

# Annual Plan 2023/2024 – Consolidated Issues and Options Papers

## Annual Plan 2023/24

### Dave Hume Pool – Liner and Bulkhead

Issue and Options Paper



Internal submission	
	<b>Dave Hume Pool – liner and bulkhead upgrade funding</b>
<b>Activity</b>	Swimming Pools
<b>Issue</b>	
<b>Project No</b>	258204
<b>Related strategies</b>	Recreation and Open Space Strategy

Staff Narrative
<p><u>Purpose</u></p> <p><i>This IOP seeks new funding of \$300,000 to install PVC pool liners (that replace ongoing costly repaints) and \$429,000 to construct a bulkhead partition that separates water space in the main pool for learn to swim throughout the year. Project total \$729,000. This project can be treated independently to the pool roof covering project as required to suit funding constraints. Undertaking the 2 projects together creates efficiency in the construction process and reduces the length of the pool closure.</i></p> <p><i>The pool currently needs repainting and if the liner project doesn't proceed then the painting will need to occur at a budget figure of \$100,000 in 2024/25. This would bring forward the funding currently budgeted in 2027/28.</i></p> <p><u>Background and relationship with the roof covering project</u></p> <p><i>During the specification development for the Pool Roof Covering project, consideration was also given to:</i></p> <ol style="list-style-type: none"> <li><i>1. Items that can be done to reduce operating costs over time.</i></li> <li><i>2. Maintaining agreed levels of service for Learn to Swim (LTS) throughout the year – given the toddlers/learners pool is outside the roof footprint and therefore only available in summer. Providing a year round LTS facility provides a steady income stream.</i></li> <li><i>3. What can be done to extend the life of the pool facility (with its new fabric roof structure) beyond 2040, enabling future funding for a new replacement pool to be deferred.</i></li> </ol> <p><i>Two significant items that would achieve these includes the installation of PVC pool liners and the construction of a main pool bulkhead partition – explained as follows.</i></p>

- (a) PVC liners are used extensively in public aquatics facilities for new concrete pools and to extend the life of older pools as they remove the need to regularly repaint them. It also helps to preserve the water integrity of the concrete pool structure as it ages. The PVC liner has a capital cost of approximately \$300,000 with an estimated life span of 15 to 20 years and therefore more cost effective over time when compared to repainting every 4-5 years @ approximately \$100,000 per paint cycle. \$300,000 compared to \$400-500,000 for the same lifespan. Installing the PVC liner shows an immediate saving in 24/25.
- (b) The construction of a fixed bulkhead across the main pool at the 25m mark, which will ensure that learn to swim space is available all year round by providing a separate learn to swim area at the shallow end. Note, the existing learners pool remains uncovered and will remain for summer use only. For health and safety reasons, a new water treatment plant is needed to heat and treat the 'Learn To Swim' water space separately from the main pool. The new plant also off-loads the main plant system to some extent, helping to extend the life of the old (main pool) plant.

While the PVC liner and bulkhead projects can be undertaken independently it is significantly more difficult to install the bulkhead one a liner has been installed, accordingly it is recommended both components proceed at the same time.

A breakdown of the total project cost estimate as follows:

<b>Elements</b>	<b>Budget</b>
Site Setup	\$20,000
Incidentals	\$6,000
Bulkhead	\$250,000
Natare liner to all pools	\$270,000
Water treatment plant for indoor learners pool	\$65,000
Construction Contingency (10%)	\$61,100
Consultancy and Project Management Fee	\$50,000
Bulkhead and pipework design and specification	\$7,000
<b>Project Total Budget</b>	<b>\$729,100</b>

Funding for this new project is proposed as 50% RENEWAL (Asset Replacement Reserve account), reflective of repainting costs and the remaining 50% made up of 8.5% FINCO, 24.5% RATES & 17% External. The funding breakdown would be as follows:

- RENEWAL (50%): \$364,550
- FINCO (8.5%): \$61,973.50
- GENERAL RATE RESERVE (24.5%): \$178,629.50
- EXTERNAL (THE TRUST) (17%): \$123,947

<b>Options</b>	
1	That Council approve the Dave Hume Pool liner and bulkhead construction project funding of \$729,000 made up of 50% RENEWALS, 8.5% FINCO, 24.5% GENERAL RATE RESERVE and 17% EXTERNAL FUNDING.
2	That Council does not approve additional capital for the Dave Hume Pool liner and bulkhead construction project.

**Option 1:** That Council approve the Dave Hume Pool liner and bulkhead construction project funding of \$729,000 made up of 50% RENEWALS, 8.5% FINCO, 24.5% GENERAL RATE RESERVE and 17% EXTERNAL FUNDING

**Advantages**

- Commits to the upgrade
- Aligns construction timing with roof project and reduces length of pool closure
- Maintains levels of service for learn to swim activities throughout the year
- The pool does not have to be closed for repainting
- The liner reduces operational costs for the lifespan of the pool through reduced painting costs
- Helps to increase the lifespan of the old pool thereby deferring major capital expenditure currently programmed for 2040

**Disadvantages**

- Additional Council funding required
- Further external fund raising required
- The Trust will need to raise a further \$124k

**Option 1: Implications for Work Programme/Budgets**

y/e June	2023/24 \$730
<b>Capital cost</b> <i>e.g. Asset</i>	
Capex funding	
• Rates	
• Fin Contribution	62
• External (Trust fund raising)	124
• Other: <i>Renewals – Depreciation funded, existing budget</i>	364.5
• Other: <i>Loans</i>	178
<b>Opex cost – saving on 1 pool repaint</b>	
Opex funding	
• Rates	-100
• External	
• Other ( <i>specify</i> )	

**Option 2: That Council does not approve additional capital for the Dave Hume Pool liner and bulkhead construction project**

**Advantages**

- No additional funding required

**Disadvantages**

- Missed opportunity to reduce long term operational cost
- Doesn't maintain levels of service as the pool will have to close for repainting on a periodic basis
- Pool repaint at \$100k required in 2024/25
- Council reputation negatively affected

**Option 2: Implications for Work Programme/Budgets**

y/e June	2023/24 \$000
<b>Capital cost e.g. Asset</b>	
Capex funding	
• Rates	
• Fin Contribution	
• External	
• Other (specify)	
<b>Opex cost – 1 pool repaint</b>	
Opex funding	
• Rates	100
• External	
• Other (specify)	

**Recommended Decision**

**Option 1: That Council approve the Dave Hume Pool liner and bulkhead construction project funding of \$729,000 made up of 50% RENEWALS, 8.5% FINCO, 24.5% GENERAL RATE RESERVE and 17% EXTERNAL FUNDING**

**Decision**

*(To be completed in the decision making meeting)*

**Reason**

*(To be completed in the decision making meeting)*

## Annual Plan 2023/24

### Dave Hume Pool – Roof Project Funding

Issue and Options Paper



Internal submission	
	<b>Dave Hume Pool roof project – funding status and potential additional funding required</b>
<b>Activity</b>	Swimming Pools
<b>Issue</b>	
<b>Project No</b>	258204
<b>Related strategies</b>	Recreation and Open Space Strategy

Staff Narrative
<p><u>Purpose</u></p> <p><i>The current <u>estimated</u> cost to complete the pool roof project has increased from \$2.0m to \$2.66m. A construction tender price result will be known by early 2023 – in time to accurately inform AP funding decisions.</i></p> <p><i>With the anticipated cost increase, this IOP seeks additional Council funding to match the LTP intended two thirds (66%) Council funding share – a further \$418,042 based on the current total estimate. Approval for the principle of funding two thirds ensures there is greater funding certainty and reduced risk profile for external funders.</i></p>
<p><u>Background</u></p> <p><i>The 2021-2031 LTP includes Council funding of \$1.32m towards the then estimated \$2m overall project cost (66% of \$2m). The total estimated project cost has now increased to \$2.66m (a 33% increase). A construction tender price result will be known by early 2023 – in time to accurately inform AP funding decisions.</i></p> <p><i>The Dave Hume Trust has almost raised their one third share of the \$2.66m (\$854,300 out of \$905,658).</i></p>

A breakdown of the total project cost included as follows:

<b>Elements</b>	<b>Roof Budget</b>
Purchase	\$617,000
Shipping	\$57,000
Site Setup	\$62,000
Foundations	\$76,000
Erection	\$125,000
Floor cover around pool	\$115,000
Services (M&E) HVAC	\$715,000
Design, Management, Margin	\$160,000
Wall sides openings (based on 7 x Sprung roller doors)	\$73,000
Stormwater drainage	\$20,000
Incidentals	\$20,000
Entrance/exit doors	\$26,000
Storage container outside cover	\$14,000
Indoor pool covers	\$17,000
Construction total	\$2,097,000
Construction Contingency (10%)	\$209,700
Consultancy and Project Management Fee	\$310,000
HVAC analysis, specification and oversight	\$30,000
Building consent / compliance certificate	\$10,000
Geotech investigations and report	\$7,000
<b>Roof Project Total Budget estimate</b>	<b>\$2,663,700</b>
<b>Funding</b>	
LTP Funding	\$1,340,000
Dave Hume Trust fund-raising to date	\$854,300
<b>Total funds available</b>	<b>\$2,194,300</b>
Current funding shortfall	\$469,400*

\*Council total funding share of this is \$418,204. Dave Hume Trust to raise the balance of \$51,196 – total = \$469,400.

Funding for this project is made up from 17% FINCO, 49% RATES & 34% External



<b>Options</b>	
1	That Council approve additional capital funding of \$418,000 being two thirds of the current estimate of the increased costs for the Dave Hume Pool roof covering overall project, the final amount subject to construction tender price outcome
2	That Council does not approve additional capital funding for the Dave Hume Pool roof covering project

**Option 1:** That Council approve additional capital funding of \$418,000 being two thirds of the current estimate of the increased costs for the Dave Hume Pool roof covering overall project, the final amount subject to construction tender price outcome

<p><b>Advantages</b></p> <ul style="list-style-type: none"> <li>• ensures there is greater funding certainty</li> <li>• and reduced risk profile for external funders</li> <li>• extends the life of the pool and defers the full replacement</li> <li>• the covering project proceeds which enables the pool to be used year round</li> </ul>	<p><b>Disadvantages</b></p> <ul style="list-style-type: none"> <li>• additional funding required</li> </ul>
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**Option 1: Implications for Work Programme/Budgets**

y/e June	2023/24 \$000
<b>Capital cost</b> e.g. Asset	
Capex funding	
• Rates	
• Fin Contribution (17%)	80
• External (34%)	160
• Other: General Rate Reserve (49%)	230
<b>Opex cost</b> e.g. grants, service delivery, maintenance	
Opex funding	
• Rates	0
• External	0
• Other ( <i>specify</i> )	0

**Option 2: That Council does not approve additional capital funding for the Dave Hume Pool roof covering project**

<p><b>Advantages</b></p> <ul style="list-style-type: none"> <li>• No additional funding required</li> </ul>	<p><b>Disadvantages</b></p> <ul style="list-style-type: none"> <li>• Insufficient funding to commit to the construction tender</li> <li>• Council reputation negatively affected</li> <li>• Does not meet Councils levels of service for swimming pools</li> <li>• Sends wrong signal about Council’s intentions to external funding agencies</li> <li>• Increased risk that external funding is not available to meet the anticipated shortfall</li> </ul>
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**Option 2: Implications for Work Programme/Budgets**

y/e June	2023/24 \$000
<b>Capital cost e.g. Asset</b>	
Capex funding	
• Rates	0
• Fin Contribution	0
• External	0
• Other (specify)	0
<b>Opex cost e.g. grants, service delivery, maintenance</b>	
Opex funding	
• Rates	NA
• External	NA
• Other (specify)	NA

**Recommended Decision** *(to be completed by staff prior to decision-making meeting)*

That Council approve additional capital funding of \$418,000 being two thirds of the current estimate of the increased costs for the Dave Hume Pool roof covering overall project, the final amount subject to construction tender price outcome.

**Funding**

Financial Contribution	17%	\$80,000
External Grants	34%	\$160,000
General Rate Reserve	4.9%	230,000

**Decision**

*(To be completed in the decision making meeting)*

**Reason**

*(To be completed in the decision making meeting)*

**Annual Plan 2023/24**  
**Te Puke-Maketu Reserve Management Plan**  
**Implementation Projects**

Issue and Options Paper



Internal submission	
	Description
<b>Activity</b>	Recreation and Open Space
<b>Issue</b>	Inclusion of the Te Puke-Maketu Reserve Management Plan implementation projects in the 2023/2024 Annual Plan
<b>Project No</b>	
<b>Related strategies</b>	Recreation and Open Space Strategy Te Puke-Maketu Reserve Management Plan

Staff Narrative
<p><u>Purpose</u></p> <p>To consider the inclusion of Te Puke-Maketu Reserve Management Plan implementation projects in the 2023/2024 Annual Plan. These projects are not currently included in the budget information elected members received for the 22 December 2022 workshop.</p> <p><u>Background</u></p> <p>Reserve Management Plans are a statutory requirement under the Reserves Act 1977. There are management plans in place for 222 reserves across the Western Bay of Plenty District and they are mostly ward based.</p> <p>Council adopted the Te Puke-Maketu Reserve Management Plan on 14 June 2022. This followed an extensive community engagement process to inform development of the plan and identification of projects.</p> <p><a href="https://www.westernbay.govt.nz/council/plans-policies-strategies-bylaws/plans/reserve-management/te-puke-maketu-reserves-management-plan">https://www.westernbay.govt.nz/council/plans-policies-strategies-bylaws/plans/reserve-management/te-puke-maketu-reserves-management-plan</a></p> <p>At the 14 June 2022 meeting, the Policy Committee resolved that the indicative costs for implementation of the concept plans contained within the final Te Puke-Maketu Reserve Management Plan be referred to the 2023/24 Annual Plan for consideration. The three parks that have been prioritised for implementation of the approved concept plans in 2023/2024 are:</p>

Park	Description	2023/24 RMP Budget and funding source	Proposed Action for 2023/24	Proposed Funding for 2023/24
Spencer Avenue, Maketu	Carpark, walkways, lookout area, planting, seats. Some funding already included in the draft budget for planting.	\$335,000 (loan/rates 80% and growth funded 20%)	Design, archaeological authority, lookout design and consent, initial planting.  Refer balance of projects to LTP.	\$50,000
Midway Park, Pukehina	BBQ, picnic tables, shade, pump track, half courts, exercise equipment, planting.  Note community funded community garden to be included.	\$330,000 (loan/rates 80% and growth funded 20%)	Implement the plan except the asphalt pump track as there is an existing clay pump track.  Refer Pump track to LTP	\$130,000
Pongakawa Domain	Two stages over two years: 23/24 – reserve development (planting, walkways etc) existing \$23,000 budget in 2023/24  24/25 – carpark  Note: This work is dependent on the Heritage House project being completed by the Trust. The Heritage House project is in the planning consenting stage. Existing \$94,000 budget in 24/25 which can be brought forward if required	\$117,000 100% rates funded	Reserve development and planting using existing \$23,000 budget. No additional annual plan implications	.

Note these projects are capital projects and therefore loan funded (or growth) so have minimal rates impact in the 2023/2024 financial year. They will have an ongoing operational and loan repayment implication in future years and therefore rates impact (maintenance etc) upon completion of the work which will be reflected in the 2024/2034 Long Term Plan.

The Policy Committee also agreed that Council continue to work with the Pongakawa Wetlands Society and partners such as the Bay of Plenty Regional Council to continue development of the Pongakawa Wetlands (as funding permits) AND request for maintenance of the site to be deferred to the Annual Plan 2023/24 budget process for consideration. This has already been included in the maintenance budget for reserves.

<b>Options</b>	
1	<p><b>That the following Te Puke-Maketu Reserve Management Plan projects are included in the 2023/2024 Annual Plan.</b></p> <ul style="list-style-type: none"> <li>• Spencer Ave \$50,000 (80%loan 20% finco)</li> <li>• Midway Park \$130,000 (80%loan 20% finco)</li> </ul> <p>And that the balance of the concept plan implementation be referred to the LTP.</p>
2	<p><b>That the Te Puke-Maketu Reserve Management Plan implementation projects are not included in the 2023/2024 Annual Plan and are deferred to the 2024-2034 Long Term Plan review process.</b></p>

**Option 1: That the following Te Puke-Maketu Reserve Management Plan projects are included in the 2023/2024 Annual Plan.**

- Spencer Ave \$50,000 (80%loan 20% finco)
- Midway Park \$130,000 (80%loan 20% finco)

And that the balance of the concept plan implementation be referred to the LTP.

**Advantages**

- Reflects adopted direction of Council.
- Provides for a stage implementation
- Responds to community expectations of priorities for implementation.
- These are parks that are mostly undeveloped so this will provide valuable recreation and open space opportunities for local communities.

**Disadvantages**

- Additional budget required.
- Staged implementation may not meet community expectations

**Option 1: Implications for Work Programme/Budgets**

<b>y/e June</b>	<b>2023/24</b>
	<b>\$180,000</b>
<b>Capital cost e.g. Asset</b>	
Capex funding	
<ul style="list-style-type: none"> <li>• Rates Loan funded</li> </ul>	144
<ul style="list-style-type: none"> <li>• Fin Contribution</li> </ul>	36
<ul style="list-style-type: none"> <li>• External</li> </ul>	
<b>Opex cost e.g. grants, service delivery, maintenance</b>	
Opex funding	Any rates impact (maintenance etc) upon completion of the work which will be reflected in the 2024-2034 Long Term Plan.



<ul style="list-style-type: none"> <li>• Rates</li> </ul>	
<ul style="list-style-type: none"> <li>• External</li> </ul>	
<ul style="list-style-type: none"> <li>• Other (<i>specify</i>)</li> </ul>	

**Option 2: That the Te Puke-Maketu Reserve Management Plan implementation projects are not included in the 2023/2024 Annual Plan and are deferred to the 2024-2034 Long Term Plan review process.**

**Advantages**

- No additional budget required.
- Funding is considered in the 2024/34 Long Term Plan process

**Disadvantages**

- Projects identified as a priority and timeframes outlined in the Decision Story sent to submitters.
- Need to continue to progress reserve development projects to improve the quality of the reserves network and reflect community aspirations particularly when they have only recently been sought.

**Option 1: Implications for Work Programme/Budgets**

y/e June	2023/24 \$000
<b>Capital cost e.g. Asset</b>	
Capex funding	
<ul style="list-style-type: none"> <li>• Rates</li> </ul>	0
<ul style="list-style-type: none"> <li>• Fin Contribution</li> </ul>	
<ul style="list-style-type: none"> <li>• External</li> </ul>	
<ul style="list-style-type: none"> <li>• Other</li> </ul>	
<b>Opex cost e.g. grants, service delivery, maintenance</b>	

Opex funding <ul style="list-style-type: none"><li>• Rates</li><li>• External</li><li>• Other (<i>specify</i>)</li></ul>	

**Recommended Decision** *(to be completed by staff prior to decision-making meeting)*

**Option 1: That the following Te Puke-Maketu Reserve Management Plan projects are included in the 2023/2024 Annual Plan.**

- **Spencer Ave \$50,000 (80%loan 20% finco)**
- **Midway Park \$130,000 (80%loan 20% finco)**

**And that the balance of the concept plan implementation be referred to the LTP.**

**Decision**

*(To be completed in the decision making meeting)*

**Reason**

*(To be completed in the decision making meeting)*

## Annual Plan 2023/24

### Arawa Road Recreation Opportunities

Issue and Options Paper



Internal submission	
	<b>Description</b>
<b>Activity</b>	Recreation and Leisure
<b>Issue</b>	Funding required for implementation of the Arawa Road concept plan.
<b>Project No</b>	
<b>Related strategies</b>	Recreation and Open Space Strategy Te Puke – Maketu Reserve Management Plan

Staff Narrative
<p><u>Purpose</u></p> <p>To include \$55,000 in the 2023/24 Annual Plan to implement the neighbourhood reserve components of the draft concept plan for Arawa Road.</p> <p>The 23 August 2022 Policy Committee resolution (ref. PP22-8.3) follows:</p> <p><i>That a staged approach to development be undertaken, and that the indicative costs for implementation of the concept plan be referred to Council's 2023/24 Annual Plan process and budget processes.</i></p> <p>The timing is necessary to ensure there is not a significant time lag between when the engagement occurred in 2022, and when the implementation takes place so the community can see the outcome of their feedback.</p> <p>The walkway/cycleway connections and proposed linear park will be considered in future budget processes and in conjunction with wider network planning and investment.</p>
<p><u>Background</u></p> <p>Through the Te Puke-Maketu Reserve Management Plan engagement in mid 2021, Council received feedback from Arawa Road residents, Pongakawa requesting provision of a reserve for this community of around 75 households. Elected members agreed to review this matter further.</p> <p>A resident survey in February 2022 provided feedback on the community's aspirations for recreation and open space in their neighbourhood. Feasibility work then assessed how these aspirations could be realised through:</p>

- Development of a 5000m2 'rural inspired' neighbourhood reserve utilising the unformed road reserve at the end of Arawa Road.
- Re-purpose the Arawa road reserve into a linear park including a mix of mown/grazed areas, historical/cultural information, signage, planting etc.
- Extension of the walking and cycling trail to provide a safe off-road network accessible to this community using formed road and road reserve available.

A draft concept plan incorporating these recreation opportunities was provided for community feedback in October 2022. There are mixed views in the community with some supporting this provision and others not supporting it, along with concerns regarding the management of the existing grazing licence on the road reserve.

A key consideration will be progress of a proposed plan change to subdivide the adjacent area, which includes the provision of a new neighbourhood reserve. If this plan change is approved with the neighbourhood reserve, Council would not provide an additional reserve on the road reserve area.

The community feedback and responses will be reported to a Policy Committee workshop on 13 December 2022, and the February 2023 Policy Committee to respond to issues raised and if agreed, adopt the final concept plan for implementation.

The funding model for the project has been set at 60% rates and 40% Reserves Financial Contributions.

<b>Options</b>	
1	That Council approves a budget of \$55,000 in the 2023/24 Annual Plan for implementation of the neighbourhood reserve elements of the draft concept plan for Arawa Road.
2	That Council does not approve a budget of \$55,000 in the 2023/24 Annual Plan for implementation of the neighbourhood reserve elements of the draft concept plan for Arawa Road.

