



# **MINUTES**

**Project Planning & Monitoring  
Committee meeting**

**Monday, 25 November 2024**

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**MINUTES OF TAURANGA CITY COUNCIL  
PROJECT PLANNING & MONITORING COMMITTEE MEETING  
HELD AT THE BAY OF PLENTY REGIONAL COUNCIL CHAMBERS,  
REGIONAL HOUSE, 1 ELIZABETH STREET, TAURANGA  
ON MONDAY, 25 NOVEMBER 2024 AT 9.30AM**

**MEMBERS PRESENT:** Cr Rod Taylor (Chairperson), Cr Rick Curach, Cr Hautapu Baker, Cr Glen Crowther, Cr Steve Morris, Cr Marten Rozeboom, Cr Kevin Schuler, Mayor Mahé Drysdale, Deputy Mayor Jen Scoular

**LEAVE OF ABSENCE:** Cr Mikaere Sydney

**IN ATTENDANCE:** Marty Grenfell (Chief Executive), Barbara Dempsey (General Manager: Community Services), Nic Johansson (General Manager: Infrastructure), Emily McLean (Acting General Manager: City Development & Partnerships), Martin Taylor (Manager: Transport Network Operations), James Woodward (Manager: Performance, Monitoring & Assurance) (Online), Amanda Davies (Manager: Spaces & Places Project Outcomes), Ross Hudson (Manager: Strategic Planning & Partnerships, Spaces & Places), Mike Seabourne (Head of Transport), Cameron Barnes (Portfolio Manager: Transport Infrastructure), Christine Wildhaber (Project Manager), Coral Hair (Manager: Democracy & Governance Services), Anahera Dinsdale (Acting Team Leader: Governance Services), Aimee Aranas (Governance Advisor)

At 9:32am, Cr Hautapu Baker entered the meeting.

**1 OPENING KARAKIA**

Cr Kevin Schuler opened the meeting with a karakia.

**2 APOLOGIES**

Nil

**3 PUBLIC FORUM**

Nil

**4 ACCEPTANCE OF LATE ITEMS**

Nil

**5 CONFIDENTIAL BUSINESS TO BE TRANSFERRED INTO THE OPEN**

Nil

**6 CHANGE TO ORDER OF BUSINESS**

Item 9.7 was received before item 9.6.

## 7 CONFIRMATION OF MINUTES

### 7.1 Minutes of the Project Planning & Monitoring Committee meeting held on 21 October 2024

#### RECOMMENDATIONS

That the minutes of the Project Planning & Monitoring Committee meeting held on 21 October 2024 be confirmed as a true and correct record subject to the following correction:

- (a) That item 11 Public Excluded Business be deleted as the Committee did not go into public excluded to consider the attachment to item 9.1 7<sup>th</sup> Ave Cul-de-sac "Commissioners Briefing Cameron Road Stage 1".
- (b) Deputy Mayor Jen Scoular attendance to be noted
- (c) Additional resolution (c) in Item 9.1 to be recorded. The Projects Planning and Monitoring Committee requests staff to engage with the affected parties and the wider community and provide a report on the findings of the engagement and potential options relating to the 7<sup>th</sup> Avenue cul-de-sac.

At 9.37am, Cr Steve Morris entered the meeting.

## 8 DECLARATION OF CONFLICTS OF INTEREST

Nil

## 9 BUSINESS

### 9.1 Project Performance October 2024

**Staff** Nic Johansson, General Manager: Infrastructure  
James Woodward, Manager: Performance, Monitoring & Assurance (Online)  
Amanda Davies, Manager: Spaces and Places Project Outcomes  
Wally Potts, Director of City Waters  
Mike Seabourne, Director of Transport  
Cameron Barnes, Portfolio Manager – Transport Infrastructure

PowerPoint Presentation

#### Key Points

##### Procurement Summary

- Staff provided an up-to-date Concrete Production Costs graph sourced from Statistics NZ. This graph was a strong indicator towards the economy. Staff noted that concrete production had declined sharply from a high in 2022. This demonstrated the current struggling economy.
- It was noted that 91 projects were in their implementation stage. Staff confirmed that this was the highest number of projects occurring at the same time. The majority of these projects were medium sized.
- The panels were comprised of approved suppliers that could deliver different services. There were no fees or costs associated with suppliers sitting on these panels. It was confirmed that selecting and setting up a panel was a very thorough process and that it had saved money in the long-term in regards to the procurement process.

