. The timeframes given to move to the new system are short, with national direction being released approximately nine months from Royal Assent (likely end of 2026/start of 2027) and with Regional Spatial Plans (RSP) needing to be notified within 15 months of Royal Assent. This means there will be around six months to take into account the first tranche of national direction before notifying the RSPs.

17. Therefore, councils are largely going to be preparing for RSPs without detailed guidance. As an example, Going for Housing Growth implementation is indicated to be in the first tranche of national direction, and this would provide us with the methods in which we are required to calculate housing demand and include housing targets requiring us to enable 30 years of feasible housing capacity. Given the primary legislation is a framework, there is a heavy reliance on the national direction to provide the details on how it will be applied in practice.

18. RSPs should align with the LTP timeframes, given LTPs must set out steps to implement or progress the actions in the spatial plan, and the addition of infrastructure planning and delivery occurring alongside these processes. Councils are required to adapt systems, processes, and resourcing while continuing to deliver critical infrastructure programmes. The success of the new system will depend on realistic implementation timeframes and early provision of guidance.

Submission Points
<ul style="list-style-type: none"> • WBOPDC recommends reconsideration of the timeline to allow for sufficient transition periods, logical sequencing of national direction, and early implementation guidance (including national mapping standards) which will be critical to avoid undermining infrastructure delivery outcomes. • WBOPDC requests that to achieve the above that the statutory deadline for notifying the draft RSP be amended to be 12 months after gazettal of all relevant national direction, and that decision on the final spatial plan be required nine months after notification of a draft RSP. • It is requested that timeframes align with LTP cycles.

Levies

19. Financial contributions are a mechanism under the RMA which allow councils to take payments from 'developers' to ensure that the burden of costs for extra demands on infrastructure through growth are not met by ratepayers only. Councils currently have an option to apply financial contributions under the RMA or apply development contributions with a similar framework under the LGA. WBOPDC operates under a financial contributions policy only.

20. The focus of the change to development levies under the LGA is related to infrastructure. Council currently requires financial contributions for infrastructure, but also for other values such as ecological protection. The NEB proposes to introduce Natural Resource Levies in

respect to the allocation of the use of natural resources. It is not clear to what extent these levies will be applied and what criteria will be used. In this regard there is a potential gap for Council in having the tools and options available to suitably manage effects of growth development on our district. We are one of the fastest growing areas in New Zealand, so any shortfall to effectively and fairly fund growth related infrastructure will be acute.

21. Given the anticipated timing of the various related reform programmes, it makes no sense for our Council to develop a development contributions policy as a short-term solution. Without transitional provision for financial contributions, it is likely that increased costs will fall to ratepayers.

Submission Point
<ul style="list-style-type: none"> • WBOPDC strongly recommends transitional alignment between the bills and associated changes to Development Levies to ensure there is a continued ability for councils to capture financial contributions during the transition to the new system. We seek to ensure that costs associated with growth related infrastructure can be recovered in a fair and equitable manner.

Goals and National Direction

Alignment of Goals

22. It needs to be carefully considered whether the matters that are out of scope affect the ability of councils to deliver on the goals identified in the PB. Namely the goal “to create well-functioning urban and rural areas” will be difficult to achieve due to the amenity matters being out of scope. While WBOPDC appreciates that amenity matters have been drafted to be out of scope in the interest of making the process more efficient, we are concerned that it limits the goals’ ability to be future focused and forward looking, and works against having an effective planning system.
23. Additionally, WBOPDC agrees with the concerns expressed in the Taituarā submission that differing goals for natural hazards between the two Bills leads could lead to issues with workability. Section 14 of the NEB states that it cannot consider effects regulated under the PB. However, both Bills seek to address the effects of natural hazards, with the PB addressing safeguarding communities and the NES addressing the use and protection of natural resources. It’s important that the NEB would still be able to address natural hazard effects where these are separate to the natural hazards effects managed under the PB. It’s also noted that while both Bills refer to “proportionate and risk-based planning” (wording used in the NPS on Natural Hazards), only the goal of the PB is supported by the NPS.
24. Furthermore, the PB includes a goal to plan and provide for infrastructure to meet current and expected demand. There is no equivalent goal in the NEB, despite environmental limits and standards under that Bill having a direct influence on the ability to deliver infrastructure. This misalignment risks decisions under the NEB unintentionally constraining essential infrastructure without clear consideration of infrastructure benefits or community outcomes.

Submission Points

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| <ul style="list-style-type: none"> • WBOPDC requests greater clarification to reconcile how well functioning urban and rural areas are to be achieved where amenity matters are out of scope. • It is requested that drafting changes are made to ensure greater certainty on matters which are out of scope do not hinder the ability of councils to achieve the goals of the Bills. • WBOPDC requests that the effects of natural hazards are enabled to be considered under the NEB by addressing the wording in Section 14 (b) of the NEB which prevents it from addressing effects regulated in the PB (which also includes natural hazards effects). • Infrastructure outcomes should be recognised consistently across both Bills, with clear decision-making tests where environmental limits intersect with essential infrastructure provision. |
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National Direction

25. WBOPDC supports the proposal to provide more national and regional standardisation, as it will provide clarity and consistency across regions and local authorities. However, there is little visibility on the content and interaction these instruments will have across the planning system. The current national direction under the RMA is known to hold inconsistencies with each other, which have made implementation and certainty of development difficult. There is the potential for even further inconsistency across two Bills particularly when taking into account the timeframe in which to develop these instruments with reduced provisions for consultation.
26. We support the requirement to consult with Tangata Whenua and to provide for Māori interests higher up in the system through involvement in national instruments, and regional and local plan making. However, in our view these requirements provide a relatively narrow opportunity for Tangata Whenua to influence instruments that could have significant impacts on their rohe. The proposed funnel system also fails to recognise the resource and capability restrictions that affect some iwi and hapū. If iwi and hapū are not resourced to participate in the national and regional planning phases, they will be largely unable to participate in the system. While we note there may be some opportunities to comment on some consent or permit applications, the funnel approach will leave that iwi and hapū without resources and therefore unable to effectively exercise kaitiakitanga within their rohe.

Submission Points

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| <ul style="list-style-type: none"> • Government should carefully consider the timeframes and ability to consult with key users of the system to ensure these instruments are effective and do not conflict with each other and/or associated processes and legislation. • Ensure there are opportunities throughout the system for iwi and hapū to effectively exercise kaitiakitanga within their rohe. |
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Regional Spatial Plans

Sub-regional approach

27. While the RSP aspect of the Reform has been signalled through the EAG report, the ability to include a sub-regional approach has been left out. The value of a sub-regional planning approach needs to be acknowledged in the reform at least for the first iteration of RSPs. It is important to recognise existing spatial plans which have been prepared at the sub-regional level through formal participation processes e.g. the SmartGrowth Strategy. The sub-regional spatial plans would likely need some amendment so they are aligned and could form the basis of a future RSP. Sub-regional spatial plans will ensure the local voice of communities is better recognised, including local priorities identified through our own spatial plans for the district (Te Puke, Te Puna & Minden, Katikati, and Waihi Beach, Bowentown & Athenree).
28. An ability to recognise the existing Future Development Strategy (in the SmartGrowth Strategy) within the new system should be made explicit. Given the acute housing shortages facing our sub-region, the existing settlement pattern is of particular importance and a priority work area. The SmartGrowth Strategy and Future Development Strategy was only recently adopted in 2024, and therefore its recognition in the new system will help to avoid unnecessary transition and implementation delays.