**Option 1:** That Council approves a budget of \$55,000 in the 2023/24 Annual Plan for implementation of the neighbourhood reserve elements of the draft concept plan for Arawa Road.

**Advantages**

- Gives effect to the community engagement feedback.
- Reduces the risk of a significant time lag between when the community provided feedback in 2022 and when they see the outcome of this feedback in 2023/2024.
- Supports community aspirations and a sense of ownership of reserve development.

**Disadvantages**

- Unbudgeted expenditure for Year 3 of the 2021–2031 Long Term Plan, however two lots of community engagement indicate a community desire for improvements to be made.
- Staged approach means that the walking and cycling elements and linear park along the road reserve will be completed in future budget processes.
- Potential for subdivision to provide a neighbourhood reserve however this will depend on whether the proposed plan change is successful.

**Option 1: Implications for Work Programme/Budgets**

y/e June	2023/24 \$000
<b>Capital cost</b> e.g. Asset	
Capex funding	
• Rates	33
• Fin Contribution	22
• External	
• Other ( <i>specify</i> )	
<b>Opex cost</b> e.g. grants, service delivery, maintenance	

Opex funding <ul style="list-style-type: none"><li>• Rates</li><li>• External</li><li>• Other (<i>specify</i>)</li></ul>	

**Option 2:** That Council does not approve a budget of \$55,000 in the 2023/24 Annual Plan for implementation of the neighbourhood reserve elements of the draft concept plan for Arawa Road.

**Advantages**

- No additional budget included in the 2023/24 Annual Plan for Arawa Road.
- Provides time for a decision to be made on a proposed plan change for the adjacent area which may include a neighbourhood reserve.

**Disadvantages**

- Creates a risk of a significant time lag between when the community provided feedback in 2022 and when they see the outcome of this feedback in terms of park improvements.
- Does not support some of the local community aspirations for their neighbourhood as expressed through the draft concept plan.

**Option 2: Implications for Work Programme/Budgets**

y/e June	2023/24 \$000
<b>Capital cost</b> <i>e.g. Asset</i>	
Capex funding	
• Rates	
• Fin Contribution	
• External	
• Other ( <i>specify</i> )	
<b>Opex cost</b> <i>e.g. grants, service delivery, maintenance</i>	
Opex funding	
• Rates	NA
• External	



- Other (*specify*)

**Recommended Decision** *(to be completed by staff prior to decision-making meeting)*

**Option 1:** That Council approves a budget of \$55,000 in the 2023/24 Annual Plan for implementation of the neighbourhood reserve elements of the draft concept plan for Arawa Road.

**Decision**

*(To be completed in the decision making meeting)*

**Reason**

*(To be completed in the decision making meeting)*

## Annual Plan 2023/24

### Wilson Park, Waihi Beach

Issue and Options Paper



Internal submission	
	Description
Activity	Recreation and Leisure
Issue	Funding required for implementation of the Wilson Park concept plan.
Project No	
Related strategies	Recreation and Open Space Strategy Katikati – Waihi Beach Reserve Management Plan Waihi Beach Community Plan

Staff Narrative
<p><u>Purpose</u></p> <p>To include \$415,000 in the 2023/24 Annual Plan to implement the recently adopted concept plan for Wilson Park.</p> <p>The 23 August 2022 Policy Committee resolution (ref PP22-8.2) follows:</p> <p><i>That the non-budgeted indicative costs for implementation of the concept plan be referred to the 2023/24 Annual Plan for consideration.</i></p> <p>The timing is necessary to ensure there is not a significant time lag between when the engagement occurred in 2022, and when the implementation takes place so the community can see the outcome of their feedback.</p> <p><u>Background</u></p> <p>Wilson Park is a 3-hectare recreation reserve near the town centre in Waihi Beach. In 2006, a concept plan for the park was adopted but not implemented as funding was reprioritised to other reserve projects in the area.</p> <p>The Waihi Beach Community Plan identifies the need to enhance Wilson Park as a major events space, and the Waihi Beach Community Board requested funding be brought forward through the 2021-2031 Long Term Plan to progress this.</p> <p>Pre-engagement to seek community ideas and identify future use opportunities for the park took place from in February/March 2022. This then formed the basis of a draft concept plan with further feedback received during June/July 2022.</p> <p>Community feedback generally supports the improvements in the concept plan, including retaining the open space nature of the park, mitigating on-site</p>

stormwater impacts, upgrading the toilets, improving the main entrance and connecting power to the site to enable it to continue as an events space.

The final concept plan was adopted by the Policy Committee on 23 August 2022. Estimated costs for implementation are up to \$460,000 depending on final specifications. The Long Term Plan 2021–31 includes funding of \$25,000 in 2021/22 and \$27,000 in 2022/23 for Wilson Park. \$7,000 has been used to develop the new concept plan and the remaining \$45,000 will go towards the costs of implementing the concept plan.

The funding allocation is 60% Depreciation Reserve and 40% financial contributions.

<b>Options</b>	
1	That Council approves a budget of \$410,000 in the 2023/24 Annual Plan for implementation of the Wilson Park concept plan.
2	That Council does not approve a budget of \$410,000 in the 2023/24 Annual Plan for implementation of the Wilson Park concept plan.

**Option 1:** That Council approves a budget of \$410,000 in the 2023/24 Annual Plan for implementation of the Wilson Park concept plan.

<p><b>Advantages</b></p> <ul style="list-style-type: none"> <li>• Gives effect to the community engagement feedback.</li> <li>• Reduces the risk of a significant time lag between when the community provided feedback in 2022 and when they see the outcome of this feedback through park improvements in 2023/2024.</li> <li>• Provides certainty and transparency regarding Council’s approach to management of this reserve.</li> <li>• Supports community aspirations and a sense of ownership of reserve development.</li> <li>• Reflects and enhances current use of this site by different user groups.</li> </ul>	<p><b>Disadvantages</b></p> <ul style="list-style-type: none"> <li>• Unbudgeted expenditure for Year 3 of the 2021–2031 Long Term Plan, however two lots of community engagement indicate a community desire for improvements to be made to the park, along with support from the Waihi Beach Community Board.</li> </ul>
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<b>Option 1: Implications for Work Programme/Budgets</b>	
<b>y/e June</b>	<b>2023/24 \$000</b>
<b>Capital cost</b> <i>e.g. Asset</i>	
Capex funding	
• Rates	
• Fin Contribution	164
• External	

<ul style="list-style-type: none"> <li>• Other: Depreciation Reserve</li> </ul>	246
<b>Opex cost</b> <i>e.g. grants, service delivery, maintenance</i>	
Opex funding	
<ul style="list-style-type: none"> <li>• Rates</li> </ul>	
<ul style="list-style-type: none"> <li>• External</li> </ul>	
<ul style="list-style-type: none"> <li>• Other (<i>specify</i>)</li> </ul>	

**Option 2:** That Council does not approve a budget of \$410,000 in the 2023/24 Annual Plan for implementation of the Wilson Park concept plan.

**Advantages**

- No additional budget included in the 2023/24 Annual Plan for Wilson Park.

**Disadvantages**

- Creates a risk of a significant time lag between when the community provided feedback in 2022 and when they see the outcome of this feedback in terms of park improvements. This was an issue when the community provided input into the 2006 concept plan and then funding was reprioritised, so the concept plan wasn't implemented. Note the currently adopted concept plan is significantly different from the 2006 concept plan as it focuses on making the most of what is there rather than including lots of new structures on the park.
- Does not support the current community aspirations for the park or enhance use of this site by different user groups.

**Option 2: Implications for Work Programme/Budgets**

y/e June	2023/24 \$000
<b>Capital cost</b> <i>e.g. Asset</i>	
Capex funding	
• Rates	
• Fin Contribution	
• External	
• Other ( <i>specify</i> )	

<b>Opex cost</b> <i>e.g. grants, service delivery, maintenance</i>	
Opex funding	
• Rates	NA
• External	
• Other ( <i>specify</i> )	



**Recommended Decision** *(to be completed by staff prior to decision-making meeting)*

**Option 1:** That Council approves a budget of \$410,000 in the 2023/24 Annual Plan for implementation of the Wilson Park concept plan.

**Funded By**

Financial Contributions	\$164,000
Depreciation Reserve	\$246.000

**Decision**

*(To be completed in the decision making meeting)*

**Reason**

*(To be completed in the decision making meeting)*

## Annual Plan 2023/24

### Te Puna Community Centre

Issue and Options Paper



Internal submission	
	Description
Activity	Community Facilities
Issue	Use of the Te Puna community hall targeted rate in 2023/24.
Project No	
Related strategies	Community Strategy Kaimai Ward Reserve Management Plan Te Puna Community Plan

Staff Narrative
<p><u>Purpose</u></p> <p>To consider options for the use of the Te Puna community hall targeted rate in 2023/2024.</p> <p><u>Background</u></p> <p>Council provided \$25,000 in the 2021-2031 Long Term Plan for a strategic assessment of community facility needs in the Te Puna community. This was in response to submissions requesting the Te Puna Community Centre (TPCC) on Maramatanga Park be upgraded to allow for wider community use. The TPCC is owned and operated by the Te Puna Community Centre Committee.</p> <p>Te Puna is unique in that both the Te Puna Memorial Hall and the TPCC are funded from the community hall targeted rate with 1512 households in this area of benefit currently paying around \$47 each. Due to significant upgrade work required for the TPCC, and the Memorial Hall being relatively new, most of the targeted rate is going towards improvements to the TPCC with approx. \$61,000 collected each year for this purpose and \$9,000 going to the Memorial Hall.</p> <p>Note under the 1995 agreement where the ownership of the TPCC transferred from Council to the Te Puna Community Centre, the TPCC committee has full and sole responsibility for its maintenance and upkeep.</p> <p><u>Strategic assessment outcomes to date</u></p> <p>The strategic assessment has identified that both short term (2023/24 Annual Plan) and longer term (2024-2034 Long Term Plan) decisions are required as:</p>

- The cost of improvements to the TPCC increased from \$650,000 included in the 2021-2031 LTP to a minimum of \$1.36m. The building report recommends the TPCC is demolished due to the extent of issues and the risk of more 'unknowns' as improvement work is carried out. Issues include black mould, water damage, lack of insulation, no moisture barriers, poor condition of bathroom facilities, accessibility issues, hardware issues, current building code not being met in some areas, rewiring needed, roof sagging in one area, new windows required.
- The building has been assessed by Council's inspectors and there is the potential for the building to be red stickered due to mould and unsanitary issues and therefore can no longer be utilised.
- The TPCC committee who own the facility received all the building reports and advised Council on 2 December 2022 that they have decided to demolish the facility due to its defects and significant costs to mediate. A joint media release went out on 8 December advising of this decision.
- Council staff support this decision as the use of the targeted rate for these improvements is not considered a viable investment due to:
  - The risk of further issues being identified and increasing cost of improvement work (the facility was built in 1982).
  - The facility not being actively promoted as a community hall for any group to use, it only benefits three primary user groups with tennis and ju jitsu having exclusive use of their spaces and bridge previously using the upstairs space along with some use by Pirirakau.
  - The building is not fit for purpose to enable a wide range of user groups in the future even if the improvements are made due to issues with accessibility and location of the bathroom facilities.
  - The community are not aware of the need to spend another \$500,000 plus from what was included in the last LTP. As this is funded from a targeted rate, we would have needed to understand if they see value in this total investment.

#### Next steps for the TPCC

Council staff are working with the committee and user groups on the next steps including alternative/temporary premises that will continue to operate as a community centre operated by the TPCC committee and available to the community and existing user groups.

Next steps are:

- Demolish the TPCC in 2023
- Secure Council owned temporary facility and establish on site
- Work with the TPCC on management and operation of the facility

Estimated costs for demolishing the building and clearing the site are \$71,200 and provision of temporary on-site premises approx. \$180,000. A total estimated cost of \$251,000 to be funded from the targeted rate.

The balance of funding available is \$189,000 plus an estimated \$65,000 from the 2023/2024 targeted rate if it was to remain unchanged (\$254,000 total). These costs will continue to be refined as staff continue to investigate options with TPCC for temporary premises, with a focus on trying to do this within our current financial parameters.

The existing land lease with the committee will cease as Council will own the temporary premises.

#### Future provision of community facilities

Two of the three buildings on Maramatanga Park require investment (TPCC + Te Puna Rugby Clubrooms). The old scout hall has been repaired and is being utilised by Pirirakau for a carving facility, however it does lack a toilet. The rugby club are working on their redevelopment plans and are keen to stay in the same location but to also look at other community use of their new or upgraded facility.

It makes sense to work together with all park user groups and the community to come up with options for the future provision of facilities on this park, and consider wider community needs such as Pirirakau's plans for a cultural hub and the future provision of library services (see separate issues and options paper).

Council will work with Pirirakau, key user groups and the Te Puna community plan for the future provision of community facilities on Maramatanga Park, for consideration in the 2024-2034 Long Term Plan. This will be part of the place-based community led pre-engagement for the LTP in March/April 2023. The outcome of this will influence the future of the community hall targeted rate for Te Puna, so it is appropriate that a longer-term solution be considered in the next LTP.

#### **Options**

<b>1</b>	<p><b>That temporary premises are put in place and the targeted rate is retained until the future community facilities work is complete and implemented.</b></p> <p>Council is working with existing TPCC users to relocate to other facilities and/or look at options for temporary premises on site.</p> <p>Any temporary premises funded from the targeted rate would be made available to the wider community through a bookings process and still be managed by the Te Puna Community Centre Committee. Council will own the temporary facility.</p>
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	<p>That the long-term future of community/club facilities on Maramatanga Park and associated capital and operational funding requirements be determined through the 2024-2034 Long Term Plan.</p> <p>That Council retains the TPCC targeted rate in 2023/24 based on Year 3 of the 2021-2031 LTP (\$65,000 including inflation adjustment).</p>
2	<p><b>Remove the TPCC portion of the community hall targeted rate from Council’s Long Term Plan and financial policies.</b></p> <p>Recognises that the current building will be demolished.</p> <p>Will need to be included as a major topic in the Annual Plan Consultation Document.</p>

**Option 1: That temporary premises are put in place and the targeted rate is retained until the future community facilities work is complete and implemented.**

Council is working with existing TPCC users to relocate to other facilities and/or look at options for temporary premises on site.

Any temporary premises funded from the targeted rate would be made available to the wider community through a bookings process and still be managed by the Te Puna Community Centre Committee. Council will own the temporary facility.

That the long-term future of community/club facilities on Maramatanga Park and associated capital and operational funding requirements be determined through the 2024-2034 Long Term Plan.

That Council retains the TPCC targeted rate in 2023/24 based on Year 3 of the 2021-2031 LTP (\$65,000 including inflation adjustment).

**Advantages**

- Continues provision of a community centre on Maramatanga Park of a temporary nature for the existing user groups (tennis, bridge, and Ju Jitsu) as well as providing the opportunity for new user groups to utilise the facility.
- Provides the ability to take a comprehensive approach to provision of community facilities on Maramatanga Park considering a range of user groups and options for shared facility provision.
- Retains the potential for a targeted rate to be used in the future if this aligns with the purpose of the rate and the feedback from the community.

**Disadvantages**

- Options for future replacement (including do nothing) not known until outcomes of the comprehensive approach and prioritisation of this in the 2024-2034 LTP.

<b>Option 1: Implications for Work Programme/Budgets</b>	
<b>y/e June</b>	<b>2023/24 \$000</b>
<b>Capital cost</b> <i>e.g. Asset</i>	
Capex funding	
• Rates	
• Fin Contribution	
• External	
<b>Opex cost</b> <i>e.g. grants, service delivery, maintenance</i>	
Opex funding	
• Rates (Te Puna community hall targeted rate)	<i>Continue funding the TPCC from the targeted rate (2021-2031 LTP for Year 3 - \$65,000)</i>
• External	
• Other ( <i>specify</i> )	

**Option 2: Remove the TPCC portion of the community hall targeted rate from Council’s Long Term Plan and financial policies.**

Recognises that the current building will be demolished.

Will need to be included as a major topic in the Annual Plan Consultation Document.

**Advantages**

- Removes targeted rate as TPCC is due to be demolished.

**Disadvantages**

- Staff are working towards provision of temporary premises that would operate as a community centre until a future decision is made. The targeted rate would still be needed to fund this temporary facility.
- Leaves the option open to consider continuing a targeted rate for a replacement facility, if this is an outcome of the community engagement process.
- Better to undertake a level of service and financial policy change like this through an LTP process where a more comprehensive approach is taken.

**Option 1: Implications for Work Programme/Budgets**

<b>y/e June</b>	<b>2023/24 \$000</b>
<b>Capital cost</b> <i>e.g. Asset</i>	
Capex funding	
• Rates	
• Fin Contribution	
• External	
<b>Opex cost</b> <i>e.g. grants, service delivery, maintenance</i>	



Opex funding	
<ul style="list-style-type: none"> <li>• Rates (Te Puna community hall targeted rate)</li> </ul>	<i>(64) Remove TPCC portion only</i>
<ul style="list-style-type: none"> <li>• External</li> </ul>	
<ul style="list-style-type: none"> <li>• Other (<i>specify</i>)</li> </ul>	

**Recommended Decision** *(to be completed by staff prior to decision-making meeting)*

**Option 1: That temporary premises are put in place and the targeted rate is retained until the future community facilities work is complete and implemented.**

**Decision**

*(To be completed in the decision making meeting)*

**Reason**

*(To be completed in the decision making meeting)*

## Annual Plan 2023/24

### Te Puna Library Service

Issue and Options Paper



Internal submission	
	Description
Activity	Libraries and Service Centres
Issue	Use of the Te Puna library targeted rate in 2023/24.
Project No	
Related strategies	Community Strategy Te Puna Community Plan

Staff Narrative
<p><u>Purpose</u></p> <p>To consider options for the use of the Te Puna library targeted rate in 2023/2024.</p> <p><u>Background</u></p> <p>Council collects a targeted rate to assist in the provision of library services to the Te Puna community. This service is fully delivered by the Te Puna Community Library Incorporated Society (the committee).</p> <p>The library rate is \$7.53 (+gst) per household (1551 properties) and equates to around \$11,000 in revenue per year. This is in addition to the Te Puna community paying rates for delivery of the Council provided library network. This arrangement seems to have been in place since the early 2000's.</p> <p>The Te Puna library service operated from the Te Puna School and was in the same building as the school library.</p> <p>Issues are:</p> <ul style="list-style-type: none"><li>- Limited reporting over the years on the uptake of this library service, so we don't have a good understanding of community benefit or if the community support the ongoing delivery of this service.</li><li>- The building the library operates from is condemned and there is no alternative premises available at the school or that the committee are aware of within the local community.</li><li>- The committee recently decided to wind the service up and their constitution requires that if they do this, all the assets shall be given to a charity with similar aims. Along with cash reserves, there are around 3000 books purchased since 2015 in storage, with 200 of these being recent purchases that the libraries team have expressed interest in.</li></ul>

### Current situation

The committee held a community meeting on 8 February 2023 to advise of their decision and the reasons behind it. Options were discussed in terms of:

- what happens to the approx. \$18k of cash reserves and the 3000 books,
- what happens next in terms of the potential future provision of library services to the Te Puna area.

The committee have since had positive meetings with the Te Puna Community Hall Committee and are working towards the assets being gifted to them to assist with the operation of their archive room.

This meets the committee's constitutional requirements and ensures the funds still benefit the Te Puna community.

### Implications on the targeted rate

It is recommended that the targeted rate be reduced to \$0 in 2023/24 to recognise that no services are currently being provided and until a decision is made on future provision of library services to the Te Puna community.

This topic will be included in Council's LTP pre-engagement in April/May 2023, where a broader discussion on Te Puna community facilities will be held.

Future library service considerations could include:

- The form and function of a library service that serves the current and future needs of the Te Puna community if there is a desire to continue with this approach.
- Wider provision of library mobile services to rural/smaller communities.

<b>Options</b>	
1	<b>To reduce the Te Puna library targeted rate to \$0 in 2023/24.</b>  Determine long term future of the Te Puna library service through the 2024-2034 Long Term Plan process. This will also determine the approach to the library targeted rate from 2024/2025 onwards.
2	<b>Remove the Te Puna library targeted rate from Council's Long Term Plan and financial policies.</b>  Will need to be included as a major topic in the Annual Plan Consultation Document.

**Option 1: To reduce the Te Puna library targeted rate to \$0 in 2023/24.**

Determine long term future of the Te Puna library service through the 2024-2034 Long Term Plan process. This will also determine the approach to the library targeted rate from 2024/2025 onwards.

**Advantages**

- Provides the ability to understand if the Te Puna community support the future provision of library services in Te Puna, funded by the targeted rate.
- Recognises that the library service is not currently being provided.
- Alignment with the review of other community facilities in Te Puna.

**Disadvantages**

- None identified.

**Option 1: Implications for Work Programme/Budgets**

y/e June	2023/24 \$000
<b>Capital cost</b> <i>e.g. Asset</i>	
Capex funding	
• Rates	
• Fin Contribution	
• External	
<b>Opex cost</b> <i>e.g. grants, service delivery, maintenance</i>	
Opex funding	
• Rates (Te Puna Library targeted rate)	<i>(11) Reduce targeted rate to \$0 in 23/24.</i>

- External
- Other (*specify*)


**Option 2: Remove the Te Puna library targeted rate from Council’s financial policies.**

Will need to be included as a major topic in the Annual Plan Consultation Document.

**Advantages**

- Removes targeted rate as library service no longer provided.

**Disadvantages**

- Community aspirations and sentiment regarding the future of the library and use of the targeted rate for this is not well known.
- Better to undertake a level of service and financial policy change like this through an LTP process where a more comprehensive approach is taken.

**Option 2: Implications for Work Programme/Budgets**

y/e June	2023/24 \$000
<b>Capital cost</b> <i>e.g. Asset</i>	
Capex funding	
• Rates	
• Fin Contribution	
• External	
•	
<b>Opex cost</b> <i>e.g. grants, service delivery, maintenance</i>	
Opex funding	

- Rates (Te Puna Library targeted rate)
- External
- Other (*specify*)

<i>(11) Remove targeted rate completely</i>



**Recommended Decision** *(to be completed by staff prior to decision-making meeting)*

**Option 1: To reduce the Te Puna library targeted rate to \$0 in 2023/24.**

Determine long term future of the Te Puna library service through the 2024-2034 Long Term Plan process. This will also determine the approach to the library targeted rate from 2024/2025 onwards.