##### City Waters Summary

- The Wastewater Relining Project would be conducted outside of the summer period to be more customer focused and to reduce the impact the project would have on the system.

### Transport Project Summary

- It was clarified that the Tauranga City Council procurement approach, when transport projects needed NZTA funding, was overridden by the Central Government procurement approach to gain access to that funding.

### City Centre Summary

- A matched grant between TECT and TCC was given to Font for them to commission their first public artwork. This grant did not entitle TCC to make any decisions regarding the artwork.
- The sentiment was shared between Councillors that public art in Tauranga should be commissioned by local artists.
- It was confirmed that there was no approval needed from the Committee or Councillors regarding any added activity that was not included in the Long Term Plan. A future workshop would be held on 4 December 2024 to discuss the issues raised.

At 9:57 am, Cr Steve Morris left the meeting.

### Requests from Councillors

- For the average percentage variance from the lowest bid and highest bid to be added to procurement cost comparison tables
- For a breakdown cost analysis of the Baypark Masterplan (netball) to be provided to Councillors
- For 'Lessons Learned' debrief to occur between staff and Councillors to discuss the mechanisms around when a supplier fails to deliver an aspect of a project multiple times and how Council could avoid these instances in the future
- For the artist selection process for public installation or artworks to be bought back to Councillors.

### COMMITTEE RESOLUTION PPM3/24/1

Moved: Cr Hautapu Baker

Seconded: Mayor Mahé Drysdale

That the Project Planning & Monitoring Committee:

- (a) Receives the report "Project Performance October 2024".

**CARRIED**

### Attachments

- 1 Attachment 1 - PPMC 20240817 - Project Performance End of October 2024 PDF

### 9.2 2024/25 Network Operations Report

**Staff** Mike Seabourne, Director of Transport  
Martin Taylor, Manager: Transport Network Operations

PowerPoint Presentation

### Key Points

- Staff spoke to the diversity of transport assets that were maintained by Council and the community concerns that were dealt with through the process of maintenance.
- Staff received great feedback from the NZTA technical investment audit process. The overall rating was assessed as effective. This meant that TCC was well managed and delivered good value for money according to the NZTA criteria.
- Staff discussed the ongoing works and data points such as the number of sites and total distance of work completed regarding resurfacing work, using asphalt concrete and chipseal. Other work discussed included rehabilitation work plans and footpath maintenance around trip hazard grinding work and concrete repair work for years 2024/25.

- It was questioned if bike user identifying sensors would be installed at traffic lights around Tauranga. Staff said that it was being investigated.

#### Requests from Councillors

- To provide the asset worth number for cycleways in Tauranga.

#### **COMMITTEE RESOLUTION PPM3/24/2**

Moved: Cr Rick Curach

Seconded: Cr Glen Crowther

That the Project Planning & Monitoring Committee:

- (a) Receives the report "2024/25 Network Operations Report".

**CARRIED**

#### **Attachments**

- 1 (PDF) 2024-25 Network Opps Report - Final

At 11.33am the meeting adjourned.

At 11.47am the meeting reconvened.

At 11:47 am, Cr Hautapu Baker left the meeting.