Submission Points
<ul style="list-style-type: none"> • WBOPDC supports the approach of Spatial Planning, however, seeks that it is clear within the legislation that a sub-regional approach can be adopted and combined into the RSP. • If the above is not possible, WBOPDC seeks that there is the ability to use the existing sub-regional Spatial Plans (with some updates) in the first generation RSP to help alleviate the pressure of the current implementation timing.

Spatial Planning Committee

29. Notably absent from the spatial planning committee structure is Tangata Whenua representation or the requirement that committee members must have relevant skills and experience in matters relating to Māori interests.
30. A dispute resolution process is not specifically noted as needing to be agreed on, but this could be added as something to be drafted to help ensure disputes can be more easily dealt with and importantly help to avoid the need for ministerial involvement. Schedule 2 of the PB identifies the need for consensus decision making and a prescribed dispute resolution process, however this is not drafted in the PB.

Submission Points
<ul style="list-style-type: none"> • WBOPDC requests that the spatial planning committee structure includes representation from the relevant iwi and hapū or that there is a requirement for there to be committee

<p>members with the relevant skills and experience relating to Māori interests.</p> <ul style="list-style-type: none"> • Key steps of the requirements of the dispute resolution process should be clearly drafted into the appropriate schedule of the PB ensuring a consistent and robust approach across the country.

Consultation and public participation

31. WBOPDC has concerns around how local voice will be captured within the RSP processes. In terms of community consultation, the requirements seem less enabling for public participation than under the LGA. Given that the RSP will drive the focus and investment of the local authorities, wider engagement and recognition of early consultation requirements should be provided for. This will also help to ensure that the Plans that follow the RSP (the NEP and LUP) are less likely to be relitigated.

<p>Submission Point</p> <ul style="list-style-type: none"> • WBOPDC requests that local voice, through early consultation and public participation is provided for within the spatial planning process with a recognition of the need for wide and early engagement on the spatial plans, given the importance of these plans for driving focus and investment of local authorities. This is also compounded by the reduced opportunities for community and tangata whenua involvement in consenting processes.
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Infrastructure

32. Council supports the early identification of infrastructure needs and corridors through RSPs, as this supports long-term investment, growth sequencing, and funding alignment. This is particularly important in high-growth areas such as Ōmokoroa and Te Puke, where infrastructure timing directly influences development capacity.

33. However, key concepts such as strategic need for future infrastructure are not defined, and evidentiary expectations for inclusion in RSPs are unclear.

34. Additionally, the PB includes a definition of infrastructure only for the purposes of designations, expanded from the RMA to include social infrastructure such as schools, health facilities, emergency services, and waste and recovery facilities. There is no general definition of infrastructure that applies consistently across the PB and the NEB.

35. This creates uncertainty for councils and infrastructure providers when infrastructure is planned and delivered through mechanisms other than designations, including spatial planning, structure planning, and consenting pathways.

<p>Submission Point</p> <ul style="list-style-type: none"> • Clear definitions and guidance are required for identifying strategic infrastructure needs in RSPs, including evidentiary thresholds, coordination requirements with infrastructure

- providers, and mechanisms for resolving disagreements.
- A single, clear, and system-wide definition of infrastructure should apply consistently across both Bills to provide certainty, reduce litigation risk, and reflect the full range of mechanisms used to plan and deliver infrastructure.

Natural Environment Plans

36. Timeframes for Natural Environment Plans (NEPs) are due to be notified 6 months after the RSP is decided upon. However, the RSP must be consistent with the environmental limits, meaning environmental limits set through the NEP may not be known yet but need to be considered as part of the spatial planning process.
37. Additionally, the NEB allows national standards to enable significant infrastructure to breach environmental limits but does not define what constitutes significant infrastructure. While flexibility is needed for infrastructure that is location-dependent or cannot reasonably be located elsewhere, the absence of a definition creates uncertainty and inconsistency.

Submission Point
<ul style="list-style-type: none"> • WBOPDC requests that there is clarity on how the interrelationship between RSPs and environmental limits set in the NEP will be achieved. A clear process should be provided within the legislation. • Significant infrastructure should be clearly defined in legislation or national direction, with criteria addressing functional or locational constraints, alternatives assessment, mitigation expectations, and accountability.

Land Use Plans

Provisions

38. The PB seeks to define “provisions” and to explain what types of provisions can be included in land use plans and instruments. However, the definition of plan provisions only explains that a “plan provision means a provision of a land use plan or proposed land use plan” and can include objectives and policies as per section 28(1) or (2) which actually relate to national instruments. It only becomes apparent later in other sections e.g. section 81 that plan provisions can also include rules, methods, relief framework and designations. However, section 81 does not explain what these mean. In contrast, for national instruments, section 28 does explain what objectives, policies and methods mean. However, it also mentions rules but does not explain these. There are also other drafting inconsistencies relating to explaining provisions.

Submission Point
<ul style="list-style-type: none"> • WBOPDC requests that the term “provision” in relation to land use plans and instruments

be better and consistently defined in the "interpretation" and other relevant sections. Also, that other clauses referring to provisions are reviewed to ensure they make sense and are consistent.

Bespoke planning provisions

- 39. There is a need for a better understanding on the thresholds and criteria for the application of bespoke planning provisions. Our current understanding is that bespoke planning provisions are only allowed where a national instrument authorises or does not preclude such provisions.

- 40. There is a concern that the system will not allow for zoning and associated provisions for strategic post harvest facilities and the All Terrain Park which are zones within the District. This is because they might not be captured by any future standardised zones including types of rural zones. These Post Harvest and All Terrain Park zones and their specific provisions have been successfully introduced into the Operative District Plan to address their specific needs and we would seek to retain them in some form. We note that these specialised zones differ from more commonplace residential, rural or commercial zones where we appreciate the intent to have greater standardisation of these provisions, so that it is easier for people to navigate the system.

Submission Point
<ul style="list-style-type: none"> • WBOPDC requests that there is the ability to retain specific zones when these are entirely separate from and not similar to the prescribed zones and provisions of the national instruments.

Temporary and future provisions

- 41. Land use plans are proposed to be allowed "temporary provisions" which then get replaced by "future provisions" once certain rules set by councils are met. But it's unclear why a temporary rule always needs to progress to a future rule. There may be times when a temporary rule can simply be removed if there is no longer a need for a control. For example, a rule or exemption saying that subdivision and development (otherwise provided for) cannot occur in a specific area until an intersection has been improved.

Submission Point
<ul style="list-style-type: none"> • WBOPDC seeks clarity on what this clause is trying to achieve.

Evaluation reports

- 42. Evaluation reports must summarise a council's reason for selecting a standardised provision from a national standard, when required to choose between any two or more alternatives, but the same is not required for other provisions that councils "may" include. For example, where section 78 (b) says councils may include a provision of a national standard. Submitters could potentially object to these 'optional' provisions being used by councils and

therefore it could be a valuable exercise for councils to also explain their reasons in evaluation reports.

Submission Point
<ul style="list-style-type: none"> WBOPDC seeks clarification on whether it is intentional that councils would not be required to give reasons for choosing to add optional content into plans.