**Decision**

*(To be completed in the decision making meeting)*

**Reason**

*(To be completed in the decision making meeting)*

## Annual Plan 2023/24

### Waihi Beach Library and Community Hub Project

Issue and Options Paper



Internal submission	
	Description
Activity	
Issue	Waihi Beach Library and Community Hub
Project No	332101
Related strategies	

Staff Narrative
<p><u>Purpose</u></p> <p>In accordance with Council resolution below, Council needs to consider the project budget and if the project should be bought forward for design across 2023 calendar year with construction starting early 2024.</p> <p>RESOLUTION C22-5.22</p> <p><i>“Moved: Cr A Henry</i></p> <p><i>Seconded: Cr J Denyer</i></p> <ol style="list-style-type: none"><li><i>1. That the report relates to an issue that is considered to be low significance in terms of Council’s Significance and Engagement Policy.</i></li><li><i>2. That Council adopt the Beach Road site (adjacent to the Community Centre) as the site for the New Waihi Beach Library, Service Centre and Hub.</i></li><li><i>3. That Council notes that the concept design includes utilisation for the existing library space as part of the Community Hub.</i></li><li><i>4. That Council approves that the planned expenditure of \$205,600 in the 2023-2024 financial year be bought forward to the 2022-2023 financial year to proceed with the full design.</i></li><li><i>5. That Council refers the new Waihi Beach Library, Service Centre and Hub Project to the Annual Plan/Long Term Plan Committee for a review of the construction timing and the budget. CARRIED”</i></li></ol> <p><u>Background</u></p>

Following on from resolution C22-5.22 Council to consider the following options:

#### Option 1

Status quo, project continues as planned and as amended by the Council resolution C22-5.22 accordingly the design process will commence early 2023 and continue through to the 2023/24 year. To complete the design, engineering and prepare for building consent a further \$250,000 is required in the 2023/24 year. Council will then need address the timing, budget and funding model through the LTP. Funding from the General Rate Reserve.

Questions have been raised over the design, building size and estimated cost. This option includes a full review of those items but not a review of the location. Applications for external funding are part of this option.

#### Option 2

The planned expenditure for the construction of the Waihi Beach Library and Community hub is bought forward to commence in the 2023/2024 financial year.

#### Option 3

Defer the detailed design of the planned building and review the project in the draft LTP. This will enable the council to review the level of service – the building size – to confirm whether or not it is suitable. This deferral means that the design process wouldn't commence until post July 2024 with design and construction taking approx. 2 years. The deferral means that council can consider the cost as part of the LTP. It does risk price increases over that period. The design expenditure would not occur in 22/23 or 23/24.

In making this decision council need to take into consideration following factors:

- The project was identified in the 2021-2023 Long Term Plan (LTP) and had an approved budget of \$2,980,100, largely in the 2024/25 year.
- The QS report attached identifies the proposed building located at the Beach Road site has an estimated cost to completion \$6,862,000. Note that the building alone is costed at a unit rate of \$4900 sqm totalling \$2.165m with the balance of the estimate including other items. Significant items are escalation \$606k (14.4% over 3 years) , contingency \$856k.
- The cost increase is supported by the information in 9.3 of the Performance and Monitoring Agenda dated 4 August 2022 titled 'Site Options for Waihi Beach Library, Service Centre and Hub' and the escalating construction costs we are seeing in the market - capacity

pressures, supply chain disruption and rapid and excessive price increases.

- Current building cost inflation is currently 10.4% (January 2023) and the cost of the build will be affected by subsequent building cost inflation.
- The current funding allocation is – 60% Loan Funded, 40% Recreation and Leisure Financial Contribution
- The Katikati Library and hub had a different funding model which included external funding and town centre funding. Its ratio was 17% Recreation and Leisure financial contributions and 83% other mainly rate funded.
- The potential for external funding for this project has not been explored and it is possible that some external grants could be received.
- Provisionally Council could seek between \$0.5 and \$1.0m from external funders. This would occur during the design process. External funding has not been allowed in this paper.
- In line with the Katikati facility the funding model Would shift to 17% finco and 83% rates/other.
- Increasing the loan from 60% of the approved budget to 83% of the revised budget at a 4.25% interest rate increases rates by approx. \$192K pa to a total repayment of \$311k in year 4 with the full year funding effective from 2027. ( The existing budget has loan repayments of \$117k pa in 2027) Project funded over 25 years.
- The increase in budget does not meet the financial threshold in the Significance and Engagement Policy to automatically be considered significant, however other elements of the Policy should be considered.
- The project location and concept design strong support from the local community and local school. The support was based on the concept and the original budget. It has not been tested with the updated budget. Tangata whenua have supported the location and will be involved in the detailed design process.
- There is a part of the community opposed to Council spending on projects such as this.
- The plan is to continue to utilise existing space in the Community Centre to maximise the investment through not having to build additional hub space.
- The space is multi-use, the current design has provided space which allows groups to come in and use the facilities i.e. Waihi Beach Primary School.
- Part of final design process will be investigating demand from other agencies for space and the operational demands of including them.
- The project as designed will lead to an increased demand from staff to service the community and to open for increased hours to enable full use of the building.

This is the same increase that occurred in Katikati once the new facility was open, and 1 FTE has been allowed once the facility is opened.

<b>Options</b>	
1	<p><b>1.1</b> That Council agree to proceed in accordance with Resolution C22-5.22 with the design, through to building consent, of the Waihi Beach Library and Community Hub Project with a further \$250,000 (General Rate Reserve) allowed for complete the Design and Engineering costs in 2023/24.</p> <p><b>1.2</b> That a review of the design, building size and external funding be undertaken as part of the process</p> <p><b>1.3</b> That the budget and construction timing of the project be considered as part of the 2025/34 LTP.</p>
2	<p>That Council proceeds with the design and construction of the Waihi Beach Library and Community Hub Project commencing in the 2023/24.</p> <ul style="list-style-type: none"> <li>• That the budget be increased from \$2,500,000 to \$6,862,000.</li> <li>• That the funding ratios be amended to 17% financial contributions and 83% rates/other</li> <li>• That Council seek external funding to support the project</li> <li>• The project be funded over 25 years</li> <li>• That Council note that the implications of the increased costs and changed funding mix will result in an annual cost increase of loan and servicing costs with an interest rate of 4.25% as set out below: <ul style="list-style-type: none"> <li>○ 2023/24 – Increases from \$8,327 to \$9,455 pa</li> <li>○ 2024/25 – Increases from \$18,185 to \$52,760 pa</li> <li>○ 2023/26 – Increases from \$106,540 to \$232,019 pa</li> <li>○ 2027 onwards – Increases from \$117,502 to \$311,368 pa</li> </ul> </li> </ul>
3.	<ul style="list-style-type: none"> <li>• That the detailed design of the planned building is deferred until 24/25 and</li> <li>• That the project scope, cost and funding is reviewed through the draft LTP and</li> <li>• That resolution C22-5.22 be rescinded</li> </ul>

**1.1** That Council agree to proceed in accordance with Resolution C22-5.22 with the design, through to building consent, of the Waihi Beach Library and Community Hub Project with a further \$250,000 (General Rate Reserve) allowed for complete the Design and Engineering costs in 2023/24.

**1.2** That a review of the design, building size and external funding be undertaken as part of the process

**1.3** That the budget and construction timing of the project be considered as part of the 2025/34 LTP.

**Advantages**

- The financial implications of the increased budget can be addressed within the LTP
- The design and engineering costs can be completed in sufficient time to allow a detailed estimate for consideration in the LTP
- The design is committed through this decision

**Disadvantages**

- The construction is delayed by at least 12 months as procurement of construction cannot commence until the LTP is adopted including funding this project.
- Community expectations for early delivery will not be met
- The design is committed through this decision

**Option 1: Implications for Work Programme/Budgets**

<b>y/e June</b>	<b>2022/23 \$000</b>	<b>2023/24 \$000</b>	<b>2024/25 \$000</b>	<b>2025/26 \$000</b>
<b>Capital cost e.g. Asset</b>				
Capex funding				
• Rates				
• Fin Contribution 17%	\$36	\$42.5		
• External				
• Other ( <i>General Rate Reserve</i> ) 83%	\$175	\$207.5		
<b>Opex cost e.g. grants, service delivery, maintenance</b>				
Opex funding				

• Rates			
• External			
• Other (specify) <i>Loan repayment</i>		8	18
			106

**OPTION 2**

That Council proceeds with the design and construction of the Waihi Beach Library and Community Hub Project commencing in the 2023/24.

- That the budget be increased from \$2,500,000 to \$6,862,000.
- That the funding ratios be amended to 17% financial contributions and 83% rates/other
- That Council seek external funding to support the project
- The project be funded over 25 years
- That Council note that the implications of the increased costs and changed funding mix will result in an annual cost increase of loan and servicing costs with an interest rate of 4.25% as set out below:
  - 2023/24 – Increases from \$8,327 to \$9,455 pa
  - 2024/25 – Increases from \$18,185 to \$52,760 pa
  - 2023/26 – Increases from \$106,540 to \$232,019 pa
  - 2027 onwards – Increases from \$117,502 to \$311,368 pa

**Advantages**

- An opportunity to deliver a purpose-built facility in an earlier timeline than indicated in the LTP
- Community expectations demonstrated through the engagement process will be met.

**Disadvantages**

- The annual financing cost will be committed without considering the balance of the LTP project.
- The financial costs are different from the current LTP budgets and may require consultation.
- 

**Option 2: Implications for Work Programme/Budgets**

y/e June	2022/23 \$000	2023/24 \$000	2024/25 \$000	2025/26 \$000	2026/27 \$000
<b>Capital cost e.g. Asset</b>					

Capex funding					
• Rates					
• Fin Contribution 17%	\$36	\$325	\$705	\$100	
• External – to be sought					
• Other ( <i>Capital Loan</i> ) 83%	\$175	\$1,589	\$3,440	\$491	
<b>Opex cost e.g. grants, service delivery, maintenance</b>					
Opex funding					80
• Rates					
• External					
• Other ( <i>specify</i> ) <i>Loan repayment</i>		9.4	52.8	232	311



- **OPTION 3.** That the detailed design of the planned building is deferred until 24/25 and
- That the project scope, cost and funding is reviewed through the draft LTP and
- That resolution C22-5.22 be rescinded

**Advantages**

- The Council has further time to review the design and scope of the project.
- The Council can re-consult with the community based on the revised estimated cost.
- If the scope is reduced the estimated cost may reduce.
- No change to the timing indicated in the current LTP.

**Disadvantages**

- Community expectations demonstrated through the engagement process will not be met.
- The project may increase in cost due to price inflation through the delay.
- The review may confirm the scope and no change to the project

**Option 2: Implications for Work Programme/Budgets**

y/e June	2022/23 \$000	2023/24 \$000	2024/25 \$000	2025/26 \$000	2026/27 \$000
<b>Capital cost e.g. Asset</b>					
Capex funding					
• Rates					
• Fin Contribution 17%		-36			
• External – to be sought					
• Other ( <i>Capital Loan</i> ) 83%		-175			
<b>Opex cost e.g. grants, service delivery, maintenance</b>					
Opex funding					
• Rates					
• External					
• Other ( <i>specify</i> ) <i>Loan repayment</i>					

**Recommended Decision :**

**OPTION 1**

**1.1** That Council agree to proceed in accordance with Resolution C22-5.22 with the design, through to building consent, of the Waihi Beach Library and Community Hub Project with a further \$250,000, (General Rate Reserve) allowed for complete the Design and Engineering costs in 2023/24.

**1.2** That a review of the design, building size and external funding be undertaken as part of the process.

**1.3** That the budget and construction timing of the project be considered as part of the 2025/34 LTP.

**Decision**

*(To be completed in the decision making meeting)*

**Reason**

*(To be completed in the decision making meeting)*

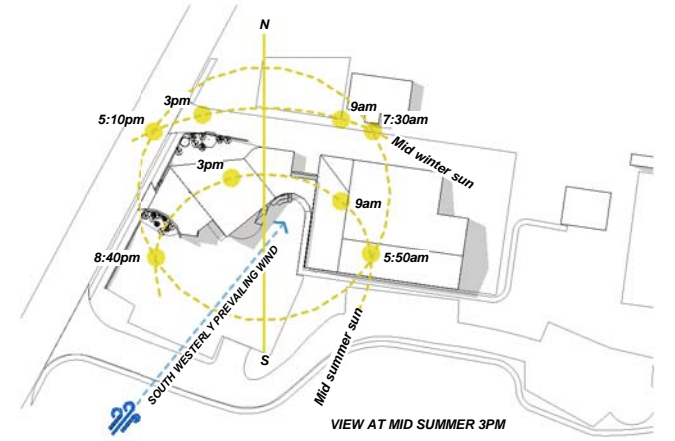
# Attachment 1 - Drawings

## SITE INFORMATION

**LEGAL DESCRIPTION**  
 Street Address: 106 Beach Road, Waihi Beach  
 Legal Description: Lot 1 DPS 65226  
 Zoning: Rural / Reserve

**CLIMATIC AND ENVIRONMENTAL**  
 Wind Region: A  
 Wind Zone: Very High  
 Exposure/Corrosion Zone: D  
 Earthquake Zone: Zone 1  
 Rain Intensity: 110 - 120  
 Climate Zone: 2

**SITE HAZARDS**  
 Isolated areas are subject to Flood Hazard



ENVIRONMENTAL DIAGRAM  
 Scale: 1:1000



SITE LOCATION PLAN  
 Scale: 1:250

REVISIONS  
 A Feedback Amendments

05.07.22

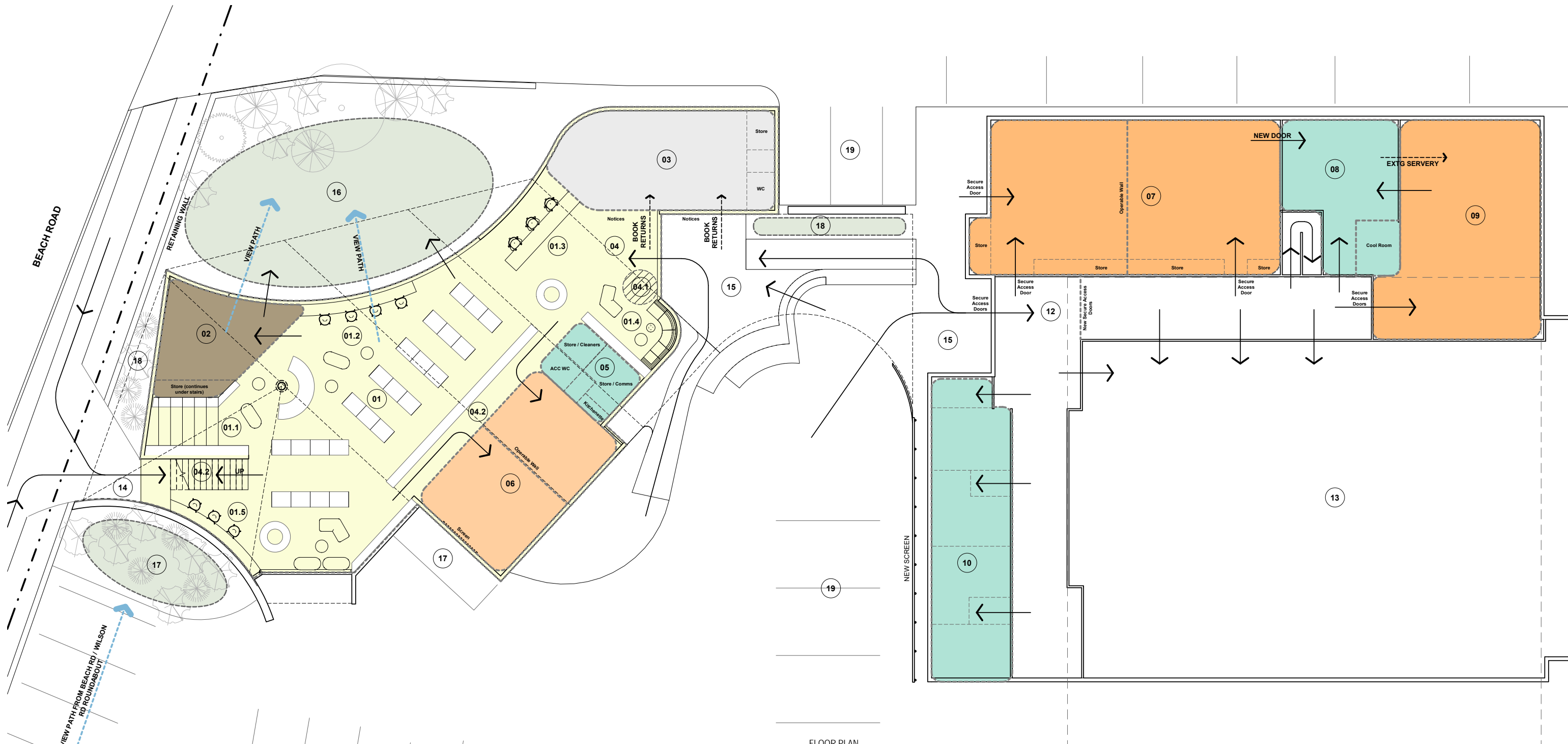


WAIHI BEACH LIBRARY & COMMUNITY HUB OPTIONS STUDY - BEACH RD

SITE LOCATION PLAN

PROJECT NO. J3524  
 SCALE (AT A1) As Indicated

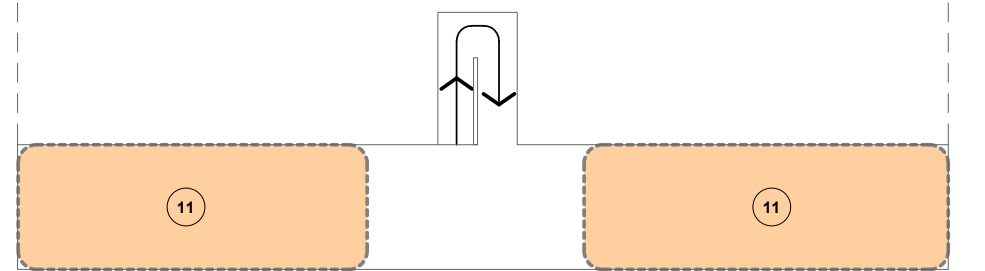
SK-200 A



FLOOR PLAN  
Scale: 1: 100

**ROOM SCHEDULE**

01 Library:	227m <sup>2</sup>	07 Hub with Operable wall	125m <sup>2</sup>
01.1 - Childrens Library with reading steps		08 Existing Kitchen (with new access to room 07)	42m <sup>2</sup>
01.2 - Computer Stations		09 Large flexible meeting room	88m <sup>2</sup>
01.3 - Library Service		10 Existing Toilets Shared with Community Hall (Male Toilets & Change Room / Female Toilets & Change Room / Accessible Unisex Toilet	64m <sup>2</sup>
01.4 - Waiting / magazines		11 Existing Mezzanine Meeting Rooms x 2	60m <sup>2</sup>
01.5 - Computer / work Stations		<b>TOTAL COMMUNITY HUB FLOOR AREA</b>	<b>379m<sup>2</sup></b>
02 Programme Room (with storage)	31m <sup>2</sup>	<b>EXISTING SPACES EXCLUDED FROM COMMUNITY HUB SCOPE</b>	
03 Library Office (kitchenette / toilet / store / 3 x workstations / 1 x hotdesk / work table / book sorting table / book return cupboards / lockers)	60m <sup>2</sup>	12 Foyer	
04 Main Entrance Foyer	19m <sup>2</sup>	13 Community Hall	
04.1 Self Checkout		<b>EXTERNAL</b>	
04.2 Circulation	25m <sup>2</sup>	14 Street Entrance	
05 Service Zone (1 x Accessible Toilet / Comms / Cleaners / Storage / Kitchenette)	20m <sup>2</sup>	15 Combined Covered Entry	
06 Medium flexible meeting room with operable wall	58m <sup>2</sup>	16 Landscaped Courtyard	
<b>TOTAL NEW LIBRARY BUILDING FLOOR AREA</b>	<b>440m<sup>2</sup></b>	17 Garden	
		18 Carparking	



MEZZANINE MEETING ROOMS  
Scale: 1: 100





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**BEACH ROAD BULK AND LOCATION JULY 2022**

**WAIHI BEACH LIBRARY**

### PROJECT DETAILS

#### Basis of Estimate

This estimate has been prepared utilising a combination of measured bulk quantities, elemental rates and analysis from similar projects and priced at rates which in our opinion are current in the market.

#### Documents

The following documents have been used in the preparation of this Estimate:

Jigsaw Architects Waihi Beach Library and Community Options Study - Beach Road - SK-201 rev B, SK-202 rev -, SK-203 rev B and SK-204 rev B

Jigsaw Architects Waihi Beach Library and Community Options Study - Wilson Road - SK-101 rev A, SK-102 rev -, SK-103 rev A and SK-104 rev A

#### Items Specifically Included

Shallow Foundations with 1.5m Undercut  
Level Rise of 2.0m for Wilson Road Option  
Level Rise of 0.80m for Beach Road Option  
Design Development  
Escalation  
Design Fees  
Consents and Insurances  
FF&E  
Contingency

#### Items Specifically Excluded

Deep Foundations  
Services Infrastructure  
WBOPDC Internal Costs  
Migration and Decanting  
Artwork  
Greenstar Rating  
Removal of hazardous waste  
Unforeseen Ground Conditions  
Finance Costs  
Legal Costs  
Land Costs  
G.S.T.

#### Potential Risk Items

##### CURRENT MARKET CONCERNS

The construction industry within New Zealand is severely constrained and is facing significant challenges.

Much of this stems from the impact of COVID-19 global pandemic, and the subsequent rebound of economies worldwide as consumer demand surges. The levels of government stimulus packages have been unprecedented, as countries seek to buy their way out of economic recession.