### **9.3 Oceanbeach Road Resurfacing**

**Staff** Mike Seabourne, Director of Transport  
Martin Taylor, Manager: Transport Network Operations

Powerpoint Presentation

#### **Key Points**

- The average lifetime of a hot mix was around 8 years whereas the average life of chipseal was around 10 years. This accounted for environmental factors like sun, weathering, and erosion.
- There was consultation around the disruption to locals along Oceanbeach Road. It was concluded that the locals would prefer a higher disruption for a shorter amount of time, and a partial road shut down over 2 weeks, than lower disruption for a longer amount of time, with the road remaining open to residents over 6 weeks. Working hours were also negotiated between the contractor and TCC for a later start time in the day, around 6pm, and an earlier finishing time, around 9am. This tactic had become the preferred methodology.

#### Requests from Councillors

- To be provided with information on when Oceanbeach Road was last resurfaced.

**COMMITTEE RESOLUTION PPM3/24/3**

Moved: Deputy Mayor Jen Scoular

Seconded: Cr Kevin Schuler

That the Project Planning & Monitoring Committee:

- (a) Receives the report "Oceanbeach Road Resurfacing".

**CARRIED**

**Attachments**

- 1 Oceanbeach Road Resurfacing Presentation

**9.4 Residential Property - Decision Making Process for Property Demolition or Removal**

**Staff** Barbara Dempsey, General Manager: Community Services  
Amanda Davies, Manager: Spaces & Places Project Outcomes  
Ross Hudson, Manager: Strategic Planning & Partnerships, Spaces & Places

**Key Points**

- It was clarified that the Gate Pa building was a case study.

**COMMITTEE RESOLUTION PPM3/24/4**

Moved: Cr Marten Rozeboom

Seconded: Deputy Mayor Jen Scoular

That the Project Planning & Monitoring Committee:

- (a) Receives the report "Residential Property - Decision Making Process for Property Demolition or Removal".

**CARRIED**

**9.5 Project Update - Monmouth Redoubt**

**Staff** Barbara Dempsey, General Manager: Community Services  
Amanda Davies, Manager: Spaces & Places Project Outcomes  
Christine Wildhaber, Project Manager

**In response to questions**

- The site would not be maintained to a high level as that would encourage erosion along the cliff face.
- The tree clearance had created natural look-out spaces. Therefore, it was not considered a priority to create look-out platforms along the boardwalk. The decision to create clearance was supported by hapu. However, no further vegetation could be cleared as it posed a risk for further erosion.

**Discussion points raised**

- Staff were complimented that the installation of the boardwalk would encourage people to move out of the city centre and towards Robbins Park.

**COMMITTEE RESOLUTION PPM3/24/5**

Moved: Deputy Mayor Jen Scoular

Seconded: Cr Kevin Schuler

That the Project Planning & Monitoring Committee:

- (a) Receives the report "Project Update - Monmouth Redoubt".

**CARRIED**

The Chairperson advised that item 9.7 would be addressed before item 9.6.

**9.7 Transport Programme Prioritisation Method**

**Staff** Nic Johansson, General Manager: Infrastructure  
Mike Seabourne, Head of Transport

**Key Points**

- The report was taken as read.
- The prioritisation method was an adapted process for the reconstitution of the transport programme, as a result of the changes in the National Land Transport Programme (NLTP) levels of funding.
- Staff conveyed that it was imperative to remain within the annual plan targets for financial year 2025/26.
- Due to the new restrictions in the NLTP, there were not a lot of projects that were prioritised.
- This paper should take into consideration financial year 2027 when Council had more choices.
- It was proposed that the chosen methodology in the paper be carried into the National Land Transport Process plan when considering Council strategic objectives over the next two or more years.

**In response to questions**

- The budget proposed for the bus facility at the Tauranga Crossing site had a greater budget compared to the Arataki bus site upgrade. The larger budget was due to a full upgrade which included the forecast for an annual plan process that considered the contingency element. What was produced in the report was a predicted spend profile for the next two years. The budget mentioned showed how the project would spend its budget over time. As the project developed, staff would aim to normalise the budget and reduce costs. Over time, it was expected the forecasted budget would be reduced into something more sensible.
- The Safe Network Programme constituted smaller activities like road safety platforms. This programme had been reprioritised to focus on the current levels of the Government Policy Statement on land transport (GPS) and levels of expenditures.
- Some projects were in design phases which was reflected in the forecasted budget and were not allowed to enter the implementation phase.