Immediate legal effect

43. Some rules in land use plans are proposed to have legal effect when a plan is publicly notified for submissions. This includes historic heritage which by definition includes sites of significance to Māori. However, this may not be clear to readers given that these two 'features' are otherwise listed separately e.g. in the lists of goals and specified topics.

Submission Point
<ul style="list-style-type: none"> WBOPDC seeks that sites of significance to Māori are specifically mentioned to make it clear that any such features are legally protected as soon as a land use plan is notified.

Disputes

44. If there are disputes about whether a land use plan has properly implemented a national instrument or RSP, this can be referred to the Environment Court. It can be referred by the relevant Minister, Council, or Spatial Plan Committee. It is perhaps implied that the dispute is between these same parties. However, it doesn't appear to rule out a developer, landowner or member of the public raising the dispute. It's also unclear at what point or how often the Minister, Council, or Spatial Plan Committee should decide to take a dispute to the Environment Court, noting the significant time and cost involved.

Submission Point
<ul style="list-style-type: none"> WBOPDC requests that the wording better reflects what is being intended. If the purpose is to resolve a dispute between the Minister, Council, or Spatial Plan Committee, this needs to be made clear rather than only listing relevant planning documents.

Appeals

45. Decisions on a land use plan can be appealed, including when a council excludes a provision or "matter" from a proposed plan. The term "matter" is used in various ways throughout the Bill but it's unclear what it would mean in the context of making an appeal. It would be helpful if this was clarified.

Submission Point
<ul style="list-style-type: none"> WBOPDC requests that the term "matter" is defined in the context of making an appeal.

Natural Hazards

46. WBOPDC supports the goal to protect communities from natural hazards using proportionate and risk-based planning. However, there are some issues to be resolved.
47. The PB refers to “effects” and “risks” and “significant risks” of natural hazards and it’s not certain whether these are always used as intended. For example, in Section 11, the goals refer to safeguarding communities from the effects of natural hazards through proportionate and risk based planning. This doesn’t align with the wording of the NPS on Natural Hazards which has an objective referring to risks (not effects) being managed using a risk-based proportionate approach. Section 14 relating to the Bill’s scope also refers to effects whereas Sections 146 and 150 relating to consenting refer to significant risks. There are similar issues in the Natural Environment Bill.
48. There is also some confusion relating to the role of a territorial authority. Section 184 (1) defines the “use and development of land” as including “subdivision and activities on the surface of water bodies”. However, in Section 184 (2) (d) territorial authorities then appear to be restricted to effects of natural hazards “as they related to land use”. It’s unclear why this restriction is necessary and why it differs from the term “use and development of land”. Territorial authorities should also be able to manage subdivision and surface water activities. As an example, Schedule 7 (Section 6) allows a subdivision consent to include conditions relating to protecting land from the risks of natural hazards.
49. In terms of other drafting errors, while the PB typically refers to the need to avoid, minimise or remedy effects, which is a change from the RMA’s wording, section 146 still refers to “avoiding, remedying, or mitigating the effects” as per the RMA. Also, the heading of this section says, “Consent may be refused or granted with conditions if risk from natural hazards, etc”. The heading is perhaps intended to say “significant risk” as per the section’s content and the “etc” could be changed to refer to the other topic being legal and physical access. There are similar issues in the Natural Environment Bill regarding the use of the term “mitigating”.
50. It is also important to ensure that the latest natural hazards information held by councils is able to be fully utilised in the new system. RSPs will identify these constraints and land use plans will contain rules. However, natural hazards maps in RSPs will likely become out of date as new information becomes available. This is an existing issue many councils already face with district plans. While the NPS on Natural Hazards addresses risk, and discretionary activities would allow consideration of all matters including the latest natural hazard maps, restricted discretionary activities should also need to consider such information. There may also be other processes affected too such as designations. To avoid councils needing bespoke rules, this could be addressed at the national level.

Submission Points
<ul style="list-style-type: none">WBOPDC requests that the drafting issues referred to above are addressed.

- WBOPDC requests that the PB or future national rule allows the latest information about natural hazards to be used in decision-making when maps in RSPs are no longer up to date. For example, a matter of discretion for restricted discretionary activities requiring considering of the latest natural hazards information.

Regulatory Relief

51. WBOPDC has had provisions for 'specified topics' (as defined in the PB) and for significant ecological features in our District Plan for many years. As a district with significant natural landscape areas, and significant history of Māori occupation, we have a high number of sites that would come under the definition of 'specified topics'.
52. As a high growth council, we appreciate the tension that occurs in providing for development growth whilst managing significant features that are of value to our district. We already operate with initiatives such as the reductions to fee payments for applicants in recognition of retaining or protecting certain features.
53. However, Schedule 3 Part 4 of the PB as drafted is likely to create significant financial and legal risk for WBOPDC. There is also a significant risk that the regulatory relief regime as drafted will mean the goals of the NEB will not be met, as it will deter the recognition of the specified topics.
54. Council's specific concerns are:
 - a. It is likely that specified rules will be required to be included in a plan by a national instrument, RSP or by the Environment Court. In meeting this requirement, ratepayers will incur the additional financial costs the rules create given the need for councils to provide relief to those landowners with specific topic features identified.
 - b. The inclusion of sites of significance to Māori in the 'specified topics' could place both local government and iwi in a difficult position whereby the protection iwi may seek could cause a significant financial impact on local authorities.
 - c. The regime as drafted is not clear on the threshold of 'significant impact', what the 'reasonable use of land' is and how that should be assessed, and the value the relief is related to.
 - d. The transitional regime in particular is a concern to WBOPDC, given the provision will provide relief retrospectively to landowners who owned land at the time of the last notified District Plan (February 2009) where relevant features were included. This will be difficult to administer and potentially incur significant costs for ratepayers with respect to determining how to apply the relief retrospectively over a 17 year period.
55. In considering regulatory relief, the EAG Blueprint (point 111, Page 31) states the presumption would be that where a national methodology is used to set overlays (i.e. ONFLs, SNAs, sites and areas of significance to Māori, and other overlays such as viewshafts), no claim for

compensation would be triggered. Regulatory relief would be available only where a Council creates more onerous obligations than national standards prescribe. Schedule 3 Part 4 of the PB as drafted does not reflect this intent. It does not provide sufficient clarity as to when a claim for compensation would not be triggered.

56. We also note the potential challenges that may arise in providing regulatory relief within the constraints of the proposed rate capping system. This could add another layer of complexity and challenge in being able to recognise the specified topics, and undermine the development of plans that seek to achieve the outcomes sought by the NEB. There does not appear to be alignment between these two reform programmes.

Submission Point
<ul style="list-style-type: none"> • WBOPDC has concerns regarding Schedule 3 Part 4 due to the significant financial and legal risk it creates for ratepayers, and the significant risk that will deter the identification of sites that should be protected. We seek the removal of the regulatory relief provisions. • If regulatory relief is to remain in the Planning Act, we request at the least that the provisions reflect the EAG Blueprint by providing certainty that compensation need only be considered, and eligibility for compensation only exist where specified rules create more onerous obligations than national standards prescribe. Relief should not be able to be provided retrospectively. It should also be considered whether these matters could be considered as an exemption category to the rates cap.

Consents and Permits

Mitigate and minimise

57. Various sections of the PB refer to avoiding, minimising, remedying and, in some cases, off setting. The reason for the change from 'mitigating' under the RMA to 'minimising' under the PB is unclear and this change has potential to create a higher bar for land users/developers and increased risk of litigation.