Currently challenges facing New Zealand extend to:

- Rapid and excessive price increases

## PROJECT DETAILS

- Capacity pressures and Contractor/Subcontractor's appetite generally
- Supply chain disruption (skilled labour and material supply)
- On-going threat of COVID-19 disruption and market volatility
- Strong and enduring market resilience... for the moment
- Unsustainable conditions giving rise to business risks



# WAIHI BEACH LIBRARY

## BEACH ROAD BULK AND LOCATION JULY 2022



GFA: Gross Floor Area  
Rates Current At April 2022

### LOCATION SUMMARY

Ref	Location	GFA m <sup>2</sup>	GFA NZD/m <sup>2</sup>	Total Cost NZD
<b>A</b>	<b>BEACH ROAD</b>			
A1	Main Library			6,566,000
A2	Community Hall Upgrade			297,000
	<b>A - BEACH ROAD</b>			<b>6,863,000</b>
<b>ESTIMATED TOTAL COST</b>				<b>6,863,000</b>

# WAIHI BEACH LIBRARY

## BEACH ROAD BULK AND LOCATION JULY 2022

### LOCATION ELEMENTS/MAIN HEADING ITEM

#### A BEACH ROAD

A1 Main Library

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate NZD	Total Cost NZD
<b>SP</b>	<b>Site Preparation</b>				
27	Strip site ready for construction including removal of vegetation	m <sup>2</sup>	860	20.0	17,200
25	Allowance for minor site retaining	Item			24,000
18	Bulk fill to raise levels	m <sup>3</sup>	450	85.0	38,250
28	Site ground risk	Item			175,000
	<b>SP - Site Preparation</b>				<b>254,450</b>
<b>GFA</b>	<b>GFA Rate</b>				
1	Beach Road Library	m <sup>2</sup>	442	4,900.0	2,165,800
42	Community Hall Toilet Upgrade	m <sup>2</sup>	63	2,100.0	132,300
	<b>GFA - GFA Rate</b>				<b>2,298,100</b>
<b>DG</b>	<b>Drainage</b>				
22	Allowance for drainage	Item			30,000
	<b>DG - Drainage</b>				<b>30,000</b>
<b>XW</b>	<b>External Works</b>				
3	Car park and vehicle access	m <sup>2</sup>	450	175.0	78,750
30	EV for ground improvements for car parking	m <sup>3</sup>	675	170.0	114,750
8	Building frontage paving/concrete	m <sup>2</sup>	124	550.0	68,200
16	Allowance for landscaping	Item			50,000
	<b>XW - External Works</b>				<b>311,700</b>
<b>SU</b>	<b>Sundries</b>				
19	Allowance for sundries	Item			145,000
	<b>SU - Sundries</b>				<b>145,000</b>
<b>PG</b>	<b>Preliminaries</b>				
20	Preliminary and General	Item			365,000
	<b>PG - Preliminaries</b>				<b>365,000</b>
<b>MG</b>	<b>Margins</b>				
21	Main Contractor's Margin	Item			238,000
	<b>MG - Margins</b>				<b>238,000</b>
<b>DD</b>	<b>Design Development</b>				
14	Design development / bulk and location risk @ 7.5%	Item			296,000
	<b>DD - Design Development</b>				<b>296,000</b>
<b>ES</b>	<b>Escalation</b>				
9	Escalation for Three Years @ 14.3%	Item			606,000
	<b>ES - Escalation</b>				<b>606,000</b>
<b>DF</b>	<b>Design Fees</b>				
10	Design and Management Fees @ 15%	Item			726,000
	<b>DF - Design Fees</b>				<b>726,000</b>

# WAIHI BEACH LIBRARY

## BEACH ROAD BULK AND LOCATION JULY 2022

### LOCATION ELEMENTS/MAIN HEADING ITEM

#### A BEACH ROAD

A1 Main Library (continued)

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate NZD	Total Cost NZD
<b>CI</b>	<b>Consents &amp; Insurances</b>				
11	Planning, Consents, Levies and Insurances @ 2.5%	Item			140,000
29	WBOPDC Internal costs	Item			Excl.
	<b>CI - Consents &amp; Insurances</b>				<b>140,000</b>
<b>FE</b>	<b>F.F. &amp; E.</b>				
12	FF&E, AV and ICT	Item			250,000
24	Allowance for cultural narrative	Item			50,000
	<b>FE - F.F. &amp; E.</b>				<b>300,000</b>
<b>CN</b>	<b>Contingencies</b>				
13	Project Contingency @ 15%	Item			856,000
15	Rounding	Item			(250)
	<b>CN - Contingencies</b>				<b>855,750</b>
<b>MAIN LIBRARY</b>					<b>6,566,000</b>

# WAIHI BEACH LIBRARY

## BEACH ROAD BULK AND LOCATION JULY 2022

### LOCATION ELEMENTS/MAIN HEADING ITEM

#### A BEACH ROAD

A2 Community Hall Upgrade

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate NZD	Total Cost NZD
<b>GFA</b>	<b>GFA Rate</b>				
41	Community Hall Upgrade	m <sup>2</sup>	263	540.0	142,020
	<b>GFA - GFA Rate</b>				<b>142,020</b>
<b>SU</b>	<b>Sundries</b>				
19	Allowance for sundries	Item			7,000
	<b>SU - Sundries</b>				<b>7,000</b>
<b>PG</b>	<b>Preliminaries</b>				
20	Preliminary and General	Item			18,000
	<b>PG - Preliminaries</b>				<b>18,000</b>
<b>MG</b>	<b>Margins</b>				
21	Main Contractor's Margin	Item			12,000
	<b>MG - Margins</b>				<b>12,000</b>
<b>DD</b>	<b>Design Development</b>				
14	Design development / bulk and location risk @ 7.5%	Item			13,000
	<b>DD - Design Development</b>				<b>13,000</b>
<b>ES</b>	<b>Escalation</b>				
9	Escalation for Three Years @ 14.3%	Item			27,000
	<b>ES - Escalation</b>				<b>27,000</b>
<b>DF</b>	<b>Design Fees</b>				
10	Design and Management Fees @ 15%	Item			33,000
	<b>DF - Design Fees</b>				<b>33,000</b>
<b>CI</b>	<b>Consents &amp; Insurances</b>				
11	Planning, Consents, Levies and Insurances @ 2.5%	Item			6,000
29	WBOPDC Internal costs	Item			Excl.
	<b>CI - Consents &amp; Insurances</b>				<b>6,000</b>
<b>CN</b>	<b>Contingencies</b>				
13	Project Contingency @ 15%	Item			39,000
15	Rounding	Item			(20)
	<b>CN - Contingencies</b>				<b>38,980</b>
<b>COMMUNITY HALL UPGRADE</b>					<b>297,000</b>

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## Annual Plan 2023/24

### Water Source, Treatment and Network Wide Improvements for Drinking Water Compliance

Issue and Options Paper



Internal submission	
	<b>Water Source, Treatment and Network Wide Improvements for Drinking Water Compliance</b>
<b>Activity</b>	Water Supply
<b>Issue</b>	To meet new drinking water standards and compliance criteria
<b>Project No</b>	WSZ 340801*, CSZ 243338*, ESZ 243031* WSZ 243002*, CSZ 243310*, ESZ 243002*
<b>Related strategies</b>	Water Safety Plans, Source water Risk Management Plans

Staff Narrative
<p><u>Purpose:</u></p> <p>Drinking Water Standards set the Maximum Acceptable Values (MAVs) for a range of contaminants which can affect the safety and quality of drinking water, based on guideline values set by the World Health Organisation.</p> <p>The standards come into effect on November 14<sup>th</sup> 2022 and suppliers are expected to comply with the new reporting requirements by 1<sup>st</sup> January 2023.</p> <p>Council needs to make a series of improvements required across the drinking water network, to meet the new Standards. These will be implemented to ensure compliance as soon as practically possible.</p> <p>Without addressing these improvements, Council will not be able to meet the Drinking Water Standards.</p> <p><u>Background</u></p> <p>The Water Services Act 2021 ensures water suppliers provide safe drinking water to consumers by:</p> <ul style="list-style-type: none"><li>• providing a regulatory framework including a duty on drinking water suppliers to:<ol style="list-style-type: none"><li>i) <i>Have a drinking water safety plan: and</i></li></ol></li></ul>

ii) *Comply with legislative requirements, such as drinking water standards.*

- Providing a source water risk management framework; and
- Providing mechanisms that enable the regulation of drinking water.

The Act also establishes a framework to provide transparency about the performance of water networks and operators.

As the new water services regulator for Aotearoa, New Zealand, Taumata Arowai are responsible for developing regulatory instruments, (such as Rules, Standards and Acceptable Solutions) that assist the administration of the Water Services Act 2021 and ensure safe drinking water.

The new Drinking Water Quality Assurance Rules 2022 set out several different categories of drinking water supply and details the rules applicable to each category. Under these rules, Council is required to determine the class of source water for each of the source waters that are used.

The prudent 'pathway' for Council is to demonstrate 'Class 1' based on the 'Source Water Protozoa Log Treatment Requirements'.

To achieve the criteria for Class 1 in the short term, Council will need to make improvements in a number of areas, which include;

- Raising and modifications to bore-heads to achieve new sanitary bore-head status.
- Network wide installations for dual analysis sites.
- Backflow prevention improvements at bore-heads, network and processes.
- Additional contact storage tanks
- Review sampling and water testing procedures
- Development of risk management, sampling, back-flow and storage planning documents
- Review operational plans and codes of practice.

To achieve the required criteria for Class 4, in the medium or longer term, Council would need to further fund the installation of UV (Ultra-Violet) reactors for treatment .

Please note the costs are indicative and further funding may be requested pending cost confirmation. At this early stage staff do not know the full impact on Operator's time, or whether more staff will be required to carry out all of the functions associated with the new water standards compliance monitoring and reporting.

For clarity the total cost of meeting the new standards is shown over this year, 23/24 the AP year and 24/25. The funding has been allocated on a 80% existing user basis water supply rates and user charges funded and 20% financial contributions to reflect that the improvement will also service the growth areas.

The attached 2022 Drinking Water Compliance Strategy has been provided to Taumata Arowai showing the steps that Council is taking to comply with the standards.

If Council doesn't take the appropriate steps to comply and does not budget for the upgrade costs then enforcement action can be taken against Council.

<b>Options</b>	
1	That Council provide \$ 960,000 funding for the Water Source, treatment and network wide improvements required to achieve compliance of the new drinking water standards. And that Council notes that a further \$700,000 is required in 2024/25
2	That Council does not provide funding of the Water Source, treatment and network wide improvements required to achieve compliance of the new drinking water standards.



**Option 1:** That That Council provide \$ 960,000 funding for the Water Source, treatment and network wide improvements required to achieve compliance of the new drinking water standards.

And that Council notes that a further \$700,000 is required in 2024/25.

<p><b>Advantages</b></p> <ul style="list-style-type: none"> <li>• Council will be able to demonstrate compliance with the Drinking Water Standards and meet it’s obligations under the Water Services Act 2021.</li> </ul>	<p><b>Disadvantages</b></p> <ul style="list-style-type: none"> <li>• Council is required to fund \$ 960,000 for the water source, treatment and network wide improvements.</li> </ul>
--	---

**Option 1: Implications for Work Programme/Budgets**

y/e June	2022/23	2023/24	2024/25
<b>Capital cost e.g. Asset</b>			
Capex funding			
• Rates			
• Fin Contribution	29.6	181	138
• External			
• Other: Loan funded	118.4	724	552
<b>Opex cost e.g. grants, service delivery, maintenance</b>			
Opex funding			
• Rates	51	55	220
• External			
• Other ( <i>specify</i> )			

**Option 2:** That Council does not provide funding of the Water Source, treatment and network wide improvements required to achieve compliance of the new drinking water standards.

**Advantages**

- Council is not required to fund \$ 960,000 for the Water Source, treatment and network wide improvements.

**Disadvantages**

- Council will not be able to demonstrate compliance with the Drinking Water Standards or meet obligations under the Water Services Act 2021.
- Council maybe subject to enforcement action from Taumata Arowai
- Possible loss of public confidence in the quality of the water supply

**Option 2: Implications for Work Programme/Budgets**

y/e June	2023/24 \$000
<b>Capital cost</b> e.g. Asset	
Capex funding	
• Rates	<i>Nil</i>
• Fin Contribution	<i>Nil</i>
• External	<i>Nil</i>
• Other ( <i>specify</i> )	<i>Nil</i>
<b>Opex cost</b> e.g. grants, service delivery, maintenance	
Opex funding	
• Rates	<i>NA</i>
• External	
• Other ( <i>specify</i> )	

**Recommended Decision** *(to be completed by staff prior to decision-making meeting)*

That Council provide \$ 960,000 funding for the Water Source, treatment and network wide improvements required to achieve compliance of the new drinking water standards.

And that Council notes that a further \$700,000 is required in 2024/25

**Decision**

*(To be completed in the decision making meeting)*

**Reason**

*(To be completed in the decision making meeting)*

# WBoPDC Drinking Water Standards Compliance Strategy 2022

## Indicative Implementation Programme and Indicative Budget

Ser		High Level Estimate	2022/2023 Spend	2023/2024 Spend	2024/2025 Spend
1	<b>Establish Sanitary Bore Heads (X8)</b>				
1.1	Raise bore heads	\$ 560,000.00	\$ 70,000.00	\$ 280,000.00	\$ 210,000.00
1.2	Install BF - WTPs	\$ 108,000.00	\$ 28,000.00	\$ 80,000.00	
1.3	Install BF - Network and storage	\$ 150,000.00	\$ 25,000.00	\$ 80,000.00	\$ 45,000.00
1.4	Zone modifications	\$ 40,000.00		\$ 40,000.00	
1.5	SWRMPs	\$ 25,000.00	\$ 25,000.00		
1.6	Additional storage tank Pongakawa	\$ 150,000.00		\$ 75,000.00	\$ 75,000.00
1.7	Establish Bore Head inspection process	\$ 5,000.00		\$ 5,000.00	
2	<b>Network Wide Treatment</b>				
2.1.1	Review sampling locations	\$ -			
2.1.2	Develop Network wide sampling plan	\$ 15,000.00	\$ 15,000.00		
2.1.3	Establish Requirements for events based monitoring	\$ 5,000.00	\$ 5,000.00		
2.2	<b>Chlorine disinfection</b>				
2.2.1	Review Cl' disinfection contact times	\$ 5,000.00	\$ 5,000.00		
2.2.2	Review Turbidity Monitoring Requirements	\$ 5,000.00	\$ 5,000.00		
2.3	<b>Treatment Chlorine Disinfection and Continuous Monitoring (Contact times)</b>				
2.3.1	Review monitoring, contact time and turbidity requirements (Res' and Tanks)	\$ 10,000.00		\$ 10,000.00	
3	<b>Network Wide Distribution and Storage</b>				
3.1	<b>General</b>				
3.1.1	Confirm analysers are meeting pH, temp and FAC requirements	\$ 5,000.00	\$ 5,000.00		
3.1.2	Dual analysers throughout network	\$ 720,000.00		\$ 360,000.00	\$ 360,000.00
3.2	<b>Backflow Prevention</b>				
3.2.1	Program Periodic (5 yearly) surveys	\$ 2,000.00	\$ 2,000.00		
3.2.2	Establish backflow requirements process	\$ 2,000.00	\$ 2,000.00		
3.2.3	Schedule annual testing and maint checks at point of supply B/F devices.	\$ 2,000.00	\$ 2,000.00		
3.2.4	Establish a register of the location of point of supply devices	\$ 2,000.00	\$ 2,000.00		
3.2.5	Establish a protocol re; access to water network through standpipes.	\$ 2,000.00	\$ 2,000.00		
4	<b>Distribution - New and repaired Watermains</b>				
4.1	Develop Risk assessment Procedure and Template				
4.2	Review Hygiene C.O.P. - ensure contractors have and practice highest level of hygiene procedures				
4.3	Review Hygiene C.O.P. - ensure procedures for unplanned and emergency repairs is best practice.				
4.4	<b>Facilities Operations, Maintenance and Disinfection</b>				
5.1	Prepare Water Storage Plans	\$ 6,000.00	\$ 6,000.00		
5.2	Establish Auditable security and contamination inspection procedure	\$ 10,000.00		\$ 10,000.00	
5.3	Review Hygiene Code to ensure auditable procedures for storage facilities				
5.4	Establish auditable procedures for Divers and equipment				
5.5	Review WBoPDC and TCC Joint Hygiene Cop.	\$ 20,000.00		\$ 20,000.00	
6	<b>FAC Continuous Monitoring Rules - Distribution</b>				
6.1	Review Reservoir and Tank locations and end reticulation sites.				
7	<b>SCADA Improvements to support Compliance</b>				

Total for year	\$ 199,000.00	\$ 960,000.00	\$ 690,000.00
Expense Total (Ops)	\$ 51,000.00	\$ 55,000.00	\$ -
Capital Total	\$ 148,000.00	\$ 905,000.00	\$ 690,000.00
80% Rates	\$ 118,400.00	\$ 724,000.00	\$ 552,000.00
20% Finco	\$ 29,600.00	\$ 181,000.00	\$ 138,000.00

## Annual Plan 2023/24

### Athenree & Wharawhara Water Treatment Plant Fluoridation Funding

Issue and Options Paper



Internal submission	
	<b>Description</b>
<b>Activity</b>	Water Supply
<b>Issue</b>	Fluoridation of Athenree & Wharawhara Water Treatment Plants
<b>Project No</b>	N/A
<b>Related strategies</b>	Ministry of Health Directive

#### Staff Narrative

##### Purpose

*Council needs to confirm the timing of installing fluoridation systems and whether it should proceed in 2023/24 or be deferred to 2024/25 pending subsidy decisions and 3 Waters Reform.*

##### Background

*Council has been instructed by the Ministry of Health (MoH) to fluoridate Athenree and Wharawhara drinking water supplies by 31 July 2025. This direction is in accordance with the Ministry's powers under the Health Act S116J.*

*MoH requested Council provide an estimate of costs required to fluoridate these two plants by 30 November 2022. Council undertook a concept design review and lodged a funding application to MoH. A decision on whether MoH will assist with funding the fluoridation installation should be received by 10 February 2023. A further request from MoH has been received to provide cost estimates for the remaining six water treatment plants (Muttons, Pongakawa, Ohourere, Youngson, Tahawai & Waihi Beach). The deadline to submit these costs is 2 February 2023 and Council may be required to fluoridate these supplies. The timeframe for this decision is not known however if required they would occur over a 2-3 year period.*

*The MoH subsidy application has been made for the total cost of the fluoridation installation. If subsidy is approved it could be for all or part of the costs. This IOP is based on either a full subsidy or no subsidy.*

*Council can determine the timing of the installation but has to meet the July 2025 implementation date. The decision on subsidy is due in February 2023 and that decision may change the recommendation.*

<b>Options</b>	
1	<p>That Council proceeds with fluoridating Athenree and Wharawhara water treatment plants in 2024/25 and that the contract prepared and let in 2023/24 at an estimated cost of \$110,000 funded from the Water Supply activity.</p> <p>NOTE: that if MoH subsidy is received then the work will be brought forward.</p>
2	<p>That Council proceeds with fluoridating Athenree and Wharawhara water treatment plants in 2023/24 funded from the Water Supply activity at an estimated cost of \$1.863m.</p> <p>NOTE: that if MoH subsidy is received it will reduce the rate cost.</p>

**Option 1:** That Council proceeds with fluoridating Athenree and Wharawhara water treatment plants in 2024/25 and that the contract prepared and let in 2023/24 at an estimated cost of \$110,000 funded from the Water Supply activity.

NOTE: that if MoH subsidy is received then the work will be brought forward.

**Advantages**

- Entity B will fund the installation costs if delayed to 2024/25
- The design and contract can be prepared for tendering in the first quarter of 2024 with construction to occur post July 2024.

**Disadvantages**

- Oral health benefits will begin later
- Costs are likely to be higher than in 2023/24 due to inflation
- Other areas across New Zealand may be competing for scarce resources at the same time.

**Option 2: Implications for Work Programme/Budgets**

y/e June	2023/24	2024/25	2025/26
<b>Capital cost</b> e.g. Asset	\$110	\$1,753	
Capex funding			
• Rates	\$110	\$1,753	
• Fin Contribution			
• External			
• Other (specify)			
<b>Opex cost</b> e.g. grants, service delivery, maintenance			\$110
Opex funding			
• Rates			
• External			
• Other (water meter revenue)			\$110

**Option 2:** That Council proceeds with fluoridating Athenree and Wharawhara water treatment plants in 2023/24 funded from the Water Supply activity at an estimated cost of \$1.863m.

NOTE: that if MoH subsidy is received it will reduce the rate cost.

**Advantages**

- 

**Disadvantages**

- Funding required in Annual Plan

**Option 1: Implications for Work Programme/Budgets**

y/e June	2023/24	2024/25
<b>Capital cost</b> e.g. Asset	\$1,863	
Capex funding		
• Rates	\$1,863	
• Fin Contribution		
• External		
• Other		
<b>Opex cost</b> e.g. grants, service delivery, maintenance		\$110
Opex funding		
• Rates		
• External		
• Other (water by meter)		\$110



**Recommended Decision** *(to be completed by staff prior to decision-making meeting)*

That Council proceeds with fluoridating Athenree and Wharawhara water treatment plants in 2024/25 and that the contract prepared and let in 2023/24 at an estimated cost of \$110,000 funded from the Water Supply activity.

NOTE: that if MoH subsidy is received then the work will be brought forward.