**COMMITTEE RESOLUTION PPM3/24/6**

Moved: Cr Glen Crowther

Seconded: Cr Kevin Schuler

That the Project Planning & Monitoring Committee:

- (a) Receives the report "Transport Programme Prioritisation Method".
- (b) Endorses the proposed Prioritisation Method to be used in establishing an updated Transport Programme.
- (c) Notes that a further report will be provided in December 2024 containing the updated Transport Programme.

**CARRIED**

At 12.21pm on 25 November 2024 the meeting adjourned.

At 8.02am on 28 November 2024 the meeting reconvened.

At 8:02 am, Cr Steve Morris returned to the meeting.

At 8:02 am, Cr Hautapu Baker returned to the meeting.

**9.6 Durham Street to Grey Street Laneway Project Update**

**Staff** Emily McLean, Acting General Manager: City Development & Partnerships  
Jamie Kinzett, Senior Strategic Property Advisor  
Shawn Geard, City Centre Infrastructure Lead

**Key Points**

- Draining works were set to be completed within the same week of the meeting and for the demolition works to be completed by the end of December.
- It was confirmed that there was a gradient difference between the sites. The difference was 3.8m height difference and 37m length difference.
- It was questioned as to why the Council would pay to waterproof an adjacent property. Staff confirmed that this was offered out of good faith. Staff explained that with the demolition, there were significant changes to the adjacent building such as damage to an adjacent internal wall and stormwater issues to resolve, due to gutters being removed.
- The initial valuation of the property was around \$2.75m and then was dropped to \$2.08m. However, Council paid \$3.08m for the site. Staff explained that the negotiations took over a year and that the previous owner wanted the highest price possible for the site.
- There were significant questions around accommodation opportunities in and around the laneway site. Due to the location of the core commercial and knowledge precincts, it would be hard to find other suitable buildings that could be converted into housing.
- There was no bus infrastructure included in the Long Term Plan's budget for the laneway.
- The recommendation to include potential accommodation options into the scope was added. However, it was shared that the Councillors did not want to restrict the project.

**Requests from councillors**

- To have the funding expressed by the different streams that the projects sit in for future reports.
- To provide information around how Beca was selected in 2022 to be the designer for the laneway.
- To keep the Councillors informed around the progression of the negotiations.

**COMMITTEE RESOLUTION PPM3/24/7**

Moved: Cr Rod Taylor

Seconded: Deputy Mayor Jen Scoular

That the Project Planning & Monitoring Committee:

- (a) Receives the report "Durham Street to Grey Street Laneway Project Update".
- (b) Approves Option 1: "Develop the laneway" and include a potential option for accommodation.
- (c) Gives direction on its preferred option under Option 1: "Develop the laneway":
  - (i) Option 1a: seeks expressions of interest (**EOI**) for the purchase and development of 79 Grey Street including the requirement to deliver the accessway connecting Durham and Grey Streets.
- (d) Delegates to the Chief Executive the authority to:
  - (i) Approve the final EOI proposal including assessment criteria and associated marketing strategy;
  - (ii) Undertake the EOI process including assessment of the EOI's;
  - (iii) Select a preferred development partner; and
  - (iv) Bring back the proposal to the Committee.

**CARRIED**

**10 DISCUSSION OF LATE ITEMS**

Nil

**11 CLOSING KARAKIA**

Cr Kevin Schuler closed the meeting with a karakia.

**The meeting closed at 9:04am.**

**The minutes of this meeting were confirmed as a true and correct record at the Project Planning & Monitoring Committee meeting held on \_\_\_\_\_ 2025.**

.....  
Cr Rod Taylor  
**CHAIRPERSON**