Submission Point
<ul style="list-style-type: none"> • WBOPDC requests that the term "minimise" is defined to avoid unnecessary litigation. Alternatively, the use of "mitigate" is preferred given the case law understanding of its meaning. • In either case the terms should be used consistently across the legislation (for example natural hazards is to be mitigated).

Notification & Submissions

- 58. Under the RMA, a significant amount of time is spent on the notification step of the consenting process. This is partly because applicants seek to avoid notification due to the time, cost, and risk of council hearings and Environment Court appeals, and because the current RMA notification provisions are overly complex.
- 59. WBOPDC supports the simplified framework proposed in the PB, but is concerned that, although the bar for notification is lifted, the new notification provisions are likely to result in the same issues for council consent processes and applicants. This is due to the need to consider the scale of effect, which often results in debate and disagreement between parties about whether the effects are minor, or more than minor. This often comes down to a matter of professional judgement and opinion, which could be avoided by defining the terms in the PB, or through the use of more objective terminology.
- 60. WBOPDC is concerned that the new concepts create additional considerations and potential litigation risks due to a lack of clarity and workability. In particular, there are practical issues with submissions on publicly notified consents only being allowed from ‘qualifying residents’ (defined within the PB). This restriction means that local authorities will have to undertake an additional assessment to determine whether the submissions received in response to public notification can be accepted as submission, and determining this based on the definition for ‘qualifying residents’ will be challenging (e.g. determining whether the person’s principal place of residence is within the district). Such a process will add time and cost to consent processing.
- 61. In addition, the definition of ‘qualifying residents’ appears to exclude a wide range of parties that may have valuable information that would assist in decision making on a consent application and it is unclear what is meant by a person who has an office or operates in the district.

Submission Point
<ul style="list-style-type: none"> • WBOPDC requests that further consideration is given to the notification provisions and that the tests for notifying a resource consent are clearly defined within the PB. • WBOPDC requests that changes are made to the notification provisions to allow submissions from the wider community and organisations with specialist knowledge, rather than ‘qualifying residents’ as currently defined in the PB. • Alternatively, the notification provisions should be amended to ensure that only people eligible to submit on an application are notified.

Hearings & Decision Making

- 62. The need to hold a hearing for all consent applications under the RMA where a submitter wishes to be heard is seen as a significant risk for consent applications given the time, cost, and risk of appeal.

63. WBOPDC supports the proposal in the PB to require resolution of submitter issues through mediation prior to any hearing being scheduled. WBOPDC also supports the intention for councils to maintain discretion over whether or not a hearing is required (if the relevant requirements of Section 134 and Section 135 are met), however this discretion is not overly clear within the PB (i.e. s135 only states when a Council must not hold a hearing, rather than stating when a hearing must be held).

64. The PB proposes that all notified applications (targeted and publicly notified) are decided by an independent hearing commissioner(s) who are not members of the consent authority. This requirement applies whether or not submissions are made. While WBOPDC supports the use of independent commissioners for hearings, maintaining local involvement is important for ensuring decisions are cost-effective and efficient. WBOPDC has some concerns about the potential reduction in local decision-making power. It is considered that elected members can work effectively with independent experts on hearing panels to balance the use of accredited elected members with expert guidance.

65. In addition, it is considered that the use of commissioners for all notified consents is unnecessary (especially where there are no submissions) and WBOPDC notes that this will add unnecessary additional time and cost to the processing of applications.

Submission Points
<ul style="list-style-type: none"> • It is requested that changes are made to make it clear that Council may (not must) hold a hearing if the relevant criteria are met. • WBOPDC requests that there is a mechanism within the process for decisions on notified consents where commissioners are not necessary. • WBOPDC requests that there is an ability within the decision-making framework for accredited Elected Members to participate alongside independent commissioners.

Transitional Consenting Regime

66. Transitional arrangements for the consenting framework following royal assent and before Land Use Plans are in effect are proposed through changes to the RMA as set out in Schedule 11 of the PB.

67. The proposed changes include removing the requirement to consider special circumstances when deciding on public notification. To achieve the Government's intentions of quicker and cheaper consents, WBOPDC considers there is opportunity to implement more parts of the notification and decision-making provisions of the PB through the changes proposed to the RMA for transitional consenting.

Submission Point
<ul style="list-style-type: none"> • Consider implementing the new notification, hearing and decision-making provisions of the PB in the transitional arrangements for the consenting framework under the RMA.

Permitted Activities

- 68. Given this new planning system intends for an expanded number of permitted activities and the requirement to monitor them, the ability to appropriately cost recover for this function is important (refer to submission points on administrative charges).
- 69. It is not clear in s180 of the PB how the process works for registered permitted activities if the consent authority decides, on the information provided, whether the activity rule won't be met. It appears that if the applicant has further information or changes they want to make to the registered activity to ensure compliance, they would have to provide a new notification as there is currently no provision for the consent authority to seek further information.

Submission Point
<ul style="list-style-type: none"> • The ability to appropriately cost recover for this function is important and supported. However, we recommend the process for registering and assessing these permitted activities should be made clear in the legislation.

Administrative Charges

- 70. Government has highlighted that charging under the current RMA system often results in ratepayers and taxpayers carrying the cost, rather than those using the system. Under the current system, councils are able to set their own fees and charges in accordance with RMA s36 and this is implemented through Council's fees and charges policies. The PB proposes a user pays system for consenting and compliance and enforcement costs and charges must be fixed in accordance with the requirements prescribed in regulations.
- 71. WBOPDC supports the intent of the user pays system. However, we are concerned that the requirement to fix fees in accordance with nationally prescribed regulations may not achieve this intent. Because the regulations have not yet been developed, there is no visibility over what the fees are and whether these will fully recover the cost of consenting and compliance and enforcement activities.
- 72. In addition, it is unclear whether 'fixed' (Section 191(2)) refers to a fixed and set fee for a certain application or activity type, or whether this is intended to mean that fees will need to be set in accordance with a regulation, which enables councils to fully recover the costs.

Submission Points
<ul style="list-style-type: none"> • WBOPDC requests that the PB and supporting regulations provide a clear framework that allows councils to fully recover the costs associated with their functions under the PB. • WBOPDC requests that the meaning of "fixed" is clarified through the PB. • WBOPDC opposes the fixing of total fees for different applications/activities/functions at a national level if there is a risk that all costs are not recoverable from the user.

Compliance, Monitoring and Enforcement

73. WBOPDC uses the compliance and enforcement strategy, which incorporates the graduated enforcement model. This essentially means that we spend a great deal of time supporting, educating, and encouraging customers to comply with bylaws and District Plan requirements. This is a successful approach as we build relationships with our customers during the process which assists in achieving long-term compliance.

74. However, the main problem is a small percentage of customers who are deliberately non-compliant. The level of enforcement action proportionally increases to seek compliance and includes abatement notices, infringement notices, and finally proceedings to the Environment Court. Going to court involves the high cost of legal fees and a wait time of potentially up to two years for the matter to be heard by a judge.

75. The new Bills propose more tools to encourage positive compliance, which is supported. Giving councils a broader and more modern range of methods will assist in deterring offending. We need effective mechanisms to prevent further offending or stopping the activity. In addition, the new Bills recognise that there can be the view that fines are merely an operational cost to continue their activity and seek to address this issue.