**Decision**

*(To be completed in the decision making meeting)*

**Reason**

*(To be completed in the decision making meeting)*

## Annual Plan 2023/24

### Te Puke Wastewater Treatment Plant Upgrade

Issue and Options Paper



Internal submission	
	<b>Te Puke Wastewater Treatment Plant Upgrade – Additional funding required</b>
<b>Activity</b>	Wastewater
<b>Issue</b>	Implications from progressing concept design to preliminary design and cost escalations. Cost share and impact to Council, Developers and Quayside
<b>Project No</b>	225632 - Te Puke Wastewater Treatment Plant Upgrade; 225635 - Rangiuru Business Park share of the Contribution towards the Cost of the Treatment Plant Upgrade
<b>Related strategies</b>	

Staff Narrative
<p><u>Purpose</u></p> <p>To approve an increase in the budget for the upgrading of the Te Puke Waste water treatment plant and amend the timing from a 2 stage upgrade to a single construction project.</p> <p>The original budget was developed some years ago based on the concept of a 2 stage upgrade with the timing between the stages dependant on development, flows and consent conditions. It was developed at the concept level and we have now progressed to preliminary design which has shown that to meet consent requirements and earthquake resilience standards that a new treatment plant is the best option.</p> <p>The new discharge consent requires and upgrade to the treatment to be in place by mid 2025. Additional capacity is required to service Rangiuru Business park flows from late 2025. The design caters for 106 L/sec treatment flows to match the consent. We will require peak wet weather flow buffering to ensure the quality of the treatment. With a single new plant the existing plant can provide around 2,000 cubic mt buffering storage.</p> <p>The existing treatment plant was constructed in the 1987 and is now 35 years old. The concrete structure has an expected life of 80 years and is essentially halfway through its life. The current plant cannot meet the consent standards without upgrading. It does not meet current earthquake design standards.</p>

The option of a new plant has been tested against the concept of an upgrade to the existing plant and a new parallel plant in order to use the existing asset. The parallel plant is required now as the treated flow of the existing plant has to be blended with the new plant to meet consent standards.

The new plant has been estimated at the preliminary design stage by Quantity Surveyors at between \$58.5 and \$61.9m.

The upgrade of the existing plant and parallel new plant is estimated at \$55.6m.

Given the small difference between the estimates and the increased resilience of the new plant the recommended direction is to proceed with a totally new plant in a single stage.

Timeframes

In order to meet the consent requirements and the connection of the RBP the design has to proceed in January. Based on this recommendation we will be progressing the single stage new plant option at a preliminary design estimate of \$61.8m. An ECI (Early Contractor Involvement) procurement is being utilised which has contractor input in the design process to improve efficiency of construction.

Background and Context

The key drivers for the upgrade of the Te Puke Wastewater Treatment Plant are:

- Meeting the upgraded conditions of the new Resource Consent by May 2025
- Allow for growth of Te Puke comprising new developments up to 13,021 people, and growth due to intensification up to 16,500 people as per plan change 92.
- Allow for treating flows from Rangioru Business Park

Not only has the Te Puke Wastewater Treatment Plant to be upgraded, but an alternative options study is also underway to find alternative means for disposal of the final effluent, so that it is not discharged directly to the Waiari Stream. This work is still under progress and is not included in this IOP as it's a future separate decision making process.

Description	Option 1: New WWTP	Option 2: Upgrade Existing and Build New WWTP
	<i>\$,000.00</i>	<i>\$,000.00</i>
Expected Estimate – preliminary design	61,886	55,607

The increases in the cost estimates are due to a combination of several factors, e.g.:

- 1 Te Puke population growth forecast increased to 13,021 (from the Master Plan figure of 10,710).

- 2 Plan Change 92 further increases the growth to 16,236. Note that the design team must allow for these flows in the capacity of the Inlet Works to be constructed now, even if PC92 is not finally approved.
- 3 The costs for Ground Improvement were not included in the Master Plan. Preliminary design concluded that significant ground improvement is required for the structures.
- 4 The Preliminary Design firmed up several items that was not clear at the Master Plan stage, e.g. it was concluded that the existing aeration system is inadequate, adding to the latest Cost Estimates.
- 5 Inflation and post-Covid 19 cost increases. The budget was only increased by 3.3% in 2022/23 where all other construction projects increased by 10% and a further 10% in 2023/24.

Cost Share:

*We split the costs relative to the flows arriving at the Plant (see table below) and then considered the different components of the Plant to allocate the costs accordingly. The cost share includes a credit to existing users for the current plant, land and infrastructure.*

**Table: Flows generated from sources**

Description	Average dry Weather Flows	
	m <sup>3</sup> /d	%
Te Puke Current Population	1729	36%
Te Puke Growth to 13,021	641	13%
Te Puke Growth to 16,236	585	12%
Rangiuru Business Park Stage 1	769	16%
Rangiuru Business Park Stage 2	1802	22%

*The peak wet weather flow is mainly generated from the existing pipe network as new systems are sealed to reduce storm and ground water inflows.*

**Budget Implications**

The below table sets out the current LTP budget and Options 1 and 2. It shows the proportion allocated to RBP with the balance funded by existing users and Te Puke growth. As plan change 92 hasn't been approved that share will be held by Council in the interim until it can be allocated. If Plan Change 92 zoning isn't approved then that share will need to be reallocated.

The treatment plant size and cost doesn't because of the Plan change 92 population, it just alters the peak wet weather flow storage requirements.

The additional cost to existing users will be incurred in all scenarios, it is funded through the UTR and via the Waste water loan balance.

WESTERN BAY OF PLENTY DISTRICT COUNCIL LTP 2022-2031 PROJECT LIST

Project Number	Project Name	Values \$000's									
		2022 Year	2023 Year	2024 Year	2025 Year	2026 Year	2027 Year	2028 Year	2029 Year	2030 Year	TOTAL
<b>WESTERN BAY OF PLENTY DISTRICT COUNCIL LTP 2022-2031 PROJECT LIST</b>											
225632	TePuke Wastewater Treatment Plant Upgrade Rangiruu Business Park Share of the Contribution	1,400	4,699	5,073	-	-	-	1,082	5,562	5,711	23,527
225635	Towards the Cost of the Treatment Plant Upgrade	-	1,033	1,068	-	-	-	2,043	10,506	10,787	25,437
		<b>1,400</b>	<b>5,732</b>	<b>6,141</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,125</b>	<b>16,068</b>	<b>16,498</b>	<b>48,964</b>
<b>2023/24 Annual Plan – IOP Option 1</b>											
225632	TePuke Wastewater Treatment Plant Upgrade Rangiruu Business Park Share of the Contribution	489	1,402	7,950	17,490	5,698	-	-	-	-	33,029
225635	Towards the Cost of the Treatment Plant Upgrade	-	1,244	7,050	15,510	5,053	-	-	-	-	28,857
		<b>489</b>	<b>2,646</b>	<b>15,000</b>	<b>33,000</b>	<b>10,751</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>61,886</b>
<b>2023/24 Annual Plan – IOP Option 2</b>											
225632	TePuke Wastewater Treatment Plant Upgrade Rangiruu Business Park Share of the Contribution	489	1,281	7,172	14,345	3,557	-	-	-	-	26,844
225635	Towards the Cost of the Treatment Plant Upgrade	-	1,399	7,828	15,655	3,881	-	-	-	-	28,763
		<b>489</b>	<b>2,680</b>	<b>15,000</b>	<b>30,000</b>	<b>7,438</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>55,607</b>

Of note is that the individual TePuke Wastewater Activity Planning Model for the LTP 2022-31 indicated a Net Debt Surplus (Current Account and Loans Balance) for the 2025 year of \$12M and included the current LTP 2022-31 project option for years 2022-2024

Options	
1	Option 1: That Council approves the design and construction to replace the existing Te Puke Waste Water Treatment Plant and constructs a totally new Wastewater Treatment Plant. That Council approves an additional budget for FY2024 of \$8.86 million.
2	Option 2: That Council approves the design and construction to upgrade the existing Te Puke Wastewater Treatment Plant and build a parallel new Wastewater Treatment Plant. That Council approves an additional budget for FY2024 of \$8.86M

**Option 1:** That Council approves the design and construction to replace the existing Te Puke Waste Water Treatment Plant and constructs a totally new Wastewater Treatment Plant.

That Council approves an additional budget for FY2024 of \$8.86 million.

<p><b>Advantages</b></p> <ul style="list-style-type: none"> <li>• Budget certainty.</li> <li>• Quayside funding remains essentially the same as option 2 but for a completely new plant.</li> <li>• New Plant is designed to the latest codes reducing risks for major disruptions during earthquake events up to the design standards.</li> <li>• New Plant with full remaining useful life expectancy.</li> <li>• Single Plant operationally simpler for staff to manage.</li> <li>• No re-work to be undertaken and the Detailed Design can progress based on the Preliminary Design.</li> </ul>	<p><b>Disadvantages</b></p> <ul style="list-style-type: none"> <li>• Additional upfront cost, however on a lifecycle analysis a single new plant is a better option.</li> </ul>
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**Option 1: Implications for Work Programme/Budgets**

y/e June	2023/24 \$000's
<b>Capital cost e.g. Asset</b>	
Capex funding	
• Rates	
• Fin Contribution	7,950
• External	
• Other ( <i>specify</i> )Loan	7,050

**Opex cost** e.g. grants, service delivery, maintenance

Opex funding	
• Rates	
• External	
• Other (specify) <i>Loan Repayment</i>	134

**Option 2:** That Council approves the design and construction to upgrade the existing Te Puke Wastewater Treatment Plant and build a parallel new Wastewater Treatment Plant.

That Council approves an additional budget for FY2024 of \$8.86M

**Advantages**

- Savings for existing ratepayers and developers compared to Option 1 due to accepting more risks, but re-using the existing structures.

**Disadvantages**

- Quayside to secure more funding to meet the shortfall from their contribution.
- The remaining useful life of the existing Plant reduced as some components are already more than 40years old.
- The Existing Plant has not been designed to the latest codes and present risks for major disruptions during earthquake events.
- The Te Puke Wastewater Treatment Plant is operationally more complex to operate.
- Potential delays to the Detailed Design due to re-design work required.

**Option 2: Implications for Work Programme/Budgets**

y/e June	2023/24 \$000's
<b>Capital cost e.g. Asset</b>	
Capex funding	
• Rates	
• Fin Contribution	7,828
• External	



• Other ( <i>specify</i> ) <i>Loan</i>	7,172
<b>Opex cost</b> <i>e.g. grants, service delivery, maintenance</i>	
Opex funding	
• Rates	
• External	
• Other ( <i>specify</i> ) <i>Loan Repayment</i>	126

**Recommended Decision** *(to be completed by staff prior to decision-making meeting)*

**Option 1: That Council approves the design and construction to replace the existing Te Puke Waste Water Treatment Plant and constructs a totally new Wastewater Treatment Plant.**

**That Council approves an additional budget for FY2024 of \$8.86 million.**

**Decision**

*(To be completed in the decision making meeting)*

**Reason**

*(To be completed in the decision making meeting)*

## Annual Plan 2023/24

### Structure Plan Review 2023–2024

Issue and Options Paper



Internal submission	
	<b>Structure Plan Due to Growth</b>
<b>Activity</b>	Structure Plan Review 2023–2024
<b>Issue</b>	Update Structure Plan on annual basis to reflect the project timing, costs, and changes to funding sources.
<b>Project No</b>	As per the attached schedules and maps.
<b>Related strategies</b>	RMA – Framework for managing effects of growth through sound infrastructure planning.

Staff Narrative
<p><u>Purpose</u></p> <p>A review of the 2021–2031 Structure Plan for District wide growth-related infrastructure projects has been undertaken to reflect the timing and cost changes.</p> <p>The attached maps and schedules outline the locations of the projects, refinement of project estimates, their funding sources, and indicative timings for undertaking the investigation, design and construction work.</p> <p><b>The key points are:</b></p> <ol style="list-style-type: none"><li>1. For 2023/24 Annual Plan a 10% construction cost increase has been applied to the 2023/24 Structure Plans. This increase is in line with the construction industry index projections for next year. The industry is experiencing significant cost pressures through material supply shortages, material import costs and labour shortages.</li><li>2. The Ōmokoroa Transportation Structure Plan has been adjusted by removing some of the projects on Omokoroa Road due to the \$45.2M funding grants from Kainga Ora through the Infrastructure Acceleration Funds (IAF) and Waka Kotahi. The projects removed from the Structure Plan have been substituted by the Interim SH2/Ōmokoroa Roundabout, new Francis Road roundabout and the 4-Laning between Francis Road and Prole Road. The funding for the projects removed in the Ōmokoroa</li></ol>

Structure Plan have been set as “zero’ thereby, reducing approximately \$9.0M from District Rates, Finco, Rural and Strategic fundings.

3. In the Structure Plan Schedule, a new project (0-01 - 0-05-1) has been added to include the IAF funded projects. The IAF funded projects is expected to consume the full \$38.4M of IAF allocation and Waka Kotahi funding of \$6.8M.
4. A new item in the Ōmokoroa Utilities Schedules (N1) for estimated cost of \$1.5M has been added to allow for a new stormwater pond on the north/eastern end of Prole Road. This pond will be required to treat stormwater from the receiving catchment areas, west of Heartwood Avenue and south of Prole Road. Funding for this project will be from the Ōmokoroa Stormwater Finco.
5. An updated item in the Ōmokoroa Utilities Schedules (21-3) for estimated cost of \$0.55M has been added to allow for a new stormwater pond on west end of Kaylene Place. This pond will be required to treat stormwater from the receiving catchment areas bounded by Tui Glen and Kaylene Place and is required by the stormwater consent. Funding for this project will be from the Ōmokoroa Stormwater Finco.

The only practicable option is:

*That the revised structure plan schedules and maps be adopted.*

This is because the planned works have been updated with current cost predictions, project additions, project deliverables, funding sources and timelines.

The status quo is not a reasonable option because it does not reflect Council decisions during the past year, works already committed, Structure Plan direction and up to date information required by stakeholders.

The advantages are an updated and relevant Structure Plan with current cost estimates and timelines. Current and relevant Structure Plan availability for Stakeholders.

The disadvantages would be the inability to deliver outdated Structure Plan requirements, confusion over planned and committed actual works, inability to meet cost expectations.

*Please see the 2024-year summary table below attached maps and schedules.*

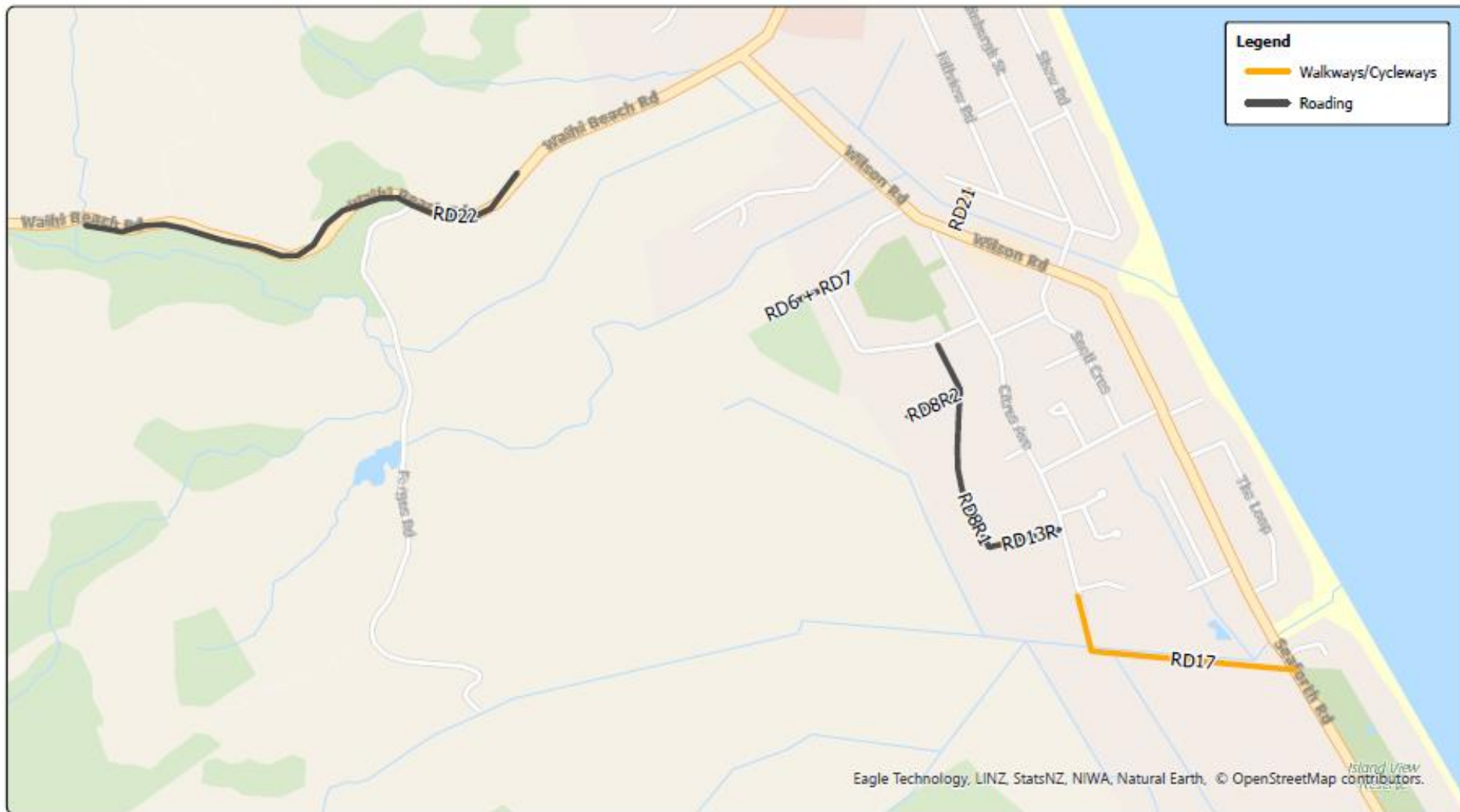
<b>Structure Plan Project Changes Summary 2024 Annual Plan Budget</b>					
		<b>2023 Annual Plan 2024 Year \$000's</b>	<b>2024 Annual Plan 2024 Year \$000's</b>	<b>2024 Incr / (Decrease) \$000's</b>	<b>Additional Information</b>
<b>Waihi Beach</b>	<b>Roading</b>	305	226	(80)	Project Timing Change
	<b>Water</b>	133	146	13	
	<b>Water</b>	-	-	0	
	<b>Wastewater</b>	30	-	(30)	Project Timing Change
<b>Katikati</b>	<b>Roading</b>	2,820	2,920	100	Project timing Changes - Wills, Tetley and Marshall Roads
	<b>Water</b>	271	298	27	
	<b>Wastewater</b>	100	203	103	Project Timing Change
	<b>Stormwater</b>	-	-	0	
<b>TePuke</b>	<b>Roading</b>	1,302	1,141	(161)	Project Timing Change
	<b>Water</b>	187	205	18	
	<b>Wastewater</b>	186	303	117	Design Changes re-estimated costs
	<b>Stormwater</b>	-	200	200	Project Timing Change - Pond 4
<b>Ōmokoroa</b>	<b>Roading</b>	15,491	31,896	16,405	SH2 Roaundabout to Prole Rd, Ōmokoroa Road, Prole and Hamurana Rooding
	<b>Water</b>	-	993	993	Ōmokoroa Road and Prole Road projects
	<b>Wastewater</b>	2,494	2,839	345	Ōmokoroa and Prole Rooding projects
	<b>Stormwater</b>	1,000	7,130	6,130	Prole Rooding and wetlands, Kaylene Place and Industrial Road ponds
		<b>24,318</b>	<b>48,498</b>	<b>24,179</b>	<b>TOTAL</b>

### Recommended Decision

**That the revised 2023/24 structure plan schedules and maps be adopted.**

### Decision

### Reason



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Email: [gis@westernbay.govt.nz](mailto:gis@westernbay.govt.nz)  
 Date: 2020-09-03  
 Operator: jdm1  
 Map: E:\Shape\JDM\1\_Projects\20200715 - Long Term Plan maps updated\20200723 - Long Term Plan maps updated.aprx

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## Structure Plan - Waihi Beach (2021-2031) Roading/Walkways



AP Structure Plan Roading 2021-2031 -  
Revised for AP 2023 -2024

Waihi Beach Urban Roading

Project Number	Project Description	Revised Cost 2023	Funding Source(%age)		2023	2024	2025	2026	2027	2028	2029	2030	2031
		Total (\$)	Developer Funded	Catchment Allocation									
RD 17	Reserves Walkway adjacent to Three Mile Creek: from Citrus Ave to Seaforth Road.	\$ 665,500	0%	100%	\$ 50,000	\$ 225,500	\$ 390,000						
RD 21	Town Centre Link (Wilson to Edinburgh Walkway)	\$ 522,720	0%	100%			\$ 522,720						
RD 13R	New Link road off Citrus Ave linking to RD 8 R1	\$ 2,673,713	71%	29%				\$ 100,000	\$ 1,464,033	\$ 1,109,680			
RD22	Waihi Beach ROAD Upgrade	\$ -	76%	24%									
RD8R2	Centre Link Road Culdesac	\$ 798,019	73%	27%			\$ 798,019						
RD8R1	Centre Link Road	\$ 2,310,422	88%	12%				\$ 100,000	\$ 2,210,422				
RD 6	Farm Road Widening	\$ 62,726		100%									\$ 62,726
RD 7	Farm Road Extension	\$ 331,056	87%	13%									\$ 331,056
		<b>\$ 7,364,157</b>			<b>\$ 50,000</b>	<b>\$ 225,500</b>	<b>\$ 1,710,739</b>	<b>\$ 200,000</b>	<b>\$ 3,674,455</b>	<b>\$ 1,109,680</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 393,782</b>



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Email: [gis@westernbay.govt.nz](mailto:gis@westernbay.govt.nz) 0 50 100 200 Meters Scale A4  
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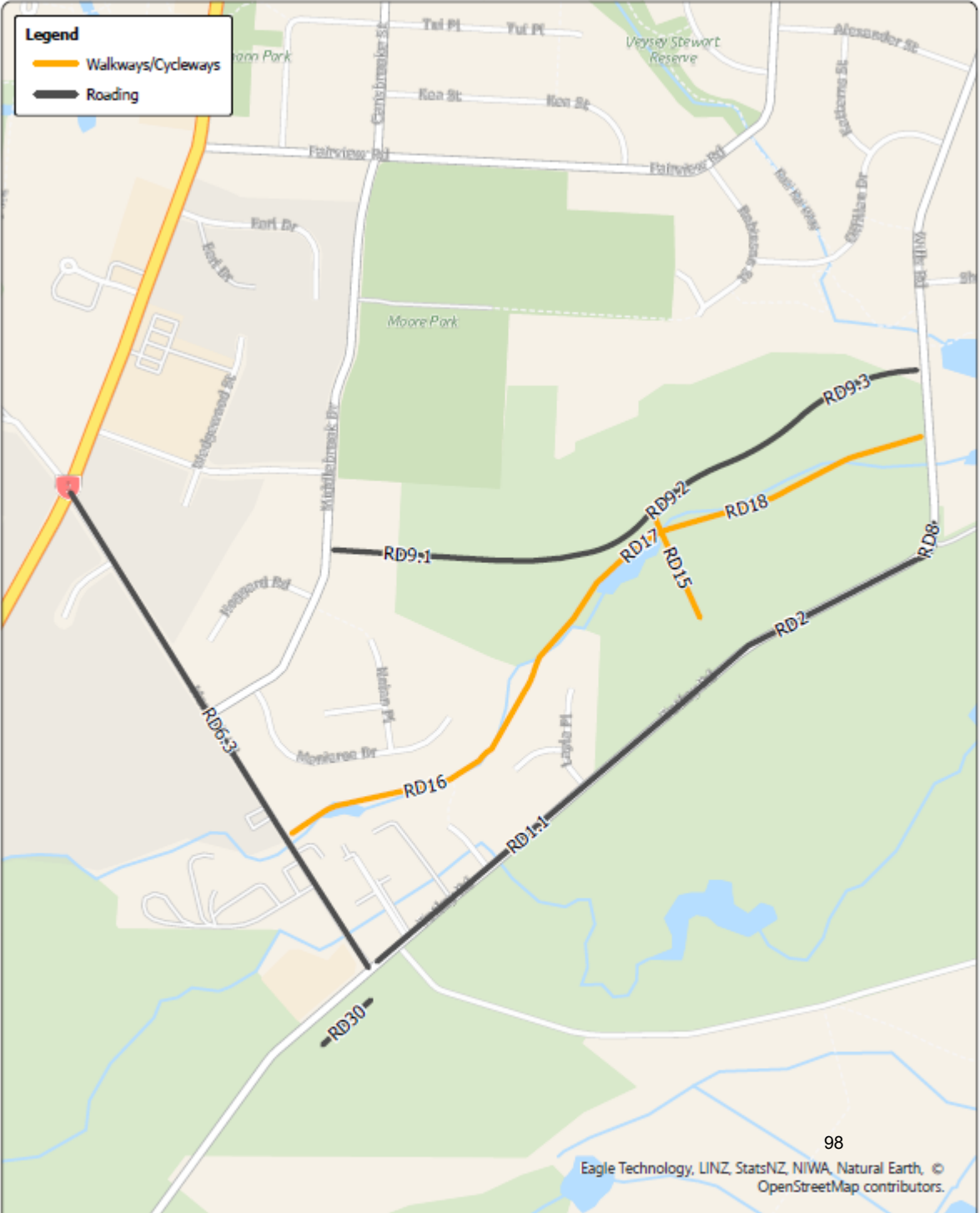
Structure Plan - Waihi Beach (2021-2031)  
 Utilities





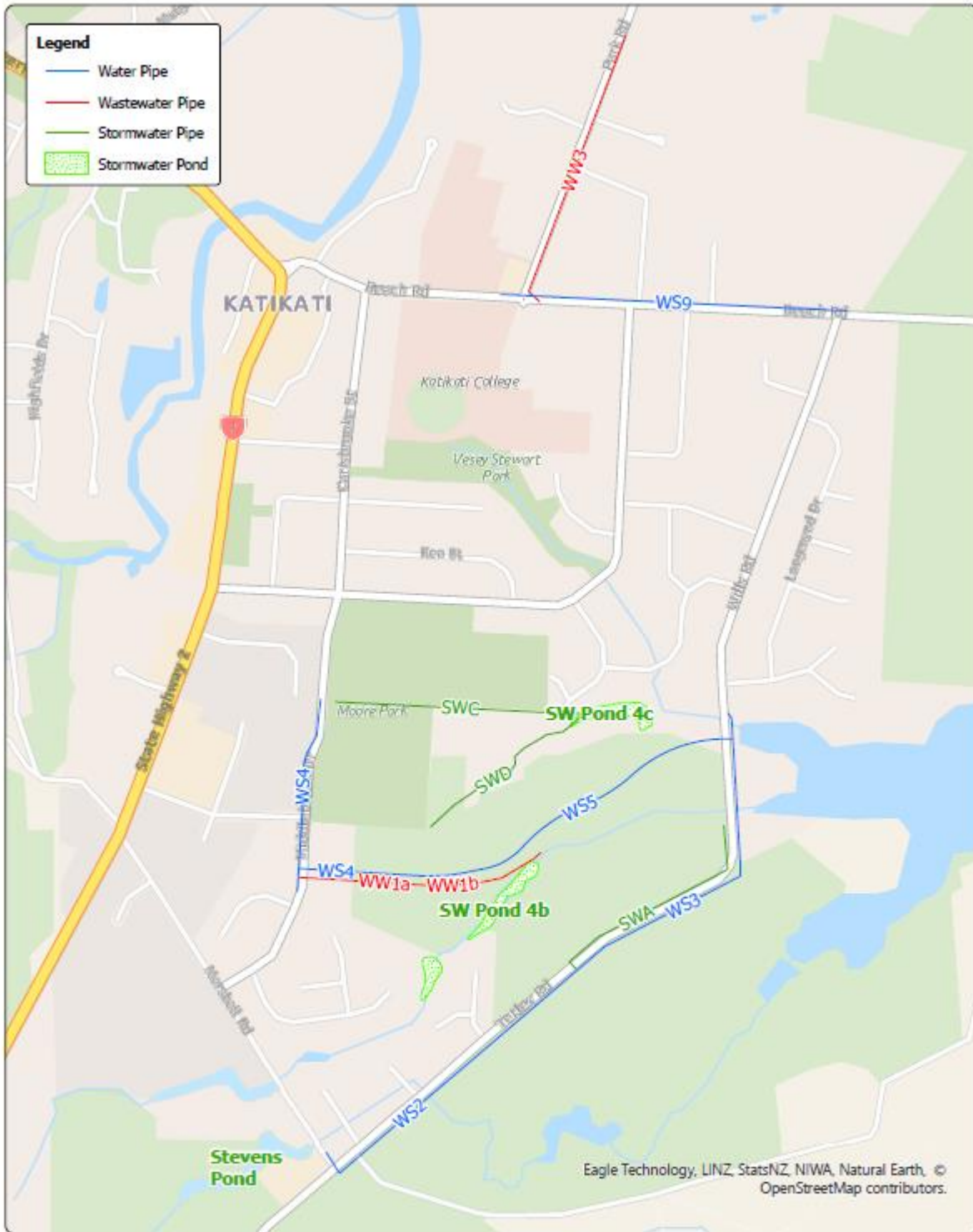
**Waihi Beach Urban -  
Utilities Structure Plan  
For 2023-2024 AP**

Project Number	Project	Revised Construction Cost \$2023	Funding Source(%)			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
			Developer	Rates	Financial Contributi											
		<b>Total (\$)</b>														
	<b>WATER SUPPLY (WS)</b>															
WS4	Parallels RD 17 Walkway	\$ 145,750	40%	60%			\$ 145,750									
WS5	Extends from walkway to Citrus	\$ 29,150	40%	60%							\$ 29,150					
WS6	Parallels RD 6 - The Crescent	\$ 115,500	70%	30%												\$ 115,500
	<b>Total Water Supply</b>	<b>\$ 290,400</b>		<b>100%</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 145,750</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 29,150</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 115,500</b>
	<b>WASTEWATER (WW)</b>															
WW3-1	New reticulation West of Citrus Avenue	\$ 169,125		100%						\$ 30,000	\$ 139,125					
WW3-2	New reticulation West of Citrus Avenue	\$ 45,100		100%				\$ 11,000	\$ 34,100							
WW5	New Pump Station in RD 13	\$ 473,550		100%						\$ 80,000	\$ 393,550					
	<b>Total Wastewater</b>	<b>\$ 687,775</b>			<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,000</b>	<b>\$ 144,100</b>	<b>\$ 532,675</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>STORMWATER (SW)</b>															
	No expenditure															
	<b>Total Stormwater</b>	<b>\$ -</b>			<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>Total WS, WW, SW</b>	<b>\$ 978,175</b>			<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 145,750</b>	<b>\$ 11,000</b>	<b>\$ 144,100</b>	<b>\$ 561,825</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 115,500</b>



**KATIKATI TRANSPORTATION STRUCTURE PLAN - REVISED**  
**LTP SCHEDULE 2021-2031**  
**AP 2023-2024 - Revised 7/11/2022**

Project Number	Project Description	Updated Cost 2023	Funding Source(%)			Funding Amount												
		Total (\$)	Developer Funded	Catchment Allocation	Rates Allocation	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032		
	<b>Katikati Urban area</b>																	
	<i>[RD - Road or walkway project]</i>																	
RD 16	<b>New Walkway: From Marshall Rd to connect with Walkway RD 17 at South corner of High</b>	\$ 184,985		50%	50%													
RD 6.3	<b>Marshall Road (Stage 2): From Existing urbanisation to Tetley Rd</b>	\$ 1,700,000		75%	25%			\$ 32,492	\$ 32,492									
RD 8	<b>Wills Rd - Tetley Rd intersection corner</b>	\$ 122,694		25%	75%				\$ 122,694									
RD 9.1	<b>New Road (stage 1): Wills Rd to Carrisbrook extn</b>	\$ 1,100,000	25%	25%	50%		\$ 100,000	\$ 1,000,000										
RD 1.1	<b>Tetley Rd mid section, from north from Marshall Rd</b>	\$ 732,782		100%					\$ 732,782									
RD 2	<b>Tetley Rd northern section, from RD 1.1 to Wills Rd</b>	\$ 1,008,765		100%					\$ 508,765	\$ 500,000								
RD 9.2	<b>New Road (stage 2): Wills Rd to Carrisbrook extn</b>	\$ 2,081,864	77%	11.5%	11.5%									\$ 200,000	\$ 491,204	\$ 1,390,660		
RD 9.3	<b>New Road ( Stage 3) Wills Rd to Carrisbrook extn</b>	\$ 3,043,755	77%	11.5%	11.5%									\$ 200,000	\$ 100,000	\$ 2,743,755		
RD 15	<b>New Walkway: SE corner of Moore Park to RD 19</b>	\$ 125,840		100%	0%											\$ 125,840		
RD 17	<b>New Walkway: From Walkway RD 16 along south boundary of High Density Housing Zone, to Walkway RD 15 at SE Corner of</b>	\$ 113,256		50%	50%			\$ 113,256										
RD 18	<b>New Walkway: From Walkway RD 15 at SE corner of Moore Park to Wills Rd and extension to new road</b>	\$ 151,008		50%	50%											\$ 151,008		
RD 30	<b>Traffic Demand Management and Calming, NZTA requirement per</b>	\$ 471,300		50%	50%									\$ 50,000	\$ 421,300			
		<b>\$ 10,836,849</b>					<b>\$ 844,895</b>	<b>\$ 64,771</b>	<b>\$ 635,229</b>	<b>\$ 3,169,989</b>	<b>\$ 1,092,492</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 450,000</b>	<b>\$ 1,013,104</b>	<b>\$ 4,411,263</b>



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Email: [gis@westernbay.govt.nz](mailto:gis@westernbay.govt.nz) 0 75 150 300 Meters Scale A4 - 1:9,550  
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 Operator: Nb  
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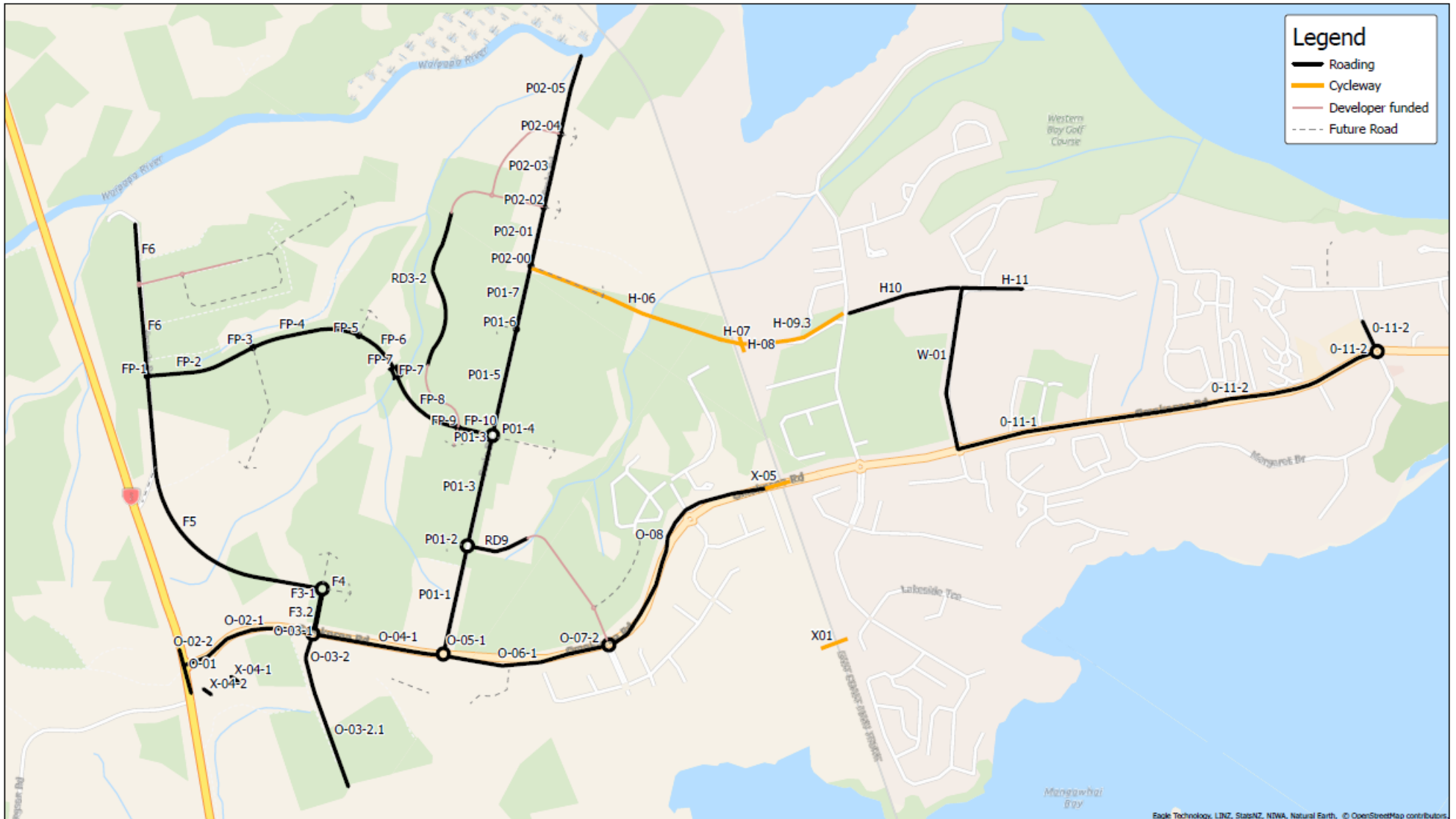


**Structure Plan - Katikati (2021-2031)**  
**Utilities**



## Katikati Urban - Utilities Structure Plan For 2023-2024 AP

Project Number	Project Description	Revised construction Cost 2023 Year	Funding Source(%)	2023	2024	2025	2026	2027	2028	2029	2030	2031
		<b>Total (\$)</b>	<b>Financial Contributions</b>									
	<b>WATER SUPPLY</b>											
WS2	(200mm dia) Tetley Rd mid section Along RD1	\$ 289,321	100%	\$ -								
WS3	(200mm dia) Tetley Rd northern section and Wills Road	\$ 298,168	100%		\$ 298,168							
WS4	(200mm dia) Along RD 11 Middlebrook Drive	\$ 145,055	100%	\$ 145,055								
WS5	(200mm dia) Along RD 9	\$ 350,549	100%			\$ 350,549						
WS 9	Beach Road 200 dia, 650m	\$ 261,905	100%			\$ 261,905						
WS 10	New Bore: Included in AMP	\$ -										
	<b>Water Supply (WS)</b>	<b>\$ 1,344,998</b>		<b>\$ 145,055</b>	<b>\$ 298,168</b>	<b>\$ 612,454</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>WASTEWATER</b>											
WW 1a	150mm dia - Moore Park Sth	\$ 102,780	100%		\$ 102,780							
WW3	Park Rd; rising main and pump station.	\$ 1,028,500	100%		\$ 100,000	\$ 928,500						
WW 1b	150mm dia - Moore Park Sth	\$ 130,811	100%								\$ 30,000	\$ 100,811
	<b>Total Wasterwater (WW)</b>	<b>\$ 1,262,091</b>		<b>\$ -</b>	<b>\$ 202,780</b>	<b>\$ 928,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 30,000</b>	<b>\$ 100,811</b>
	<b>STORMWATER</b>											
SWA	New Pipe 450mm diameter	\$ 534,372	100%							\$ 40,000	\$ 494,372	
Pond 4b	New Pond 4b	\$ 1,310,585	100%			\$ 297,457	\$ 1,013,128					
SWC	New Pipe 450mm diameter	\$ 458,033	100%			\$ 40,000	\$ 418,033					
SWD	New Pipe 450mm diameter	\$ 376,605	100%			\$ 35,000	\$ 341,605					
Pond 4c	New Pond 4c	\$ 1,123,428	100%			\$ 60,000	\$ 1,063,428					
	Stevens Pond- Refer to AMP	\$ -										
	<b>Total Stormwater (SW)</b>	<b>\$ 3,803,024</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ 432,457</b>	<b>\$ 2,836,195</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 40,000</b>	<b>\$ 494,372</b>	<b>\$ -</b>
	<b>Total WS, WW, SW</b>	<b>\$ 6,410,112</b>		<b>\$ 145,055</b>	<b>\$ 500,948</b>	<b>\$ 1,973,410</b>	<b>\$ 2,836,195</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 40,000</b>	<b>\$ 524,372</b>	<b>\$ 100,811</b>



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 Operator: hlb  
 Map: E:\Shape\UDM1\_Projects\20200715 - Long Term Plan maps updated\20200723 - Long Term Plan maps updated.aprx

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## Structure Plan - Omokoroa (2021-2031) Roding/Walkways - Map 1



LTP 2021-2031 - Revised  
 07/11/2022 for 2023-24 AP  
 Omokoroa Structure Plan -  
 Transportation (Stages 1 and 2)

Project Identifier or SP Map	Project Estimate	Revised Budget (2023+) for Fisco Cals	Feeding Sources % age									LTP Funding Spread (2020-2031+)									
			% Road Specific	% Catchment Fisco	% Rural	% Strategic	% District Rate	NZTA	CIP	KO	2023 Revised Budget	2024	2025	2026	2027	2028	2029	2030	2031	2032	2032+
<b>CROWN INFRASTRUCTURE PARTNERSHIP (CIP) PROJECTS</b>																					
O-11-1	Omokoroa Road Urbanisation - Western to Margaret Drive	\$3,288,800	0	20.00%	3.00%	7.00%	2.00%	68.0%	0.0%		\$0										
O-11-2	Omokoroa Road Urbanisation - Margaret Drive to Trolax St	\$5,234,420	0	22.62%	3.33%	7.32%	2.26%	31.3%	32.5%		\$500,000	\$1,503,103									
O-03-2.1	Omokoroa Southern Industrial Road	\$3,208,060	0	59.48%	0.00%	0.00%	0.00%		40.5%		\$1,240,000	\$848,653	\$1,000,000								
O-03-2	Omokoroa/Southern Industrial Road RTB	\$422,040	0	20.00%	10.00%	45.00%	25.00%				\$1,000	\$370,402	\$0								
W-01	Western Ave Urbanisation - Omokoroa to Gane Place	\$2,220,000	0	32.43%	0.00%	0.00%	0.00%		67.6%		\$1,796,233	\$0	\$0								
H-11	Hamurua Road Urbanisation from Gane Pl to NE end of Western Av Urbanisation	\$880,000	0	100.00%	0.00%	0.00%	0.00%				\$880,000	\$0									
X-05	Omokoroa Rd - Rail Pedestrian/Cycleway Bridge	\$1,127,421	0	100.00%	0.00%	0.00%	0.00%				\$500,000	\$274,203	\$0								
O-05-1	Omokoroa Road/Prole Road intersection Roundabout	\$1,805,000	0	100.00%	0.00%	0.00%	0.00%				\$100,000	\$1,705,000	\$0								
O-06-1	Omokoroa Road urbanisation - Prole Road to Neil Group intersection	\$2,370,000	0	20.00%	10.00%	45.00%	25.00%				\$0	\$1,100,000	\$1,870,000								
O-07-2	Omokoroa Road/Neil Group Roundabout	\$1,805,000	0	20.00%	10.00%	45.00%	25.00%				\$1,000,000	\$805,000									

Project Identifier on SP Map	Project Estimate	Revised Budget (2023+) for Finco Cals	Funding Sources % age										LTP Funding Spread (2020-2031+)									
			% Road Specific	% Catchment Finco	% Rural	% Strategic	% District Rate	NZTA	CIP	KO	2023 Revised Budget	2024	2025	2026	2027	2028	2029	2030	2031	2032	2032+	
<b>CROWN INFRASTRUCTURE PARTNERSHIP (CIP) PROJECTS</b>																						
D-06	Omokoroa Road - Neil Group Intersection to Railway line urbanization	\$4,067,735	0	23.17%	6.98%	15.11%	5.81%			48.3%	\$855,000	\$1,842,550										
P-01	Prole Road Urbanization inclusive of a new pedestrian/Cycle underpass opposite MOE site	\$16,436,205	0	54.53%	0.00%	0.00%	0.00%			45.5%	\$3,000,000	\$8,683,420	\$3,117,365	\$0								
P-02	Prole Road Urbanization ( including Heartwood Avenue Enabling Work for Prole Road )	\$3,558,343	0	100.00%	0.00%	0.00%	0.00%				\$2,000,000	\$1,000,000	\$6,523,201									
<b>Total</b>		<b>\$53,103,630</b>									<b>\$11,872,239</b>	<b>\$18,138,343</b>	<b>\$12,516,566</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	