Submission Point
<ul style="list-style-type: none"> WBOPDC supports the proposed new tools for encouraging positive compliance.

WBOPDC is pleased to have had the opportunity to provide further feedback on the two Bills.

We welcome the opportunity to discuss guidance material needed for the local government sector and also the development of tools needed to implement the new planning system.

We look forward to the Select Committee’s consideration of the requests WBOPDC makes through this submission.

Yours faithfully,



James Denyer
 Mayor
 Western Bay of Plenty District Council

COUNCIL WORKSHOP

DATE:	Thursday, 29 January 2026 at 1:00pm
HELD:	Kopurererua Whare, Barks Corner
TOPICS:	1. Resource Management Reform Submissions
GENERAL MANAGER RESPONSIBLE:	M Taris (Interim Chief Executive)
FORUM MEMBERS PRESENT:	Mayor J Denyer, Deputy Mayor M Murray-Benge, Councillor S Beech, Councillor T Coxhead, Councillor G Dally, Councillor D Dinsdale, Councillor G Elvin and Councillor L Rae
APOLOGIES:	Councillor A Sole
STAFF IN ATTENDANCE:	M Taris (Interim Chief Executive), E Watton (Acting General Manager Strategy and Community), A Curtis (General Manager Regulatory Services), M Potton (Acting General Manager Corporate Services), B Singh (General Manager Infrastructure Services), K McGinity (Legislative Reform and Special Projects Strategic Advisor), N Rutland (Environmental Planning Manager), T Miller (Resource Management Strategic Advisor), C Nepia (Strategic Kaupapa Māori Manager), A Mark (Senior Environmental Planner), P Golsby (Environmental Consents Manager), R Garrett (Governance Manager), H Wi Repa (Governance Systems Advisor) and P Osborne (Senior Governance Advisor).

Resource Management Reform Submissions**INTRODUCTION**

The Senior Environmental Planner, supported by the Environmental Planning Manager and Resource Management Strategic Advisor, provided an overview of, and facilitated discussion around, the submission points on Government's two newly proposed bills, the Planning Bill and Natural Environment Bill, which would replace the Resource Management Act.

SUMMARY OF KEY THEMESResource Management Act (RMA) Replacement Legislation Discussion

The workshop focused on discussing the two bills to replace the RMA, with a workshop paper presented on 18 December 2025 and submissions due on 13 February 2026. The new planning system consists of two acts: the Planning Act and the Natural Environment Act, which aimed to enable development and manage natural environment impacts respectively. While some viewed the legislation as a significant improvement for the community, others expressed concerns regarding its drafting and transitional arrangements.

Councillors agreed to focus on high-level submission points rather than detailed wording, highlighting areas where the legislation could be improved and addressing potential issues with council organisations and government alignment.

Taituara Submission and Policy Concerns

There was discussion around the submission from Taituarā, and concerns expressed regarding the increasing reliance on National Policy Statements (NPS) in a fragmented political system, which could lead to uncertainty. Councillors agreed not to repeat the expert analysis but rather to focus on specific areas such as Financial Contributions (FINCOs) and growth that had not been adequately addressed in the Act. The discussion also touched on the goals included in the bills, matters not included, and potential conflicts between the bills, particularly regarding natural hazards. It was noted that there would be difficulty in making a submission on national direction due to limited visibility on the content of initial proposals.

Planning Standardisation Discussion

The workshop discussed the need for standardisation in spatial planning, emphasising the importance of avoiding confusion by reducing the number of different zones. They highlighted the risk of national direction changes and the need for community support in planning. The conversation also touched on the integration of sub-regional and local spatial plans into regional spatial plans, with a focus on interim approaches due to time constraints and incomplete national direction instruments.

Community Engagement in Spatial Planning

There was discussion around spatial plans and their importance in engaging with communities. They addressed concerns regarding the SmartGrowth Strategy and its impact on local planning processes, emphasising the need for local voice in planning decisions. The conversation also touched on the relationship between Natural Environment Plans and Regional Spatial Plans, as well as the use of terms like "minimise" and "mitigate" in planning documents. Staff explained the difference between these terms, highlighting that "minimise" generally meant reducing to the lowest possible level, while "mitigate" focused on reducing impact.

Regulatory Relief Framework Concerns

Further discussions raised concerns regarding the use of "minimise" versus "mitigate" in legislation, with a focus on how changing terminology could impact regulatory requirements and decision-making processes. They explored the implications of the 80-20 approach, where significant effort might be required to address the last few effects of an issue. The conversation also covered the new regulatory relief framework, which would require councils to consider impacts on private landowners for specified topics including Indigenous biodiversity and historic heritage sites. Concerns were expressed in relation to potential financial risks and legal implications of this framework, particularly regarding retrospective applications and the need for precise compensation mechanisms.

Environmental Consent Framework Review

The workshop discussed the consenting framework for natural environment plans, which aimed to simplify and speed up the decision-making process by reducing the number of cases going to court. Councillors raised concerns about the definition of "materially affected" parties who could participate in the process, noting that this could lead to new litigation as it was subjective to who qualified. The need for clarity on the definition of "materially affected" and the implications of the proposed changes for special interest groups was discussed.

Local Decision-Making Authority Framework

The group also questioned the role of accredited elected members in the new framework, as the proposed framework removed the use of accredited elected members on hearings panels by requiring independent commissioners.

The focus moved to discussing the legislative framework for decision-making in local authorities, particularly regarding the role of elected members and independent commissioners. Councillors emphasised the importance of maintaining local involvement to ensure cost-effectiveness and efficiency, while also highlighting concerns about the potential loss of local decision-making. They agreed to include a submission querying the participation of elected members in combination with independent experts in their response to the bill.

Activity Registration and Compliance Updates

There was discussion on the registration and monitoring of permitted activities, with clarification that activities requiring rules or standards needed registration, while others did not. There was concern about the clarity of fixed fees and levies under the new system, with a need for further clarification around the definition of what is meant by "fixed". The group also discussed the introduction of new compliance tools, including adverse publicity orders and monetary penalties, intended to streamline enforcement processes. There were concerns regarding government exemptions from development levies and the need for clearer definitions of infrastructure outside designations.

Māori Participation in Planning Exemptions

There were questions raised about how to ensure Treaty of Waitangi principles were recognised and implemented in the proposed planning approach, particularly regarding Māori participation and decision-making. The Councillors expressed concerns regarding reduced local community involvement in the consenting stage and the practical ability of Māori to exercise Kaitiakitanga roles under the new proposals.

Treaty Principles in Legislation Shift

The workshop discussed submissions on legislation, focusing on the shift from a partnership approach to participation, particularly regarding Treaty of Waitangi principles. They debated the importance of including enduring solutions that would withstand political changes, emphasising that omitting these principles would not result in lasting legislation.