\$53,103,630

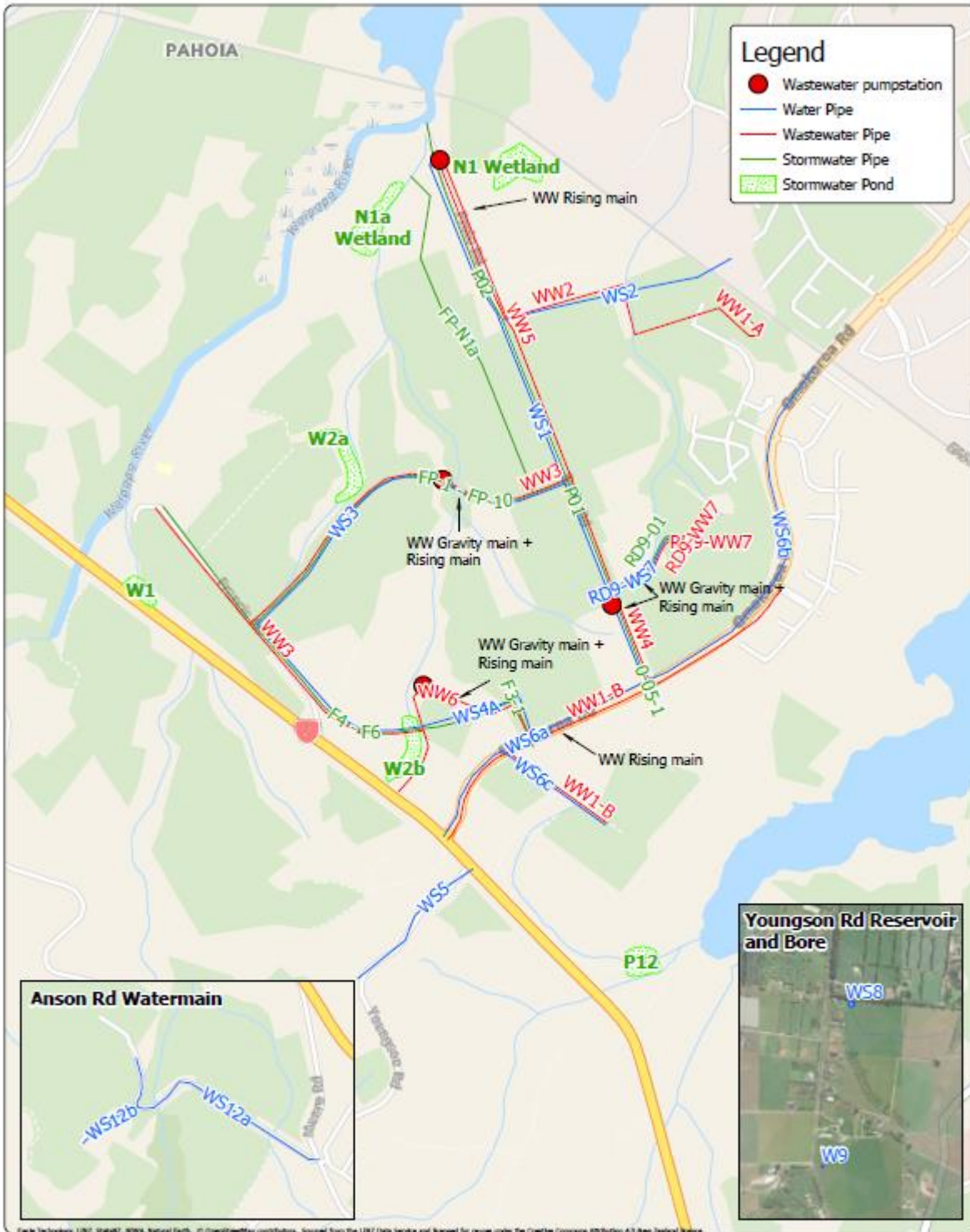
<b>STAGE TWO PEDESTRIAN AND CYCLEWAY PROJECTS</b>																					
H-10	Hamurana Road - Western to Kaylene Pedestrian/Cycleway	\$253,938	0	100	0	0	0														
H-07	Hamurana Road Cycleway Bridge	\$303,760	0	100	0	0	0				\$651,200	\$252,560									
H-08	Hamurana Road Cycleway - Southern ramp	\$325,000	0	100	0	0	0				\$72,000	\$253,000									
H-09.3	Hamurana Road Cycleway - Northern ramp	\$855,817	0	100	0	0	0				\$336,017	\$459,800									
X-01	Pedestrian Bridge	\$1,012,000	0	100	0	0	0							\$180,000	\$700,000	\$132,000					
H-06	Hamurana Road Pedestrian/Cycleway	\$1,113,200		100	0	0	0					\$800,000	\$313,200								
<b>Omokoroa Stage 2 Walkways/Cycleways</b>	Walkways/Cycleways included in Stage 2	<b>\$1,340,640</b>	0	100	0	0	0				\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$140,640



Project Identifier on SP Map	Project Estimate	Revised Budget (2023+) for Finco Cals	Funding Sources % age										LTP Funding Spread (2020-2031+)									
			% Road Specific	% Catchment Finco	% Rural	% Strategic	% District Rate	NZTA	CIP	KO	2023 Revised Budget	2024	2025	2026	2027	2028	2029	2030	2031	2032	2032+	
<b>CROWN INFRASTRUCTURE PARTNERSHIP (CIP) PROJECTS</b>																						
<b>TOTAL PEDESTRIAN</b>		\$ 6,404,355																				
		\$6,404,355																				
<b>REMAINING STAGE TWO URBANISATION PROJECTS</b>																						
X-04-1	Park & Ride Facility at SH2 end	\$1,210,000	0	35	0	0	5														\$210,000	\$1,000,000
X-04-2	Park & Ride Facility at SH2 end	\$2,420,000	0	35	0	0	5														\$200,000	\$2,220,000
0-01	Omokoroa Road/SH2 Intersection upgrade	\$363,000	0	100	0	0	0								\$363,000							
0-02-1	Omokoroa Road - SH2 to Francis Road urbanisation.	\$0	0	0	0	0	0		0													
0-02-2	Omokoroa Road full urbanisation to 4 lanes - SH2 to Francis Road	\$0		20	10	45	25															
0-03-1	Omokoroa Rd/Francis Rd roundabout	\$0		20	10	45	25															
0-04-1	Omokoroa Road Full Urbanization - Francis to Prols Road	\$0	0	20	20	45	15															
F3.1	Francis Road - Omokoroa Rd to first intersection- 2 lanes	\$634,100	0	20	10	45	25							\$100,000	\$534,100							
F3.2	Francis Road to first intersection - Full urbanisation with 4 lanes	\$682,000	0	20	10	45	25							\$100,000	\$582,000							
F4	Francis Road/First intersection roundabout	\$390,000	0	100	0	0	0							\$100,000	\$890,000							

LTP 2021-2031 - Revised  
 07/11/2022 for 2023-24 AP  
 Omokoroa Structure Plan -  
 Transportation (Stages 1 and 2)

Project Identifier on SP Map	Project Estimate	Revised Budget (2023+) for Finco Cals	Funding Sources % age											LTP Funding Spread (2020-2031+)																												
			% Road Specific	% Catchment Finco	% Rural	% Strategic	% District Rate	NZTA	CIP	KO	2023 Revised Budget	2024	2025	2026	2027	2028	2029	2030	2031	2032	2032+																					
<b>CROWN INFRASTRUCTURE PARTNERSHIP (CIP) PROJECTS</b>																																										
F4	Francis Road/First intersection roundabout	\$390,000	0	100	0	0	0	0													\$100,000	\$890,000																				
F5	Francis Road Urbanization - First roundabout to Proke/Francis link road	\$23,020,231	0	100	0	0	0	0																														\$200,000	\$4,000,000	\$8,000,000	\$10,820,231	
F6	Francis Road North Urbanization - Proke Rd/Francis link intersection to end of Francis Road.	\$5,290,120	0	100	0	0	0	0																															\$100,000	\$1,434,000	\$3,756,120	
0.01-0.05-1	SH2 / Omokoroa Road dual lane roundabout, Francis / Omokoroa Rd roundabout and 4 lanes to Proke Road (funded by KO IAF, WK W/BOPDC)	\$46,800,000										100%	\$1,500,000	\$11,792,000	\$21,384,000	\$12,124,000																										
<b>TOTAL REMAINING STAGE TWO URBANISATION PROJECTS</b>		<b>\$ 81,469,451</b>											<b>\$ 1,500,000</b>	<b>\$11,792,000</b>	<b>\$21,384,000</b>	<b>\$12,124,000</b>	<b>\$300,000</b>	<b>\$2,429,100</b>	<b>\$ -</b>	<b>\$ 300,000</b>	<b>\$ 5,844,000</b>	<b>\$ 14,976,120</b>	<b>\$ 10,820,231</b>																			



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Structure Plan - Omokoroa (2021-2031)  
 Utilities



**Omokoroa Utilities Urban Struc  
LTP SCHEDULE 2021-2031 (Sta**

\$

Project Number	Project Description	Updated Project Cost Total (\$)	Funding Source(%age Contribution s	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>New Water supply (WS)</b>												
<b>Central Water Supply</b>												
WS1	Prole reticulation stage 2 - From Omokoroa Road to the end of Prole Road. This includes the trunk fire main and a rider main.	\$ 1,072,665	100%	\$ 487,575	\$ 585,090							
WS2	New Watermain on Hamurana Stage 2 - railway to Prole Road	\$ 392,040	100%	\$ 392,040								
WS5	200mm watermain to SH2 from old highway	\$ 693,000	100%					\$ 693,000				
WS6a	200 mm main from SH2 to Prole Rd	\$ 376,200	100%			\$ 376,200						
WS6b	200 mm main from Prole Rd to Railway	\$ 564,300	100%	\$ 256,500	\$ 307,800							
WS6c	200mm watermain and 150mm rider main from Omokoroa Rd to the end of Industrial road. Includes fire hydrants and all connections.	\$ 352,000	100%	\$ 252,000	\$ 100,000							
WS12a	l'Anson Rd - (from Munro Rd to mid point)- New watermain proposed due to new Lifestyle developments.	\$ 121,000	100%	\$ 24,247								
WS12b	l'Anson Rd - New watermain (from mid point to end) proposed due to new Lifestyle developments.	\$ 121,000	100%	\$ 24,247								
<b>New Source and Storage for Growth</b>												
WS7	Ohourere bore/ WTP2	\$ -	100%									
WS8	New 4,000 m3 reservoir	\$ -	100%									
WS9	Youngson Road new bore	\$ -	100%									
WS10	New 2,250 m3 Reservoir to supplement central area growth	\$ -	100%									
WS11	Additional Bore required for Central to supplement growth	\$ -	100%									
<b>Total Central Water Supply (WS)</b>		<b>\$ 3,692,205</b>		<b>\$ 1,436,608</b>	<b>\$ 992,890</b>	<b>\$ 376,200</b>	<b>\$ -</b>	<b>\$ 693,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

Project Number	Project Description	Updated Project Cost Total (\$)	Funding Source(%age Contribution s)	2023	2024	2025	2026	2027	2028	2029	2030	2031

**New Wastewater**

**Structure Plan Stage 2 including Stage 3 Area**

W/W1-A	Rising Main - Hamurana Rd to Pump Station	\$ 1,210,000	100%	\$ 1,210,000								
W/W1-B	Rising Main on Omokoroa Rd (from SH2 to Neil Group, picks up Southern Industrial Road)	\$ 2,338,787	100%	\$ 1,000,000	\$ 1,338,787							
W/W2	Rising Main on Hamurana Road from Prole Rd to Pump Station and joining onto W/W1A	\$ 1,471,134	100%	\$ 971,134	\$ 500,000							
W/W3	Gravity and rising main on previous Hamurana Road (now included in new Francis/Prole Road Link Rd)	\$ 2,252,887	100%							\$ 200,000	\$ 1,004,808	\$ 1,048,079
W/W4	Rising main and pump station on upper end of Prole Road	\$ 550,000	100%	\$ 550,000								
W/W5	Gravity and rising main on Prole Rd ( from Omokoroa Rd upper end to the lower end of Prole Rd)	\$ 3,814,624	100%	\$ 1,500,000	\$ 1,000,000	\$ 1,314,624						
W/W6	Francis Road Pump Station and rising main	\$ 1,298,000	100%							\$ 100,000	\$ 1,080,000	\$ 118,000
<b>Total Wastewater (WW)</b>		<b>\$ 12,935,432</b>		<b>\$ 5,231,134</b>	<b>\$ 2,838,787</b>	<b>\$ 1,314,624</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 300,000</b>	<b>\$ 2,084,808</b>	<b>\$ 1,166,079</b>

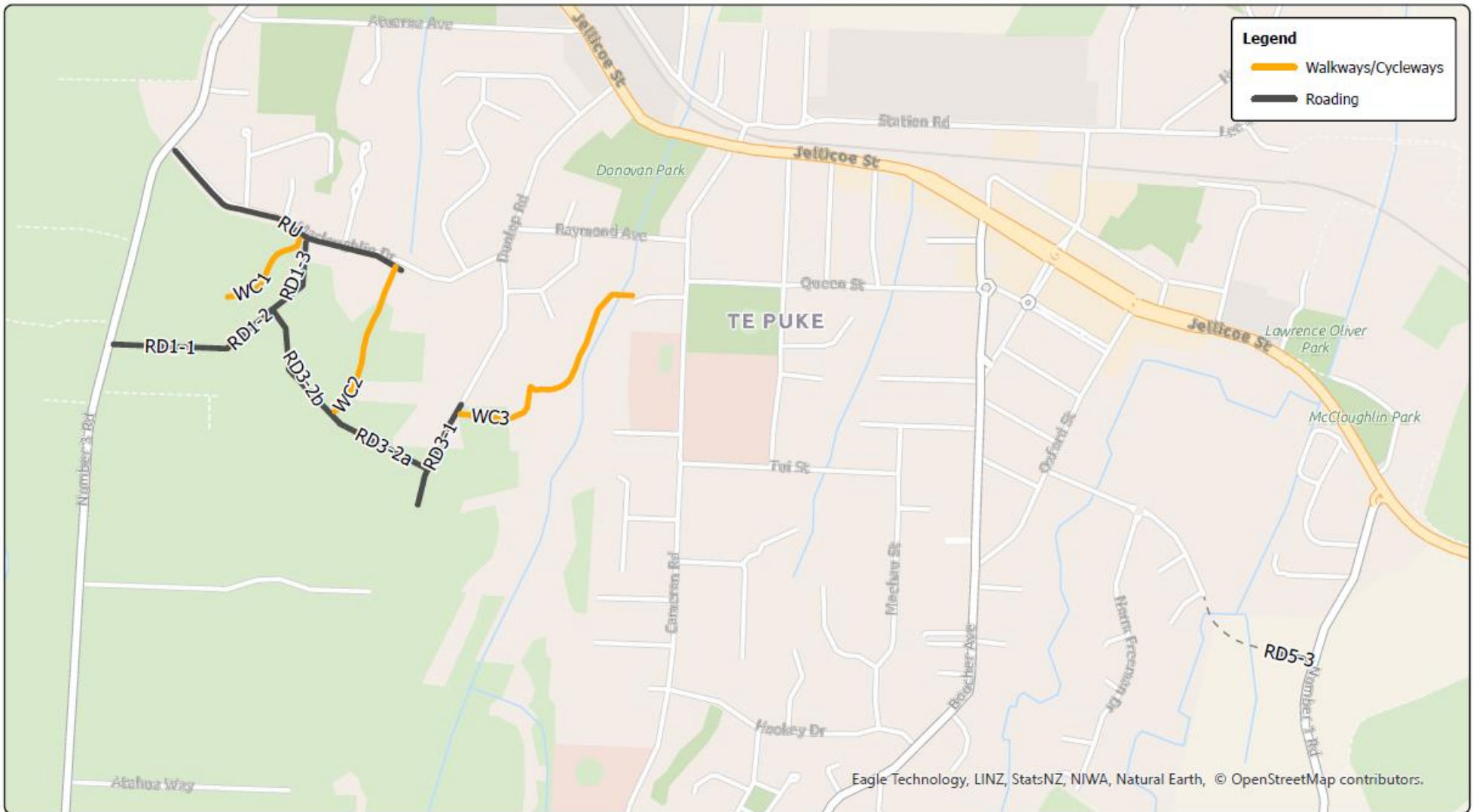
**New Stormwater**

**Stage 2 Structure Plan**

P01	New Pond	\$ -										
P02	New Pond	\$ -										
P03	New Pond	\$ -										
P04	New Pond	\$ -										
P05	New Pond	\$ -										
P06	New Pond	\$ -										
P07	New Pond	\$ -										
P08	New Pond	\$ -										
P09	New Pond	\$ -										
P010	New Pond	\$ -										
P011	New Pond	\$ -										
P12	New Pond - For Southern Industrial Road	\$ 1,870,000	100%	\$ 1,400,000	470,000	0						
P13	New Pond	\$ -										
P14	New Pond	\$ -										
P15	New Pond	\$ -										
P16	New Pond	\$ -										
P17	New Pond	\$ -										
P21-3	New Pond - West end of Kaylene Place	\$ 550,000	100%	\$ 550,000								
<b>Total Stage 2 Stormwater reticulation and ponds</b>		<b>\$ 2,420,000</b>		<b>\$ -</b>	<b>\$ 1,950,000</b>	<b>\$ 470,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Project Number	Project Description	Updated Project Cost Total (\$)	Funding Source(%age Contribution s	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>Stage 3 Area Structure Plan Ponds</b>												
N1	New Pond - N1 Wetland (PO1)	\$ 1,500,000	100%	\$ 500,000	\$ 1,000,000							
N1a	New Pond - N1a Wetland	\$ 3,850,000	100%	\$ 462,482	\$ 2,387,518	\$ 1,000,000						
W1	W1 Wetland	\$ 616,000	100%									\$ 616,000
W2a	W2a Pond	\$ 1,798,500	100%									\$ 1,798,500
W2b	W2b Wetland	\$ 770,000	100%									\$ 770,000
<b>Total Stage 3 - New Stormwater ponds</b>		<b>\$ 8,534,500</b>	<b>\$ 4</b>	<b>\$ 962,482</b>	<b>\$ 3,387,518</b>	<b>\$ 1,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,184,500</b>
<b>reticulation</b>												
<b>Prole Road Stormwater</b>												
O-05-1	Omokoroa/Prole Road Roundabout S/W	\$ 60,117	100%	\$ 60,117								
O-03-1	Omokoroa/Francis Road Roundabout S/W	\$ 154,403	100%					\$ 154,403				
P01-1	Prole Road: Omokoroa Rd To School Link (Ch61 - Ch268)	\$ 192,012	100%	\$ 96,006	\$ 96,006							
P01-2	Prole Road/School Link Roundabout	\$ 68,927	100%	\$ 34,464	\$ 34,464							
P01-3	Prole Road: School Link To Francis Link (Ch355 - Ch575)	\$ 137,334	100%	\$ 68,667	\$ 68,667							
P01-4	Prole Road/Francis Link Roundabout	\$ 96,414	100%	\$ 48,207	\$ 48,207							
P01-5	Prole Road: Francis Link To Road 3 (Ch622 - Ch906)	\$ 634,743	100%	\$ 317,371	\$ 317,371							
P01-6	Prole Road/Rd3 South Roundabout	\$ 130,301	100%	\$ 65,150	\$ 65,150							
P01-7	Prole Road: Road 3 (South) To Hamarana Road (Ch945 - Ch1101)	\$ 371,421	100%	\$ 185,710	\$ 185,710							
PQ2-00	Future Hamarana Intersection (Estimated)	\$ 66,000	100%	\$ 33,000	\$ 33,000							
PQ2-01	Prole Road: Hamarana Road To Road 3 (North) (Ch1101 - Ch1254)	\$ 401,544	100%	\$ 200,772	\$ 200,772							
PQ2-02	Prole Road/Rd3 North Roundabout	\$ 123,973	100%	\$ 61,987	\$ 61,987							
PQ2-03	Prole Road: Road 3 (North) To Road 10 (Ch1292 - Ch1458)	\$ 401,544	100%	\$ 200,772	\$ 200,772							
P01-04	Prole Road/Rd10 Roundabout	\$ 59,897	100%	\$ 29,948	\$ 29,948							
P01-05	River Access Stormwater up to new wetland pond	\$ 550,000	100%	\$ 100,000	\$ 450,000							
<b>Total Prole Road SW</b>		<b>\$ 3,448,627</b>		<b>\$ 1,502,171</b>	<b>\$ 1,792,054</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 154,403</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Project Number	Project Description	Updated Project Cost Total (\$)	Funding Source(%age Contribution s	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>Francis Road SW</b>												
F6	Francis Road North (Ch0 - Ch401)	\$ 920,466	100%								\$ 920,466	
F5	Francis Road South (Ch401 - Ch1249)	\$ 1,859,295	100%								\$ 1,859,295	
F4	Francis Road/Omokoroa Link Roundabout	\$ 96,414	100%					\$ 96,414				
F3-1	Francis Road To Omokoroa Road (Ch 60 - Ch120)	\$ 137,726	100%					\$ 137,726				
<b>Total Francis Road SW</b>		<b>\$ 3,013,900</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 234,139</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,779,761</b>	<b>\$ -</b>
<b>Total WS, WW, SW</b>		<b>\$ 34,044,665</b>		<b>\$ 9,132,394</b>	<b>\$ 10,961,249</b>	<b>\$ 3,160,824</b>	<b>\$ -</b>	<b>\$ 927,139</b>	<b>\$ 154,403</b>	<b>\$ 300,000</b>	<b>\$ 4,864,569</b>	<b>\$ 4,350,579</b>



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Email: [gis@westernbay.govt.nz](mailto:gis@westernbay.govt.nz)  
 Date: 15/04/2021  
 Operator: hlb  
 Map: E:\Shape\JDM\1\_Projects\20200715 - Long Term Plan maps updated\20200723 - Long Term Plan maps updated.aprx

0 125 250 500 Meters Scale A4 - 1:12,134



## Structure Plan - Te Puke (2021-2031) Roading/Walkways

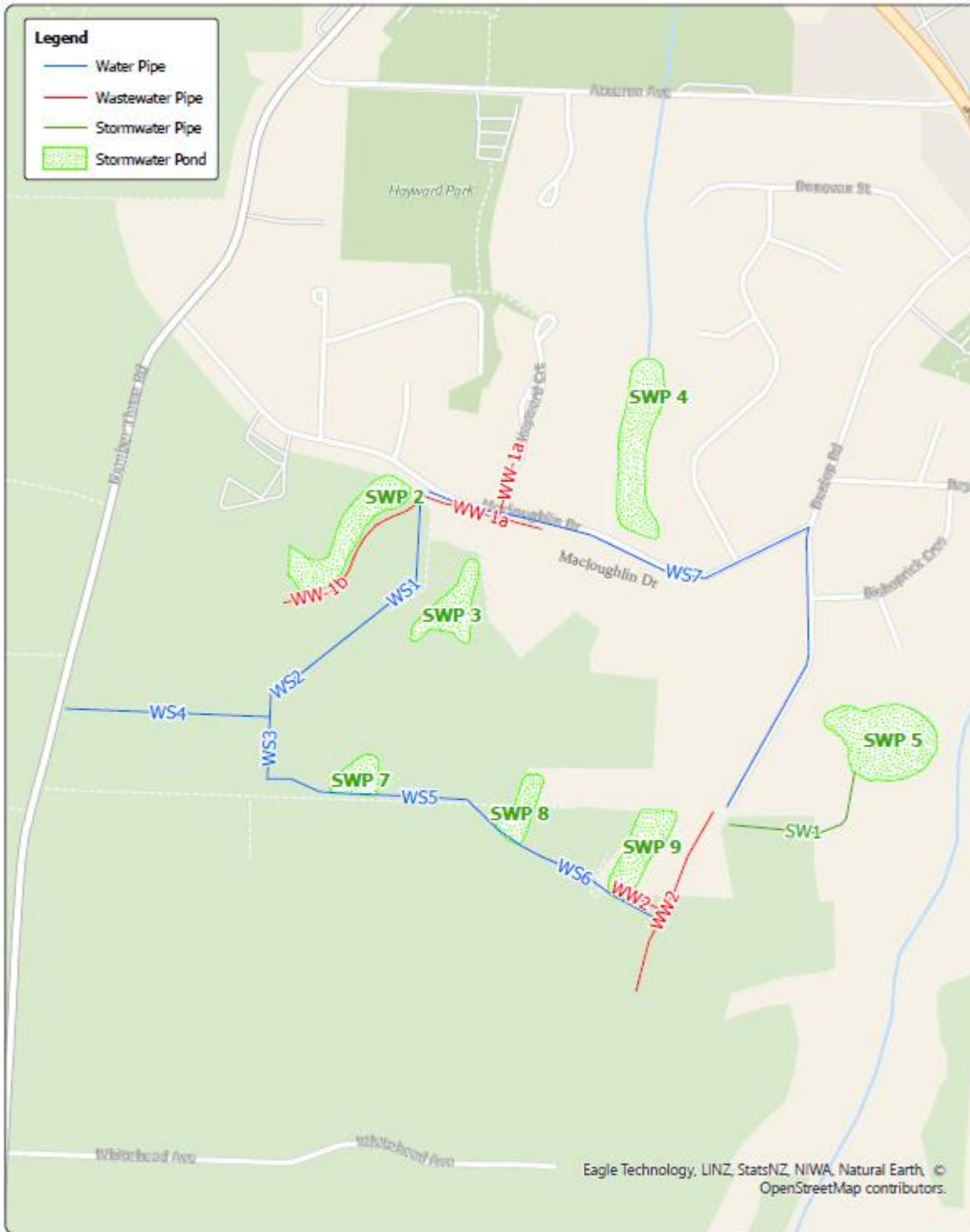




**STRUCTURE PLAN 2021-31 - Updated 07/11/2022 - Revised for AP 2023-2024**

**TE PUKE ROADING AND TRANSPORTATION**

Project Number	Project Description	Updated Cost 2023	Funding Source(%age)		2023	2024	2025	2026	2027	2028	2029	2030	2031
			Developer Funded	Catchment Allocation									
RD 3-1	Collector Road C	\$ 1,699,907	74%	26%									
WC 1	Walkway along area	\$ 292,549	0%	100%		\$ 292,549							
WC 3	Walkway towards school	\$ 909,533	0%	100%			\$ 909,533						
RD 5-3	New Collector Road Intersection No 1 Road	\$ 735,680	74%	26%	\$ -		\$ 735,680						
RD 1-1	Collector Road	\$ 1,477,555	74%	26%	\$ -	\$ 1,477,555							
RD 1-2	Collector Road	\$ 752,717	74%	26%	\$ -	\$ 752,717							
RD 1-3	Collector Road C	\$ 1,031,501	74%	26%		\$ 1,031,501							
WC 2	Walkway along gully	\$ 464,262	0%	100%							\$ 464,262		
RU	Urbanisation Maclaughlan	\$ 1,536,797	74%	26%	0	0	\$ 1,536,797						
RD 3-2a	Collector Road C	\$ 892,109	74%	26%			0	\$ 892,109	\$ -				
RD 3-2b	Collector Road C	\$ 2,090,880	74%	26%						\$ 2,090,880			
<b>Total</b>		<b>\$ 11,883,490</b>			<b>\$ -</b>	<b>\$ 3,554,322</b>	<b>\$ 3,182,010</b>	<b>\$ 892,109</b>	<b>\$ -</b>	<b>\$ 2,090,880</b>	<b>\$ -</b>	<b>\$ 464,262</b>	<b>\$ -</b>



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 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Email: [gis@westernbay.govt.nz](mailto:gis@westernbay.govt.nz) 0 45 90 180 Meters Scale A4  
 Date: 2020-09-03 1:6,200  
 Operator: jdm  
 Map: E:\Shape\JDM\1\_P\Projects\20200715 - Long Term Plan maps updated\20200723 - Long



Structure Plan - Te Puke (2021-2031)  
 Utilities



**Te Puke Urban - Utilities Structure Plan  
For 2023-2034 AP**

Project Number	Project Description	Updated Estimate 2023 Total (\$)	Funding Source(%)			2023	2024	2025	2026	2027	2028	2029	2030	2031
			Developer	Financial Contribution	Rates									
<b>AREA 3 - WATER SUPPLY (WS)</b>														
<b>Area 3 Eastern Water Supply</b>														
WS1	Along RD1-3	\$ 85,910		100%		\$ 5,000	\$ 80,910							
WS2	Along RD1-2	\$ 79,860		100%		\$ 5,000	\$ 74,860							
WS3	Connector	\$ 33,880		100%			\$ 33,880							
WS4	Along RD 1-1	\$ 114,950		100%			\$ 5,000	\$ 109,950						
WS5	Along Boundary and RD 3-2	\$ 157,300		100%			\$ 10,000	\$ 147,300						
WS6	Along RD 3-2 from RD 3-1 to first shelter belt	\$ 72,600		100%									\$ 72,600	
WS7	Upgrading of existing main from 100mm to 200mm PE from Mc Loughlin Drive to and along Dunlop Road to service the new subdivision off Dunlop Road. The total cost of this proposal is \$390,500 but proposed to be shared between Asset renewal (37%) and Structure plan (63%).	\$ 270,617		63%	37%	\$ 15,499								
<b>Total Area 3 Eastern Water Supply</b>		<b>\$ 815,117</b>				<b>\$ 25,499</b>	<b>\$ 204,650</b>	<b>\$ 257,250</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 72,600</b>	<b>\$ -</b>
<b>AREA 3 - WASTEWATER (WW)</b>														
<b>Area 3 - New Wastewater</b>														
W/W-1a SP Area 3 Phase 1	New Reticulation on RU (Macloughlin Drive urbanisation) and to connect to Hayward Court. Rate includes for 120m of road works. Use of pump system will cover the rest of the area along SS-1b.	\$ 89,104		100%			\$ 89,104							
W/W-1b SP Area 3 Phase 1	New Reticulation adjacent to RD 1-3 and parallel to the stormwater main along S/W Pond 2. Includes for a pump system to cover the rest of the area.	\$ 194,120		100%			\$ 194,120							
W/W-2 SP Area 3 Phase 3	New Wastewater reticulation adjacent RD 3-1 (Southern end of Dunlop Road)	\$ 178,432		100%										
Off site of Area 3	Upgrade pipe to downstream system to prevent surcharging and enable connection. Pipe starts at the junction between Milsom Plc & Hayward Crescent through to Atuaroa Ave.	\$ 216,396		100%			\$ 20,000	\$ 196,396						
<b>Total Area 3 New Wastewater</b>		<b>\$ 678,053</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 303,225</b>	<b>\$ 196,396</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**Te Puke Urban - Utilities Structure Plan  
For 2023-2034 AP**

Project Number	Project Description	Updated Estimate 2023 Total (\$)	Funding Source(%)		2023	2024	2025	2026	2027	2028	2029	2030	2031
			Developer	Financial Contribution									
<b>AREA 3 - STORMWATER (SW)</b>													
<b>Area 3 - Stormwater</b>													
SW 1	Stormwater main from Dunlop Road (RD3) to SW Pond 5	\$ 322,465	0%	100%									
SWP 2	Pond 2 extension by developer	\$ -	100%	0%									
SWP 3	Pond 3 by Developer	\$ -	100%	0%									
SWP 4	Pond 4 by Finco	\$ 1,118,040	0%	100%	\$ 600,000	\$ 200,000	\$ 318,040						
SWP 5	Pond 5 by Finco	\$ 1,464,100	0%	100%	\$ 314,665								
SWP 6	Pond 6 by Developer	\$ -	100%	0%									
SWP 7	Pond 7 by Developer	\$ -	100%	0%									
SWP 8	Pond 8 by Finco	\$ 512,435		100%							\$ 40,000	\$ 472,435	
SWP 9	Pond 9 by Finco	\$ 805,255		100%			\$ 60,000	\$ 745,255					
<b>Total Area 3 Stormwater</b>		<b>\$ 4,222,295</b>			<b>\$ 914,665</b>	<b>\$ 200,000</b>	<b>\$ 378,040</b>	<b>\$ 745,255</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 40,000</b>	<b>\$ 472,435</b>	<b>\$ -</b>

# Annual Plan 2023/24

## Use of General Rate Reserve

Issue and Options Paper



<b>Internal submission</b>	
	<b>Use of General Rate Reserve to fund projects for one year</b>
<b>Activity</b>	
<b>Issue</b>	To reduce the impact of the average General Rate increase
<b>Project No</b>	
<b>Related strategies</b>	Financial Strategy

<b>Staff Narrative</b>
<p>As discussed in the main report, the current economic environment, with increased inflation and interest rates, has had significant impacts on Council's budgets. The draft budget contains an average rates increase of 7.41%.</p> <p>An option used to deliver this has been the use of the General Rate Reserve.</p> <p>The purpose of this reserve is for the accumulation of any net surplus arising from accounts that are general rate funded during the year. As at 30 June 2022 the balance of the General Rate Reserve was \$5,183,699.</p> <p>For every \$870,000 of the General Rate Reserve used for rates funded projects, the total average rate requirement decreases by 1%.</p> <p>We have identified one off projects which are general rate funded in the Annual Plan 2023/24. Funding these projects from the General Rate Reserve has reduced the impact on the forecast average rate increase by 1.7%.</p> <p>Using the General Rate Reserve in this way means that there is no financial impact on the following years of the Long Term Plan, as they are for one off projects and not subsidising rates more generally.</p> <p>The projects identified for Option 1 are:</p>

<b>Project</b>	<b>Project type</b>	<b>Description</b>	<b>Annual Plan 23-24 \$</b>	<b>% Impact on rates</b>
332101	Capital	Waihi Beach Library Building Full AP 23/24 project cost \$524,000	434,920	0.50%
166008	Capital	Centennial Park sports fields renovation and drainage	490,674	0.56%
326106	Capital	Te Puke new indoor swimming pool facility Full AP 23/24 project cost \$268,288	131,461	0.15%
354301	Capital	Reserves – Waitekohekohe Reserve concept plan implementation Full AP 23/24 project cost \$220,856	111,311	0.13%
258204	Capital	Pools – Katikati Dave Hume Pool covering Full AP 23/24 project cost \$1,146,500	280,892	0.32%
		<b>Total</b>	1,449,258	1.66%

Council could utilise more of the General Rate Reserve to offset the overall average rates increase over and above the projects listed above. However, there are risks associated with using the General Rate Reserve. Using the General Rate Reserve for projects that are not one off has the potential to simply delay future increases leading to a funding gap that would need be addressed in future years.

Options 2 and 3 projects that could be funded to reduce the rates increase through this Annual Plan, noting the implications for future years. This would deliver average rates increases of 6.94% and 6.33% respectively (assuming all other recommended options in the preceding Issues and Options Papers are selected).

Projects identified for Option 2 are projects identified above for Option 1 plus additional projects as follows:

<b>Project</b>	<b>Project type</b>	<b>Description</b>	<b>Annual Plan 23-24 \$</b>	<b>% Impact on rates</b>
354101	Capital	Resource Management – District Plan Review Full AP 23/24 project cost \$422,773	211,387	0.24%
355101	Capital	Solid Waste Community Re-use Facility	104,800	0.12%
355201	Capital	Transportation – Te Puke Bypass Full AP 23/24 project cost \$227,773	111,609	0.13%
264315	Capital	Cemetery/Urupa Land Purchase & Development West	110,669	0.13%
		<b>Total</b>	538,464	0.62%

Projects identified for Option 3 are projects identified above for Option 1 and 2 plus additional projects as follows:

<b>Project</b>	<b>Project type</b>	<b>Description</b>	<b>Annual Plan 23-24 \$</b>	<b>% Impact on rates</b>
354101	Operational	Resource Management – District Plan Review Note: Fund other 50% of full project cost	211,387	0.24%
303017	Capital	CIP3B – Omokoroa Structure Plan – Sthn Industrial Road – RTB Full AP 23/24 project cost \$370,402	92,601	0.11%
217805	Capital	Omokoroa Sports Ground (Western Avenue) Capital Development Full AP 23/24 project cost \$134,668	80,800	0.09%
357601	Capital	Reserves – Otaiparia Kaituna River Full AP 23/24 project cost \$344,380	41,920	0.05%
354401	Capital	Reserves – Wairoa Road Rowing club Reserve Full AP 23/24 project cost \$65,179	39,108	0.05%
		<b>Total</b>	465,815	0.54%

Consideration should also be given to any future need that may arise, where we may need to rely on the use of the General Rates Reserve.

<b>Options</b>	
1	<p>That the Committee approves the one off use of the General Rate Reserve for \$1,449,258, to fund the following projects, to :</p> <ul style="list-style-type: none"> <li>• Waihi Beach Library Building: \$434,920</li> <li>• Centennial Park sports fields renovation and drainage: \$490,674</li> <li>• Te Puke new indoor swimming pool facility: \$131,461</li> <li>• Reserves – Waitekohekohe Reserve concept plan implementation: \$111,311</li> <li>• Pools – Katikati Dave Hume Pool covering: \$280,892</li> </ul>
2	<p>That the Committee approves the one off use of the General Rate Reserve of \$1,987,722, to fund the following projects:</p> <ul style="list-style-type: none"> <li>• Waihi Beach Library Building: \$434,920</li> <li>• Centennial Park sports fields renovation and drainage: \$490,674</li> <li>• Te Puke new indoor swimming pool facility: \$131,461</li> <li>• Reserves – Waitekohekohe Reserve concept plan implementation: \$111,311</li> <li>• Pools – Katikati Dave Hume Pool covering: \$280,892</li> <li>• Resource Management – District Plan Review: \$211,387</li> <li>• Solid Waste Community Re-use Facility: \$104,800</li> <li>• Transportation – Te Puke Bypass: \$111,609</li> </ul>

	<ul style="list-style-type: none"> <li>• Cemetery/Urupa Land Purchase &amp; Development West: \$110,669</li> </ul>
3	<p>That the Committee approves the one off use of the General Rate Reserve of \$2,453,537, to fund the following projects:</p> <ul style="list-style-type: none"> <li>• Waihi Beach Library Building: \$434,920</li> <li>• Centennial Park sports fields renovation and drainage: \$490,674</li> <li>• Te Puke new indoor swimming pool facility: \$131,461</li> <li>• Reserves – Waitekohekohe Reserve concept plan implementation: \$111,311</li> <li>• Pools – Katikati Dave Hume Pool covering: \$280,892</li> <li>• Solid Waste Community Re-use Facility: \$104,800</li> <li>• Transportation – Te Puke Bypass: \$111,609</li> <li>• Cemetery/Urupa Land Purchase &amp; Development West: \$110,669</li> <li>• Resource Management – District Plan Review: \$422,744</li> <li>• CIP3B – Omokoroa Structure Plan – Sthn Industrial Road – RTB: \$92,601</li> <li>• Omokoroa Sports Ground (Western Avenue) Capital Development: \$80,800</li> <li>• Reserves – Otaiparia Kaituna River: \$41,920</li> <li>• Reserves – Wairoa Road Rowing club Reserve: \$39,108</li> </ul>
4	<p>That the Committee does not approve the use of the General Rate Reserve to fund the above projects to reduce the average rates increase.</p>



**Option 1:** That Council approves the one off use of the General Rate Reserve for \$1,449,258 to fund the following projects:

- Waihi Beach Library Building: \$434,920
- Centennial Park sports fields renovation and drainage: \$490,674
- Te Puke new indoor swimming pool facility: \$131,461
- Reserves – Waitekohekohe Reserve concept plan implementation: \$111,311
- Pools – Katikati Dave Hume Pool covering: \$280,892

**Advantages**

- Reduction of the General Rate average increase by 1.66%, to a 7.41% increase.
- Using funds that have been collected as rates in the past therefore reducing the impact on the ratepayer.
- No financial impact for future years

**Disadvantages**

- The balance of the General Rate Reserve will decrease which may be required in future years.

**Option 1: Implications for Work Programme/Budgets**

y/e June	2023/24
<b>Capital cost</b> e.g. Asset	
Capex funding	
• Rates	
• Fin Contribution	
• External	
• Other ( <i>specify</i> )	

**Opex cost** e.g. grants, service delivery, maintenance

Opex funding

- Rates
- External
- Other (*specify*)

Transfer of \$1,449,258 from the General Rate Reserve

That the Committee approves the one off use of the General Rate Reserve of \$1,987,722, to fund the following projects:

- Waihi Beach Library Building: \$434,920
- Centennial Park sports fields renovation and drainage: \$490,674
- Te Puke new indoor swimming pool facility: \$131,461
- Reserves – Waitekohekohe Reserve concept plan implementation: \$111,311
- Pools – Katikati Dave Hume Pool covering: \$280,892
- Resource Management – District Plan Review: \$211,387
- Solid Waste Community Re-use Facility: \$104,800
- Transportation – Te Puke Bypass: \$111,609
- Cemetery/Urupa Land Purchase & Development West: \$110,669

**Advantages**

- Reduction of the General Rate average increase to a 6.94% increase.
- Using funds that have been collected as rates in the past therefore reducing the impact on the ratepayer.

**Disadvantages**

- The balance of the General Rate Reserve will decrease significantly, which will limit its potential use in future years.
- There will be financial impact in future years as it defers increases that will need to be addressed at some point.

**Option 2: Implications for Work Programme/Budgets**

y/e June	2023/24 N/A
<b>Capital cost</b> e.g. Asset	
Capex funding	
<ul style="list-style-type: none"> <li>• Rates</li> </ul>	

- Fin Contribution
- External
- Other (*specify*)


**Opex cost** *e.g. grants, service delivery, maintenance*

Opex funding

- Rates
- External

Transfer of \$1,987,722 from the General Rate Reserve

**Option 3:** That the Committee approves the one off use of the General Rate Reserve of \$2,453,537, to fund the following projects:

- Waihi Beach Library Building: \$434,920
- Centennial Park sports fields renovation and drainage: \$490,674
- Te Puke new indoor swimming pool facility: \$131,461
- Reserves – Waitekohekohe Reserve concept plan implementation: \$111,311
- Pools – Katikati Dave Hume Pool covering: \$280,892
- Solid Waste Community Re-use Facility: \$104,800
- Transportation – Te Puke Bypass: \$111,609
- Cemetery/Urupa Land Purchase & Development West: \$110,669
- Resource Management – District Plan Review: \$422,744
- CIP3B – Omokoroa Structure Plan – Sthn Industrial Road – RTB: \$92,601
- Omokoroa Sports Ground (Western Avenue) Capital Development: \$80,800
- Reserves – Otaiparia Kaituna River: \$41,920
- Reserves – Wairoa Road Rowing club Reserve: \$39,108

**Advantages**

- Reduction of the General Rate average increase to a 6.33% increase.
- Using funds that have been collected as rates in the past therefore reducing the impact on the ratepayer.

**Disadvantages**

- The balance of the General Rate Reserve will decrease significantly, which will limit its potential use in future years.
- There will be financial impact in future years as it defers increases that will need to be addressed at some point.

**Option 3: Implications for Work Programme/Budgets**

**y/e June**

**2023/24**

<b>Capital cost</b> <i>e.g. Asset</i>	
Capex funding	
• Rates	
• Fin Contribution	
• External	
• Other ( <i>specify</i> )	
<b>Opex cost</b> <i>e.g. grants, service delivery, maintenance</i>	
Opex funding	
• Rates	
• External	Transfer of \$2,453,537 from the General Rate Reserve

**Option 4:** That Council does not approve the use of the General Rate Reserve to fund the above projects to reduce the average rates increase.

**Advantages**

- The General Rate Reserve can be repurposed elsewhere in future years.
- The General Rate Reserve does not decrease in value.

**Disadvantages**

- Not utilising the opportunity to reduce the overall general rate increase.
- Does not reduce the financial impact of the current economic environment for our ratepayers/community.
- Average rates increase would be 9.07.

**Option 4: Implications for Work Programme/Budgets - NONE**

**Recommended Decision** *(to be completed by staff prior to decision-making meeting)*

That the Committee approves the one off use of the General Rate Reserve for \$1,449,258, to fund the following projects, to :

- Waihi Beach Library Building: \$434,920
- Centennial Park sports fields renovation and drainage: \$490,674
- Te Puke new indoor swimming pool facility: \$131,461
- Reserves – Waitekohekohe Reserve concept plan implementation: \$111,311
- Pools – Katikati Dave Hume Pool covering: \$280,892

**Decision**

*(To be completed in the decision making meeting)*

**Reason**

*(To be completed in the decision making meeting)*