Direction and Actions	Responsible
<p>Take comments from today’s workshop and incorporate into draft submission on RMA replacement bills by 11 February 2026.</p> <ul style="list-style-type: none"> • Clarify definition and process for “fixed fees” in planning bill submission. • Include point about Elected Member participation in resource consent hearings in submission. • Add submission point about materially interested parties having ability to participate in significant environmental decisions. • Include point about enduring legislation requiring recognition of Treaty of Waitangi principles to survive government changes. 	<p>Environmental Planning Manager and Senior Environmental Planner</p>

<ul style="list-style-type: none"> • Highlight conflict between regulatory relief requirements and environmental protection goals in both bills. • Submit on timeframe concerns for implementing the legislation. 	
<p>Circulate draft submission to Councillors for feedback. If feedback from Councillors indicates the need/desire for an additional workshop, staff will bring back to 11 February 2026 Council workshop.</p>	<p>The Mayor</p>

The workshop closed at 2:55pm

9.14 WESTERN BAY OF PLENTY DISTRICT COUNCIL SUBMISSION – CONSULTATION ON SUPPORTING GROWTH THROUGH A DEVELOPMENT LEVIES SYSTEM

File Number: A7170752

Author: Natalie Rutland, Environmental Planning Manager

Authoriser: Emily Watton, Acting General Manager Strategy and Community

EXECUTIVE SUMMARY

For the information of Council, this report presents a submission made by Western Bay of Plenty District Council on the following matter:

- a) Supporting Growth through a Development Levies System

Council workshops were held 18 December 2025 and 12 February 2026. The submission information was prepared and supplied for the two workshops but was not discussed. Following the workshops the draft submission was emailed to the Mayor and Councillors for final review and feedback.

RECOMMENDATION

1. That the Environmental Planning Manager's report dated 19 March 2026, titled 'Western Bay of Plenty District Council Submission – Consultation on Supporting Growth through a Development Levies System', be received.
2. That the following submission, shown as **Attachment 1** of this report, be received by Council and the information noted.
 - a) Submission on the Consultation on Supporting Growth through a Development Levies System.

ATTACHMENTS

1. **Western Bay of Plenty District Council Submission – Consultation on Supporting Growth through a Development Levies System**  

Submission Form: Supporting Growth Through a Development Levies System

Te Tūāpapa Kura Kāinga Ministry of Housing and Urban Development and the Department of Internal Affairs would like your feedback on the proposals in the consultation document *Going for Housing Growth: Supporting Growth Through a Development Levies System*. You may comment on as many of the proposals as you want and are welcome to include any other relevant information, comments, evidence and examples.

Please provide your feedback by **5pm Friday 20 February 2026**.

To make a submission please fill out your response to any of the questions below and email the completed form to: development.levies@dia.govt.nz. Alternatively, you can send feedback without using the form to the same email address.

Please include your name, or the name of your organisation, and contact details in your submission. If you have any questions about the submissions process then please email the address above.

Use of information

Your submission will help the Government to develop the new system for funding development infrastructure and may inform other policy development where relevant. We may contact submitters directly if we require clarification of any matters in submissions or would like to discuss your feedback with you further.

There will be no hearings in relation to this consultation on the exposure draft Bill, hearings will be part of the Select Committee process in 2026.

Release of information

We may publish a summary of the feedback we receive on the consultation document. This could include a summary of submitters' views and may include the names of individuals or organisations that have made submissions. The Privacy Act 2020 establishes certain principles with respect to the collection, use and disclosure of information about individuals by various agencies, Te Tūāpapa Kura Kāinga and the Department of Internal Affairs. Any personal information you supply to us in the course of making a submission will only be used for the purpose of assisting in the development of policy advice in relation to the issues canvassed in this consultation document.

Please clearly state in the online submission form and any email or covering letter if you do not wish for your name, or any other personal information, included in the summary of submissions.

Submissions may be requested under the Official Information Act 1982. Please set out clearly in the submissions template or in your covering letter or email if you have any objection to the release of the information contained in your submission and in particular, which parts you consider should be withheld, together with the reasons for withholding the information. We will take such objections into account and will consult with submitters when responding to requests under the Official Information Act.

Submitter information

Any information you provide will be stored securely.

Your name, email address, phone number and organisation

Name: Tracey Miller

Email address: tracey.miller@westernbay.govt.nz

Phone number: 0800926732

Organisation: Western Bay of Plenty District Council

Are you submitting on behalf of an organisation, as a worker, employer, or in another capacity? Please specify:

Organisation

Please check if your submission contains confidential information

- I would like my submission (or identifiable parts of my submission) to be kept confidential and **have stated** my reasons and grounds under section 9 of the *Official Information Act* that I believe apply, for consideration.

Consultation questions

The headings for each question section below correlate with the headings in the consultation document. Please read the relevant section of the consultation document before answering each question.

2 Context

Question 1

1.1 Do you have any feedback on why development levies are needed?

Strongly agree with the rationale provided for why development levies are needed.

We are pleased to see that the principle of 'growth pays for growth' is strongly supported. This approach has been a core principle of WBOPDC financial strategy approach, but the practical realities of implementation have often limited this from being fully applied. Recognition of these barriers is welcomed.

We note the lack of commentary regarding Financial Contributions (FINCOs) however, and believe it is critical changes take into account the implications for Councils using this contribution method. The replacement of the RMA is anticipated to see a significant change in how FINCOs have been applied. WBOPDC does not use development contributions, but uses a fully FINCO based model for funding growth related investment and projects.

1.2 Do you have any feedback on the overall approach for development levies?

The overall approach is well thought through and sound. It seeks standardisation and achieving this, should be good for all councils. The following points should also be addressed:

1. Clarity sought regarding interaction with FINCOs, especially for future ecological or environmental projects to mitigate or offset the wider impacts of growth on our District.
2. Clarity on cross boundary matters and if development levies can only be set within a TA's boundaries, or if the funding can only be used for projects located within the TA's boundaries. By way of example we currently collect FINCOs for recreation purposes that fund a sub-regional Council contribution to sports and exhibition centre for a facility in neighbouring Tauranga City Council area.
3. Clarity required regarding repayment of unused levy.
4. A lot of the document focuses on councils and draws some links to the Long Term Plan planning requirements, clarity is needed regarding the obligations of waters entities for having similar plans in place.
5. Clarity sought regarding Council's ability to set local policies to enable Council to approve reductions for Papakāinga and Community Housing. WBOPDC currently allows for Papakāinga and Community Housing Providers to receive a 100% reduction in FINCOS for additional dwellings (over and above the base charge of one HHE), for applications up to a maximum of 10 dwellings.

4. Legislation

4.5 How levies are determined

Question 2

- 2.1 What do you think of the requirement to link future projects used in a levy calculation to growth expected in the short to medium term? How might this impact council's ability to set high-cost overlays?

We support this approach but note that the infrastructure planning requirements for the long term (beyond the 10 year LTP) should be considered more fully in calculating the potential costs of growth. Given the requirement to have at least 30 years of 'shovel ready' land available, planning for the full range of supporting growth projects should be undertaken. This would then inform a levy calculation, reduce the risk of under collection and allow for better flexibility in project delivery to respond to growth.

Projects beyond the LTP will be less certain, however linking these to short to medium growth estimates is sound. The strength of the linkages is key. It would be unlikely that future (11-30 year period) growth projects would be refined enough to form a high-cost overlay. It could be problematic taking it from a levy area to a high-cost overlay if this is required in the future, i.e. cost, scope and the actual area that the infrastructure is required remain unknown until future development trends (driven by the market) become increasingly defined.

In summary, links to estimated growth should be required. Yes, it may be difficult to define high-cost overlays due to the requirement that high-cost overlays are area specific and require more certainty than a less bounded 11–30-year project(s) with an unprescribed growth area, may provide.

4.7 Development agreements

Question 3

- 3.1 Are there other ways that development agreements could be strengthened?

No comment.

4.8 Bespoke levy assessments

Question 4

- 4.1 Are there other situations where bespoke levy assessments should be triggered?

Making some allowance for Council to have discretion i.e. not automatic triggers.

First mover developments

Question 5

- 5.1 Can you provide case studies or examples that are representative of first mover developments?

No comment.

- 5.2 Are there other ways of ensuring fairness to first mover developments?

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Risk sharing is an issue that should be clear in first mover Development Agreements. Contingency in areas where future development becomes untenable should be clear.

4.9 Use of development levy revenue

Question 6

- 6.1 What process could we put in place to provide clarity about the differences between the anticipated and actual use of levy funds?

We support the flexibility provided in the new system which allows for a more responsive and efficient infrastructure delivery model.

Clarity regarding unspent monies and if refunds would be required would assist.

4.10 Regulation-making powers

Question 7

- 7.1 Do you agree with the proposed topics for which regulation-making powers would be established?

We agree. The topics all appear to be useful to gain cross Council standardisation and be administratively more efficient.

- 7.2 Are there any unexpected or unintended impacts you think could result from standardising these parts of the development contributions system?

There may be unintended impacts if the planning units/ drivers are different to the units of demand. This is embedded in our current District Plan where density requirements (land use) have little to do with units of demand (service capacity).

- 7.3 What other aspects of the current development contributions system could benefit from regulations or standardisation?

Project inflation rates and financial interest rates for debt and cash.

4.11 Transition to development levies

Question 8

- 8.1 What time period would be suitable for moving to development levies?

As described seems appropriate, however, we have noted issues already in transitioning the Detached Minor Residential Dwellings regulations under the new National Environmental Standard with a financial contributions policy only. The legislation has focussed on development contributions and provides no consideration of the mechanisms for payment of financial contributions. Council is at risk of not being able to recover contribution costs from developers. The time period and ability to transition from a financial contributions policy needs to be factored in within the development levies system to provide sufficient flexibility and transitional options for councils in this situation.

8.2 How can the phase-in to development levies be used to manage the impact on developers?

Seek similar transition arrangements for financial contributions under the RMA as for development contributions.

Should require an increase in development levies threshold (cap) to avoid administration for minor changes. Currently worded, “for any increased charges”, triggering a 3-year adjustment process. There needs to be some assessment on the cost-benefit of administering any phase-in arrangements and who pays.

8.3 How do you think the phase-in proposals above would affect councils’ ability to fund the infrastructure necessary to provide for growth?

There is a risk to financial forecasting as planning for actual income expected in a given year would become more uncertain.

Risk that too long a transition period would see continued under recovery for Councils and impact on rates. Given the rates capping anticipated, a shorter transition and quicker resolution of the existing flaws would be welcomed.

The impacts of phase-in should be interest indexed, buffering any inherent under-recovery. Again, the phase-in proposals are administratively ‘heavy’.

5. Regulations

5.1 Growth costs to be recovered by development levies

Question 9

9.1 What would be the impact of standardising how the maximum cost attributable to renewal should be determined?

Standard calculations for like assets would be a great advantage. This needs to be simple and not proliferate layers of administration, a simple schedule by asset type.

9.2 What should be considered in assigning benefit to existing communities versus development?

Pleased to see that the recognition that there is no expectation that the full replacement costs will be allocated to renewal, even if an asset is at end of life.

The adoption of growth assumptions based on physical capacity (if known), alternatively, a calculation of existing units of demand relative to new units of demand in the planning period should be considered.

5.2 Setting units of demand for charging development levies

Service level equivalent for one unit of demand

Question 10

10.1 To what extent would greater national consistency in interpreting units of demand improve clarity, fairness, and comparability of development levies across councils?

To a great extent. This would be very helpful.

10.2 How much flexibility should regulations allow in reflecting local conditions such as density, geography, or service delivery models?

Flexibility is essential. Consideration of regional variations in rainfall levels is necessary, noting this drives the scale of stormwater investment required and also has implications on water demand (summer water use). Water availability drives how much network supplies may be used for irrigation or frost control. Geographic location also plays a big factor in the need for car usage with rural communities potentially having a higher demand than urban counterparts, due to distance and limited public transport choices.

Geography, service delivery models (and area specific levels of service) should be able to be dealt with through carefully constructed levy areas and high-cost overlays.

Density should not be considered in respect to development levies, this should be around capacity consumption. Incentives that relate to planning goals e.g. density, should be embedded in the framework through units of demand, again consistent across all councils.

10.3 Are there risks in fully standardising both measurements and values for units of demand across all councils?

Yes, for the above-mentioned reason as this may bake in inconsistent planning assumptions compared to the information used for Asset Management Planning and service design.

The benefits of standardisation should far outweigh the disadvantages however if they are well developed. Units of demand should relate to consumption and a standard view of this will create comparability and start conversations around levels of service variations or true geographical differences.

Development types

Question 11

11.1 Does this list [Table 4] capture the main types of residential development that councils typically assess for development contributions?

The list is consistent with the main types. It will be important however that consistency applied with standardisation of terms and definitions within the new RM systems national instruments also, so it is clear and easy to interpret a development type across the two processes and systems.

11.2 Are any of the listed development types too broad or too narrow to be useful in practice?

No noticeable types, but this may become more apparent upon development of the regulations in more detail.

11.3 Are there any residential development types missing from the list? Please specify and describe their characteristics.

Home based businesses. These may otherwise be categorised as a non-residential development retail or commercial use, but depending on how the units of demand are set it may not be relevant to apply to the scale or nature of a home based business.

Question 12

12.1 Does this list [Table 5] capture the main types of non-residential development that councils typically assess for development contributions?

Understanding how mixed use will be applied will be important. WBOPDC have post-harvest sites which can be used for offices, seasonal worker accommodation, farming, packhouses and coolstores.

12.2 Are any of the listed development types too broad or too narrow to be useful in practice?

There is potential for consolidation, depending on further analysis work that will lead to groupings based on the unit of demand drivers.

12.3 Are there any non-residential development types missing from the list? Please specify and describe their characteristics.

Tourism ventures are not clearly provided for. These can vary from land based operations with little infrastructure and building set up, to more intense operations where visitor numbers are high. Capturing the variability and intensity of use and impact for this activity type will be useful.

Some consideration should be given to how changes of use are provided for. Changing from primary production and rural industry to wet/dry industrial as an example will generate the need to reconsider demand.

Setting units of demand based on development type

Question 13

13.1 What are your views on using the number of bedrooms or gross floor area as indicators of expected occupancy?

Bedrooms in designated activity is likely to be the best indicator of demand. It is recognised that it is never a pure science and cross-subsidy will occur.

Not sure Gross Floor Area (GFA) is the best indicator for capacity demand as illustrated in the commercial setting.

13.2 Are there other indicators that better reflect likely service demand for certain types of development?

Yes, for commercial and other non-residential development types - a matrix of (typical) consumption units by development type and people as default units of demand.

13.3 Are there other examples of development types that may warrant differentiated treatment?

We acknowledge that the intention of the Bill is to provide the high-level steps to determine development levies and the detail will come in the regulation. This is similar to the current system, where the RMA provides for councils to charge financial contributions but district plans are then required to determine the calculation process.

We would like to note that retirement villages, tiny homes and pāpakainga development may require differential treatment. Currently within the WBOPDC District Plan retirement village dwellings and tiny homes are only charged at 0.5 of a household equivalent when it comes to payment of financial contributions. WBOPDC, through a decision in the LTP process, also exempts pāpakainga developments from being charged financial contributions for 9 of the first 10 dwellings per application to better enable this type of development. We anticipate that the new system will offer a comparative level of flexibility to ensure fairness based on a reduced level of infrastructure use or where it is otherwise reasonable to allow reductions.

5.3 Public information disclosure requirements

Question 14

14.1 What further information would you like to see in a disclosure scheme?

Those mentioned in the Consultation Document look sufficient. The ability to state how much capacity has been added through the developments in the past year may be beneficial, linking costs to delivery explicitly.

It is difficult to see how historic actual disclosure in an Annual Report can be relevant if the forward planned position is not also disclosed in the same disclosure.

5.4 Other matters

Setting an administration charge

Question 15

15.1 What approach do you think is most appropriate for setting the administration fee:

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- a fixed amount (per application or reassessment for example)
- a formula-based calculation (based on staff hourly rate or percentage of levy charge for example)
- a sliding scale?

A fixed base charge (minimum and covering standard applications) plus a second variable charge relative to complexity.

15.2 Are there any risks or unintended consequences of introducing an administration charge that we should consider?

No comment.

Specifying intangible assets that can be levied for

Question 16

16.1 For councils: what types of intangible assets do you currently include when calculating development contributions?

Service delivery and strategic growth modelling.

16.2 Which intangible assets do you think should be included in the levy calculation?

Specific technology costs for asset management, typically non-capital expenditure.

16.3 Are there any intangible assets you believe should not be included in the levy calculation?

As above (Q 16.2).

5.5 Further consultation on levy regulations

Question 17

17.1 Are there specific aspects of the levy regulations that you would like the opportunity to provide input on?

We would like the opportunity to provide input on the levy regulations in general. We would like the opportunity to be involved, particularly where we are working solely with financial contributions and have a high interest in ensuring a new system takes into account and transitions well from this funding model as well.

Question 18

18.1 Are there any other matters you would like to raise about the proposals in the consultation document?

No comment.

9.15 MAYOR'S REPORT TO COUNCIL**File Number:** A7184299**Author:** James Denyer, Mayor**Authoriser:** James Denyer, Mayor**EXECUTIVE SUMMARY**

The purpose of this report is for the Mayor to provide updates to Council on the below subjects.

RECOMMENDATION

That the Mayor's report dated 19 March 2026 titled 'Mayor's Report to Council' be received.

Meetings

External functions and meetings attended by me between 10 February and 11 March 2026 include:

Regional Deal governance group update, Teams	13 February
LWDW JWG	13 February
Te Puke A&P show, Te Puke	14 February
LWDW JWG	16 February
Pathways to Recovery community meeting, Welcome Bay	16 February
Simon Boyes, re CE recruitment	17 February
Mark Rawson, Kāinga Ora	17 February
Mayoral Relief Fund allocation initial meeting	17 February
Place Brand meeting with Guardians design agency	18 February
Pathways to Recovery community meeting, Ōmokoroa	18 February
Peter Cooney re developments	19 February
Pathways to Recovery community meeting, Katikati	19 February
Regional Deal governance group update, Teams	20 February
Regional Deal elected member update, Teams	20 February
Shaan Kingi re Tahawai property	23 February
LWDW JWG	23 February
Craig Batchelar, SmartGrowth Leadership Group briefing	24 February
Suaree Borell re Ngāti Ranginui updates	24 February
Zespri Hayward Medal dinner, Tauranga	25 February
Flavours of Plenty festival programme launch, Pāpāmoa	26 February
Place Brand governance meeting, Tauranga	27 February
Robert Johnston, Te Puke	27 February
Katikati Community Centre open day, Katikati	28 February

Poutama open day, Katikati	28 February
Community Quest public engagement, Waihi Beach	28 February
CE recruitment interviews, Tauranga	2 March
LWDW JWG	2 March
CE recruitment interviews, Tauranga	3 March
Simon Upton, Parliamentary Commissioner (Environment), Tauranga	3 March
Paengaroa Community Association AGM, Paengaroa	3 March
Mayors/Chair catch up, Tauranga	4 March
Dave Courtney, CEO Priority One	4 March
Gia Nelson, Tuia catch up	5 March
Community Quest engagement, Katikati	7 March
Accessible Changing Facility opening, Waihi Beach	7 March
LWDW JWG	9 March
Regional Deal governance group update, Tauranga	11 March

Joint Meetings

External functions and meetings attended by CEO and Mayor between 10 February 2026 and 11 March February 2026 include:

Regional Deal governance group update	20 February
Regional Deal elected member update	20 February
Simon Upton, Parliamentary Commissioner (Environment), Tauranga	3 March

CEO Meetings

External functions and meetings attended by the CEO between 10 February 2026 and 11 March February 2026 include:

Dave Courtney, CEO, Priority One	10 February
UNISWE (combined recovery) governance level	11 February
Regulatory Relief (recovery), DIA, Rebecca Maplesden	12 February
Priority One – CEO Unscripted Sam Vye from SYOS	12 February
Regional Deal Governance	13 February
Priority One – Executive Board	16 February
Te Arawa Lakes Trust – Tina Kilminster-Blue	17 February
Housing Foundation – Chris Law	18 February
UNISWE governance level	18 February
SG Implementation Group – CE level	19 February
BOPLASS Board	20 February
BOP CEs Forum	20 February
Maketu Community Board	24 February
BOP CDEM Co-ordinating Executive Group	3 March
TCC/Nga Potiki	4 March
Regional Deal, Priority One	5 March
Gallup Best Practice – Local Government Workplace Culture	11 March

10 INFORMATION FOR RECEIPT – KŌRERO TE WHIWHIA**11 RESOLUTION TO EXCLUDE THE PUBLIC – WHAKATAU KI TE PORO I TE MAREA****RESOLUTION TO EXCLUDE THE PUBLIC****RECOMMENDATION**

That the public be excluded from the following parts of the proceedings of this meeting.

The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48 of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
11.1 - Confidential Minutes of the Council Meeting held on 25 November 2025	<p>s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons</p> <p>s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities</p> <p>s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
11.2 - Confidential Minutes of the Council Meeting held on 16 December 2025	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

	<p>who is the subject of the information</p> <p>s7(2)(c)(i) - the withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely to prejudice the supply of similar information, or information from the same source, and it is in the public interest that such information should continue to be supplied</p> <p>s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p> <p>s7(2)(j) - the withholding of the information is necessary to prevent the disclosure or use of official information for improper gain or improper advantage</p>	
<p>11.3 - Request to dedicate Local Purpose (Road) Reserve as Road</p>	<p>s7(2)(f)(ii) - the withholding of the information is necessary to maintain the effective conduct of public affairs through the protection of Council members, officers, employees, and persons from improper pressure or harassment</p> <p>s7(2)(i) - the withholding of the information is necessary</p>	<p>s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7</p>

	to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	
11.4 - Western Bay Recovery - Affected Properties	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
11.5 - Chief Executive Officer's Delegation to Approve Purchase Orders	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7